



## Legislation Details

<b>File #:</b>	16-207	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Public Hearing Item	<b>Status:</b>	Passed		
<b>File created:</b>	5/9/2016	<b>In control:</b>	City Council/Public Finance and Economic Development Authority/Parking Authority/Successor Agency to the Redevelopment Agency		
<b>On agenda:</b>	6/6/2016	<b>Final action:</b>	6/6/2016		
<b>Title:</b>	SUBJECT: Public Hearing - 205 East 16th Street - General Plan Amendment #16-01 and Zone Change #423				

### REPORT IN BRIEF

Request to amend the General Plan designation from Thoroughfare Commercial (CT) to High Density Residential (HD) and change the Zoning designation from Thoroughfare Commercial (C-T) to R-4 for an approximately 1.1 acre parcel located at 205 East 16th Street.

### RECOMMENDATION

City Council - Adopt one of the following recommendations:

To Approve the Request:

A. Adopt a motion adopting Resolution 2016-16 ,a Resolution of the City Council of the City of Merced, California, approving a Negative Declaration for General Plan Amendment #16-01 and Zone Change #423 for the approximately 1.1 acre parcel located on the north side of East 16th Street approximately 245 feet east of G Street (205 East 16th Street), and approving a General Plan Amendment for the same parcel of land to change the General Plan designation from Thoroughfare Commercial (CT) to High Density Residential (HD); and,

B. Introducing Ordinance 2460, an Ordinance of the City Council of the City of Merced, California, amending the Official Zoning Map by Rezoning an approximately 1.1 acre parcel located on the north side of East 16th Street, approximately 245 feet east of G Street (205 East 16th Street), from Thoroughfare Commercial (C-T) to Conditional R-4; and,

C. Authorizing the City Manager to Execute the Developer Agreement.

To Deny the Request (Planning Commission Recommendation):

A. Adopt a motion adopting Resolution 2016-17, a Resolution of the City Council of the City of Merced, California denying a Negative Declaration for General Plan Amendment #16-01 and Zone Change #423, and denying General Plan Amendment #16-01 requesting to change the General Plan designation from Thoroughfare Commercial (CT) to High Density Residential (HD) for an approximately 1.1 acre parcel located on the north side of East 16th Street, approximately 245 feet east of G Street (205 East 16th Street).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Att 1 - Location Map\_reduced.pdf, 2. Att 2 - Existing Site Plan\_reduced\_Redacted.pdf, 3. Att 3 - Site Plan Option #1.pdf, 4. Att 4 - Site Plan Option #2.pdf, 5. Att 5 - Housing First.pdf, 6. Att 6 - Applicant Info - handout.pdf, 7. Att 7 - Information on consultant.pdf, 8. Att 8 - Other Project Examples.pdf, 9. Att 9 - PSH in SF.pdf, 10. Att 10 - Ltr from Workforce Investment.pdf, 11. Att 11 - Ltr from Horsons Unlimited.pdf, 12. Att 12 - Hope Medical Respite.pdf, 13. Att 13 - Letter from Merced Rescue

Mission.pdf, 14. Att 14 - Cost of Ignoring the Problem.pdf, 15. Att 15 - CRFSA Loan.pdf, 16. Att 16 - Applicant's recap of PC Mtg.pdf, 17. Att 17 - Public Improvements\_reduced.pdf, 18. Att 18 - Flyer for Forum.pdf, 19. Att 19 - List of Forum Attendees.pdf, 20. Att 20 - Sample Rental Agrmt.pdf, 21. Att 21 - PC Minutes Excerpt.pdf, 22. Att 22 - Res #3066 Denial of GPA #16-01 & ZC #423 205 E. 16th & G street.pdf, 23. Att 23 - GPA #16-01, 24. Att 24 - CC Res for Approval.pdf, 25. Att 25 - CC Ord.pdf, 26. Att 26 - GPA #16-01 ZC #423 Dev Agrmt\_no sig.pdf, 27. Att 27 - CC Res for Denial.pdf

Date	Ver.	Action By	Action	Result
6/6/2016	1	City Council/Public Finance and Economic Development Authority/Parking Authority/Successor Agency to the Redevelopment Agency	approved	Pass