



## Legislation Details

<b>File #:</b>	17-178	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Public Hearing Item	<b>Status:</b>	Passed		
<b>File created:</b>	4/3/2017	<b>In control:</b>	City Council/Public Finance and Economic Development Authority/Parking Authority/Successor Agency to the Redevelopment Agency		
<b>On agenda:</b>	6/5/2017	<b>Final action:</b>	6/5/2017		
<b>Title:</b>	SUBJECT: Public Hearing - General Plan Amendment #16-06, Zone Change #424, and Establishment of Planned Development (P-D) #76 for the Development of 225 Apartment Units and a 6,600-Square-Foot Commercial Building at Yosemite Avenue and Lake Road				

### REPORT IN BRIEF

This is a request to amend the General Plan Designation for 17.25 acres of land located on the south side of Yosemite Avenue at Lake Road. The General Plan Designation would be changed from Low Density Residential (LD) to High-Medium Density Residential (HMD) for 16.25 acres and to Neighborhood Commercial (CN) for 1.0 acre. The request is also to change the zoning for this property from R-1-6 to Planned Development (P-D) #76 for 14.86 acres and from Planned Development (P-D) #52 to Planned Development (P-D) #76 for 2.39 acres and to establish the development standards for P-D #76.

### RECOMMENDATION

City Council - Adopt a motion:

A. Approving Resolution 2017-33, a Resolution of the City Council of the City of Merced, California, approving a Mitigated Negative Declaration for General Plan Amendment #16-06, Zone Change #424, and the Establishment of Planned Development (P-D) #76 for 17.25 acres generally located on the south side of Yosemite Avenue at Lake Road; and approving General Plan Amendment #16-06 for the same property changing the General Plan Designation from Low Density Residential (LD) to High-Medium Density Residential for 16.25 acres and from Low Density to Neighborhood Commercial (CN) for 1.0 acre; and,

B. Introducing Ordinance No. 2477, an Ordinance of the City Council of the City of Merced California, establishing Planned Development (P-D) #76 and amending the Official Zoning Map by rezoning 14.86 acres of land generally located on the south side of Yosemite Avenue at Lake Road from Low Density Residential (R-1-6) to Planned Development (P-D) #76 and 2.39 acres from Planned Development (P-D) #52 to Planned Development (P-D) #76; and approving a developer agreement therefore; and,

C. Authorizing the City Manager or Assistant City Manager to execute the Developer Agreement.

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. Location Map.pdf, 2. GP & Zone Changes\_Dev Agrmt.pdf, 3. Site Plan.pdf, 4. Dev Standards.pdf, 5. Findings.pdf, 6. Elevations - Residential.pdf, 7. Res #3082 GPA #16-06\_ZC #424\_Est of PD #76 (Student Housing Village).pdf, 8. DRAFT Planning Commission Minutes Excerpt 04-19-2017.pdf, 9. Planning Commission Staff Report.pdf, 10. Floor Plans.pdf, 11. Notice Area.pdf, 12. Environmental Review (Initial Study #16-37).pdf, 13. Draft City Council Resolution.pdf, 14. Draft Ordinance.pdf, 15. Developer Agreement, 16. Belluomini changes.pdf

Date	Ver.	Action By	Action	Result
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6/5/2017	1	City Council/Public Finance and Economic Development Authority/Parking Authority/Successor Agency to the Redevelopment Agency	approved	Pass
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