



## Legislation Details

**File #:** 21-263      **Version:** 1      **Name:**  
**Type:** Public Hearing Item      **Status:** Agenda Ready  
**File created:** 3/19/2021      **In control:** Planning Commission  
**On agenda:** 5/5/2021      **Final action:** 5/5/2021  
**Title:** SUBJECT: General Plan Amendment #21-01 and Zone Change #427, initiated by MCP, LLC, property owner. The application involves a change from the current General Plan land use designation of Low Density Residential (LD) to High-Medium Density Residential (HMD), and a Zone Change from Low Density Residential (R-1-6) to Medium Density Residential (R-3-2) for four 0.22-acre parcels located at 565, 575, 601, and 609 Q Street. The applicant would like to develop a 4-plex on 4 separate parcels, for a total of 16 units. The current zoning designation allows for up to 3 units on 4 separate parcels, for a total of 12 units. The 0.88-acre subject sites are generally located at the west side of Q Street, directly south of West 6th Street. \*PUBLIC HEARING\*

**ACTION:**      **PLANNING COMMISSION:**  
Recommendation to City Council  
1) Environmental Review #21-04 (Negative Declaration)  
2) General Plan Amendment #21-01  
3) Zone Change #427

### SUMMARY

The subject site is located in southcentral Merced, on the west side of Q Street, south of W. 6th Street, and consists of 4 identical parcels, totaling 0.88-acres at 565, 575, 601, and 609 Q Street. The applicant would like to change the sites' current General Plan land use designation of Low Density Residential (LD) to High-Medium Density Residential (HMD), and the Zoning designations of Low Density Residential (R-1-6) to Medium Density Residential (R-3-2). The applicant would like to develop a 4-plex on each of the 4 separate lots, for a total of 16 units. The current zoning designation allows for up to 3 units (including accessory dwelling units) on the 4 separate parcels, for a total of 12 units. This General Plan Amendment does not include any text changes to the General Plan, but rather amends the land use designation for a specific area (on the 2030 General Plan Map - Figure 2.3 Land Use Diagram) to allow an increase in residential density. Staff is recommending approval.

### RECOMMENDATION

Planning staff recommends that the Planning Commission recommend approval of Environmental Review #21-04 [Negative Declaration], General Plan Amendment #21-01, and Zone Change #427 including the adoption of the Draft Resolution at Attachment A subject to the conditions in Exhibit A and the findings/considerations in Exhibit B.

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. Attachment A -Draft PC Resolution.pdf, 2. Attachment B - Location Map.pdf, 3. Attachment C- Site Plan.pdf, 4. Attachment D - Floor Plans.pdf, 5. Attachment E - Elevations.pdf, 6. Attachment F - Initial Study.pdf, 7. Attachment G - Power Point Presentation.pdf

Date	Ver.	Action By	Action	Result
5/5/2021	1	Planning Commission	approved	Pass