



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 |