CITY OF MERCED

Legislation Details

File #:	22-217 **Version:** 1	**Name:**	
Type:	Report Item	**Status:**	Passed
File created:	3/14/2022	**In control:**	City Council/Public Finance and Economic Development Authority/Parking Authority/Successor Agency to the Redevelopment Agency
On agenda:	5/2/2022	**Final action:**	5/2/2022

Title: SUBJECT: Approval of Density Bonus #22-01, Initiated by Visionary Homes of California, LLC, on Behalf Evan R. Rahilly and Marlea Massey, Trustees, Property Owners and Approval of Certain Concessions to Development Standards to Allow the Construction of 108-Unit Affordable Apartment Complex at 1808 Parsons Avenue

REPORT IN BRIEF
Considers the approval of a Regulatory Agreement with Visionary Home Builders of California, Inc., granting certain concessions to development standards to allow the construction of 108-unit affordable apartment complex generally located on the east side of Parsons Avenue, approximately 300 feet south of Yosemite Parkway (Hwy 140) (1808 Parsons Ave).

RECOMMENDATION
City Council - Adopt a motion:

A. Finding that the adoption of the Regulatory Agreement is exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3); and

B. Approving the Affordable Housing Regulatory Agreement with Visionary Home Builders of California, Inc., for the property located at 1808 Parsons Avenue to construct a 108-unit affordable apartment complex; and,

C. Authorizing the City Manager or Deputy City Manager to execute the agreement.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map.pdf, 2. Site Plan.pdf, 3. Guide to the California Density Bonus Law, Meyers-Nave, 4. Floor Plans.pdf, 5. Elevations.pdf, 6. Justification & Pro-forma, 7. Planning Commission Resolution #4089, 8. Planning Commission Staff Report #22-204, 9. Regulatory Agreement, 10. Draft Presentation.pdf

Date	Ver.	Action By	Action	Result
5/2/2022	1	City Council/Public Finance and Economic Development Authority/Parking Authority/Successor Agency to the Redevelopment Agency	approved	Pass