



Legislation Details

File #:	23-471	Version:	1	Name:	
Type:	Public Hearing Item	Status:		Agenda Ready	
File created:	5/22/2023	In control:		Planning Commission	
On agenda:	6/7/2023	Final action:			
Title:	<p>SUBJECT: Density Bonus #23-01, initiated by Linc Housing Corporation, on behalf of the City of Merced, property owner. This application involves a request to consider an increase in density and concessions to certain Design Standards for Multi-family Dwellings. The density bonus and concessions would allow the construction of a 54-unit affordable apartment complex on approximately 0.52 acres of land, generally located on the northwest corner of 18th and I Streets and the southwest corner of 19th and I Streets.</p> <p>ACTION: PLANNING COMMISSION: Recommendation to City Council 1) Environmental Review #23-19 (Categorical Exemption) 2) Density Bonus Application #23-01</p> <p>CITY COUNCIL: Approve/Disapprove/Modify 1) Environmental Review #23-19 (Categorical Exemption) 2) Density Bonus Application #23-01</p> <p>SUMMARY This is a request to consider Density Bonus #23-01 which approves an increase in density from 23 units to 54 units and concessions to certain Design Standards for Multi-family Dwellings to allow the construction of a 100% affordable apartment complex within a 4-story building at the northwest corner of 18th and I Streets and a 3-story building at the southwest corner of 19th and I Streets on approximately 0.52 acres of land. Staff is recommending the Planning Commission recommend approval to the City Council. No public hearing is required per state statues or local ordinances.</p> <p>RECOMMENDATION Planning staff recommends that the Planning Commission recommend approval to the City Council of Environmental Review #23-19 (Categorical Exemption) and Density Bonus #23-01 (including the adoption of the Draft Resolution at Attachment A) subject to the findings/considerations in Exhibit A of the Draft Resolution.</p>				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	1. Att A - Draft PC Res #4114 DB 23-01.pdf, 2. Att B - California Density Bonus Law 2023.pdf, 3. Att C - Location Map.pdf, 4. Att D - 1/2 Mile Radius Map.pdf, 5. Att E - Site Plan.pdf, 6. Att F - Elevations.pdf, 7. Att G - Floor Plans.pdf, 8. Att H - Cat Ex - DB #23-01.pdf, 9. Att I - PC 06-07-23 - Density Bonus #23-01 v2.pdf				

Date	Ver.	Action By	Action	Result
6/7/2023	1	Planning Commission	recommended for approval	Pass