



Legislation Text

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Planning Commission Staff Report

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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.

DISCUSSION

Project Description

The proposed project is considered infill development as it consists of undeveloped lots that are located within an urbanized area surrounded by developed lots with access to infrastructure surrounding the site including roads, the City's water system, and sewer system. The proposed General Plan Amendment and Zone Change would allow the applicant to construct one additional unit on each of the four lots within the subject sites. The applicant would like to develop a 4-plex on each of the 4 separate parcels, for a total of 16 residential units. The current zoning designation allows for up to 3 units (with current accessory dwelling unit laws) on 4 separate parcels, for a total of 12 residential units.

Surrounding uses as noted in Attachment B.

Surrounding Land	Existing Use of Land	City Zoning Designation	City General Plan Land Use Designation
North	Three Residential Units on One Lot	Low Density Residential (R-1-6)	Low Density Residential (LD)
South	Single-Family Homes	Low Density Residential (R-1-6)	Low Density Residential (LD)
East	Single-Family Homes (across Q Street)	Low Density Residential (R-1-6)	Low Density Residential (LD)
West	Single-Family Homes	Low Density Residential (R-1-6)	Low Density Residential (LD)

Background

The subject sites have remained undeveloped for many decades. In 2005, a Parcel Map for the creation of the subject sites was approved by the City's Minor Subdivision Committee. The Lot Split converted the 0.88-acre area of interest into 4 equal parcels of 0.22-acres each. The subject sites are located within an older portion of community, which was primarily developed between the 1900's and 1950's prior to the adoption of unified development standards. As such, there are various properties within the neighborhood that contain two or more units, even though the majority of the surrounding sites are currently zoned for single-family homes. In addition, approximately 190 feet north of the subject site is a 0.80-acre area zoned for Medium Density Residential with apartments similar in concept to what is being proposed by the applicant (multiple lots with shared parking and cross-access agreements). Given the context of the site, nearby multifamily projects, legal non-conforming parcels with multiple residential units, and the development history of the neighborhood, the proposed increase from up to 12 to 16 residential units would not significantly alter the character of the neighborhood.

Findings/Considerations

Please refer to Exhibit B of the Draft Planning Commission Resolution at Attachment A.

ATTACHMENTS

- A. Draft Planning Commission Resolution
- B. Location Map
- C. Site Plan
- D. Floor Plans
- E. Elevations
- F. Initial Study
- G. Presentation