

NOTICE OF PUBLIC HEARING  
FOR GENERAL PLAN AMENDMENT #24-17, ZONE CHANGE #436, SITE UTILIZATION  
PLAN REVISION #19 TO PLANNED DEVELOPMENT (P-D) #4), SITE UTILIZATION  
PLAN REVISION #8 TO PLANNED DEVELOPMENT (P-D) #46, and SITE UTILIZATION  
PLAN REVISION #14 TO PLANNED DEVELOPMENT (P-D) #42; AND NOTICE OF  
INTENT TO ADOPT AN ADDENDUM TO THE MERCED VISION 2030 GENERAL PLAN  
ENVIRONMENTAL IMPACT REPORT (EIR)

A public hearing will be held by the Merced City Planning Commission on Wednesday, February 5, 2025, at 6:00 p.m., or as soon thereafter as may be heard in the Council Chambers of City Hall, 678 W. 18<sup>th</sup> Street, Merced, CA, concerning General Plan Amendment #24-17, Zone Change #436, and various Site Utilization Plan (SUP) Revisions described below that are equivalent to zone changes within Planned Development (P-D) zones, initiated by the City of Merced, to change the General Plan and Zoning designations for thirty (30) sites totaling approximately 94.96 acres. The general plan amendment and zone change of these sites is necessary to accommodate the Regional Housing Needs Allocation (RHNA) shortfall. The RHNA shortfall is the remaining RHNA once planned and approved units (pipeline projects) and projected ADU development is considered. Pursuant to California Housing Law, the City must demonstrate the availability of enough sites (with appropriate zoning) to allow for the development of the RHNA shortfall. The proposed City-initiated general plan amendments and zone changes, are described as follows and the locations are shown on the attached map:

- A. General Plan Amendment #24-17-A from Low-Medium Density (LMD) Residential to High Density Residential (HD) and Zone Change #436-A from Low Medium Density Residential (R-2) to High Density Residential (R-4) for approximately 2.07 acres of land more particularly described as Assessor's Parcel Number (APN) 035-140-016 (owned by Melgosa Lisa Trustee).
- B. General Plan Amendment #24-17-B from General Commercial (CG) to Regional/Community Commercial (RC) and Zone Change #436-B from General Commercial (C-G) to Regional/Central Commercial (C-C) for approximately 0.52 acres of land more particularly described as Assessor's Parcel Number (APN) 035-160-016 (owned by Faithful Heritage Holdings West Inc).
- C. General Plan Amendment #24-17-C from Low Density (LD) Residential to High Density Residential (HD) and Zone Change #436-C from Low Density Residential (R-1-6) to High Density Residential (R-4) for approximately 0.68 acres of land more particularly described as Assessor's Parcel Number (APN) 032-054-003 (owned by Rojas-Flores Felipe).
- D. General Plan Amendment #24-17-D from Low Density (LD) Residential to High Density Residential (HD) and Zone Change #436-D from Low Density Residential (R-1-5) to High

Density Residential (R-4) for approximately 0.99 acres of land more particularly described as Assessor's Parcel Number (APN) 059-270-008 (owned by Soto Alma A).

- E. General Plan Amendment #24-17-E from General Commercial (CG) to RC Regional/Community Commercial (RC) and Zone Change #436-E from General Commercial (C-G) to Regional/Central Commercial (C-C) for approximately 0.86 acres of land more particularly described as Assessor's Parcel Number (APN) 032-072-011 (owned by T & E Property Group, LLC).
- F. General Plan Amendment #24-17-F from Low Density (LD) Residential to High Density Residential (HD) and Zone Change #436-F from Residential Planned Development (RP-D) #40 to High Density Residential (R-4) for approximately 4.93 acres of land more particularly described as Assessor's Parcel Number (APN) 061-710-016 (owned by Carreon Adrian E.).
- G. General Plan Amendment #24-17-G from Open Space-Park Recreation (OS-PK) to High Density Residential (HD) and Zone Change #436-G from Residential Planned Development (RP-D) #40 to High Density Residential (R-4) for approximately 4.41 acres of land more particularly described as Assessor's Parcel Number (APN) 061-710-015 (owned by City of Merced).
- H. General Plan Amendment #24-17-H from Low Density (LD) Residential to High Density Residential (HD) and Zone Change #436-H from Low Density Residential (R-1-6) to High Density Residential (R-4) for approximately 1.03 acres of land more particularly described as Assessor's Parcel Number (APN) 030-163-008 (owned by Cardenas Audel V& Maria L).
- I. General Plan Amendment #24-17-I from Low Density (LD) Residential to High Density Residential (HD) and Zone Change #436-I from Low Density Residential (R-1-6) to High Density Residential (R-4) for approximately 3.79 acres of land more particularly described as Assessor's Parcel Number (APN) 033-060-024 (owned by Liu Tai Ho Le Trustee).
- J. General Plan Amendment #24-17-J from Low Density (LD) Residential to High Density Residential (HD) and Zone Change #436-J from Low Density Residential (R-1-6) to High Density Residential (R-4) for approximately 2.23 acres of land more particularly described as Assessor's Parcel Number (APN) 033-210-062 (owned by Liu Tai Ho Lee Trustee).
- K. General Plan Amendment #24-17-K from Low Density (LD) Residential to High Density Residential (HD) and Zone Change #436-K from Low Density Residential (R-1-6) to High Density Residential (R-4) for approximately 0.63 acres of land more particularly described

as Assessor's Parcel Number (APN) 034-021-002 (owned by Farr Billy Francis & Defarr Betsabe Kuri).

- L. General Plan Amendment #24-17-L -from Low Density (LD) Residential to High Density Residential (HD) and Zone Change #436-L from Low Density Residential (R-1-10) to High Density Residential (R-4) for approximately 0.55 acres of land more particularly described as Assessor's Parcel Number (APN) 034-072-030 (owned by Flanagan Square LLC).
- M. General Plan Amendment #24-17-M from General Commercial (CG) to Regional/Community Commercial (RC) and Zone Change #436-M from General Commercial (C-G) to Regional/Central Commercial (C-C) for approximately 0.69 acres of land more particularly described as Assessor's Parcel Number (APN) 031-251-030 (owned by Bear Creek Land Company LP).
- N. General Plan Amendment #24-17-N from Low Density (LD) Residential to High Density Residential (HD) and Zone Change #436-N from Low Density Residential (R-1-5) to High Density Residential (R-4) for approximately 2.11 acres of land more particularly described as Assessor's Parcel Number (APN) 059-330-021 (owned by Ornelas Michael).
- O. General Plan Amendment #24-17-O from Low Density (LD) Residential to High Density Residential (HD) and Zone Change #436-O from Residential Planned Development (RP-D) #54 to High Density Residential (R-4) for approximately 1.62 acres of land more particularly described as Assessor's Parcel Number (APN) 061-310-006 (owned by Makinson BL & Shirley).
- P. General Plan Amendment #24-17-P from General Commercial (CG) to High Density Residential (HD) and Zone Change #436-P from General Commercial (C-G) to High Density Residential (R-4) for approximately 3.77 acres of land more particularly described as Assessor's Parcel Number (APN) 031-231-005 (owned by Pacific Gas & Electric Co.).
- Q. General Plan Amendment #24-17-Q from General Commercial (CG) to High Density Residential (HD) and Zone Change #436-Q from General Commercial (C-G) to High Density Residential (R-4) for approximately 0.73 acres of land more particularly described as Assessor's Parcel Number (APN) 031-094-005 (owned by Prasad Avinesh Ashnil).
- R. General Plan Amendment #24-17-R General Commercial (CG) to High Density Residential (HD) and Zone Change #436-R from General Commercial (C-G) to High Density Residential (R-4) for approximately 0.82 acres of land more particularly described

as Assessor's Parcel Number (APN) 031-171-001 (owned by Golden State Realty Association).

- S. General Plan Amendment #24-17-S General Commercial (CG) to High Density Residential (HD) and Zone Change #436-S from Thoroughfare Commercial (C-T) to High Density Residential (R-4) for approximately 0.60 acres of land more particularly described as Assessor's Parcel Number (APN) 031-094-006 (owned by Cordes Richard A & Suzanne M Trustee).
- T. General Plan Amendment #24-17- T from Low Density (LD) Residential to High Density Residential (HD) and Zone Change #436-T from Low Density Residential (R-1-6) to High Density Residential (R-4) for approximately 4.73 acres of land more particularly described as Assessor's Parcel Number (APN) 231-040-010 (owned by Chang Jeanne Trustee).
- U. General Plan Amendment #24-17-U from Low Density (LD) Residential to High Density Residential (HD) and Zone Change #436-U from Residential Planned Development (RP-D) #54 to High Density Residential (R-4) for approximately 1.91 acres of land more particularly described as Assessor's Parcel Number (APN) 061-600-001 (owned by BMP Properties Inc).
- V. General Plan Amendment #24-17-V from Low Medium Density (LMD) Residential to High Density Residential (HD) and Zone Change #436-V from Low Medium Density Residential (R-2) to High Density Residential (R-4) for approximately 2.28 acres of land more particularly described as Assessor's Parcel Number (APN) 058-110-044 (owned by 1379 N Bear Creek LLC).
- W. General Plan Amendment #24-17-W and Site Utilization Plan Revision #19 to Planned Development (P-D) #4. The General Plan Amendment would change the General Plan designation from Commercial Office (CO) to High Density Residential (HD). The Site Utilization Plan Revision would change the Site Utilization Plan designation from Commercial Office to High Density Residential for approximately 1.23 acres of land more particularly described as Assessor's Parcel Number (APN) 007-250-029 (owned by Thomason Colburn & Valdene).
- X. General Plan Amendment #24-17-X and Site Utilization Plan Revision #8 to Planned Development (P-D) #46. The General Plan Amendment would change the General Plan designation from Commercial Office (CO) to High Density Residential (HD). The Site Utilization Plan Revision would change the Site Utilization Plan designation from Commercial Office to High Density Residential for approximately 10.00 acres of land more

particularly described as Assessor's Parcel Number (APN) 206-040-020 (owned by TRS OPS LLS).

- Y. General Plan Amendment #24-17-Y and Site Utilization Plan Revision #14 to Planned Development (P-D) #42. The General Plan Amendment would change the General Plan designation from Neighborhood Commercial (CN) to High Density Residential (HD). The Site Utilization Plan Revision would change the Site Utilization Plan designation from Neighborhood Commercial to High Density Residential for approximately 8.69 acres of land more particularly described as Assessor's Parcel Number (APN) 230-010-016 (owned by Merced QB Club LLC).
- Z. General Plan Amendment #24-17-Z and Site Utilization Plan Revision #14 to Planned Development (P-D) #42. The General Plan Amendment would change the General Plan designation from High Medium Density Residential (HMD) to High Density Residential (HD). The Site Utilization Plan Revision would change the Site Utilization Plan designation from High Medium Density Residential to High Density Residential for approximately 10.00 acres of land more particularly described as Assessor's Parcel Number (APN) 224-020-006 (owned by Bellevue Apartments North LP).
- AA. General Plan Amendment #24-17-AA and Site Utilization Plan Revision #14 to Planned Development (P-D) #42. The General Plan Amendment would change the General Plan designation from High Medium Density Residential (HMD) to High Density Residential (HD). The Site Utilization Plan Revision would change the Site Utilization Plan designation from High Medium Density Residential to High Density Residential for approximately 10.00 acres of land more particularly described as Assessor's Parcel Number (APN) 224-020-008 (owned by Bellevue Apartments North LP).
- BB. General Plan Amendment #24-17-BB and Site Utilization Plan Revision #14 to Planned Development (P-D) #42. The General Plan Amendment would change the General Plan designation from High Medium Density Residential (HMD) to High Density Residential (HD). The Site Utilization Plan Revision would change the Site Utilization Plan designation from High Medium Density Residential to High Density Residential for approximately 8.11 acres of land more particularly described as Assessor's Parcel Number (APN) 170-060-050 (owned by Stonefield Home Inc.).
- CC. General Plan Amendment #24-17-CC and Site Utilization Plan Revision #14 to Planned Development (P-D) #42. The General Plan Amendment would change the General Plan designation from High Medium Density Residential (HMD) to High Density

Residential (HD). The Site Utilization Plan Revision would change the Site Utilization Plan designation from High Medium Density Residential to High Density Residential for approximately 5.16 acres of land more particularly described as Assessor's Parcel Number (APN) 170-060-051 (owned by Stonefield Home Inc.).

DD. General Plan Amendment #24-17-DD and Site Utilization Plan Revision #14 to Planned Development (P-D) #42. The General Plan Amendment would change the General Plan designation from High Medium Density Residential (HMD) to High Density Residential (HD). The Site Utilization Plan Revision would change the Site Utilization Plan designation from High Medium Density Residential to High Density Residential for approximately 6.09 acres of land more particularly described as Assessor's Parcel Number (APN) 170-060-052 (owned by Stonefield Home Inc.).

An Addendum to the *Merced Vision 2030 General Plan Environmental Impact Report (EIR)* for the City of Merced's Sixth Cycle Housing Element Update (H.E. Update) and the related rezoning has been prepared under the California Environmental Quality Act. The Addendum concluded that the H.E. Update and related rezoning would not result in significant new or substantially more severe environmental impacts than described in the previously adopted *Merced Vision 2030 General Plan Environmental Impact Report (EIR)* (adopted January 2012). A copy of this Addendum is available for public inspection at the City of Merced Planning Department or City Clerk's office during regular business hours at 678 W. 18<sup>th</sup> Street, Merced, CA, or on the City's website at [www.cityofmerced.org](http://www.cityofmerced.org). A copy may also be requested by emailing [planningweb@cityofmerced.org](mailto:planningweb@cityofmerced.org).

All persons in favor of, opposed to, or in any manner interested in the General Plan Amendment, Zone Change, and Site Utilization Plan Revisions described above are invited to attend the meeting in person or comment via email (see instructions below). The public review period for the environmental determination begins January 16, 2025, and ends on February 5, 2025. Please call the Planning Department at (209) 385-6858 for additional information. If you challenge the action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Merced at, or prior to, the public hearing.

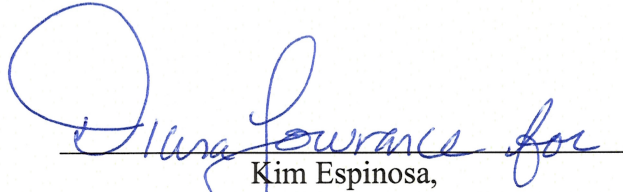
After the Planning Commission makes a recommendation on this matter, the matter will be considered at a public hearing before the City Council. A separate notice of that public hearing will also be given.



You may submit your public comment to the Planning Commission electronically no later than 1:00 PM on the day of the meeting. Comments received before the deadline will become part of the record. Material may be emailed to [planningweb@cityofmerced.org](mailto:planningweb@cityofmerced.org) and should be limited to 300 words or less. Please specify which portion of the agenda you are commenting on, i.e. item # or Public Comment. Your comments will be provided to the Planning Commission at the appropriate time. Any correspondence received before, during, or after the meeting will be distributed to the Planning Commission and retained for the official record.

To view video (if available) or listen to the Planning Commission meeting live, go to the City's website [www.cityofmerced.org](http://www.cityofmerced.org), Facebook Live, or Comcast Public Access Channel 96.

Publication Date:  
January 16, 2025

  
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Kim Espinosa,  
Temporary Director of Development  
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