

ORDINANCE NO. 2541

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MERCED, CALIFORNIA, APPROVING SITE UTILIZATION PLAN REVISION #12 TO PLANNED DEVELOPMENT (P-D) #8 CHANGING THE LAND USE DESIGNATION FOR 5.59 ACRES OF LAND GENERALLY LOCATED AT THE SOUTHEAST CORNER OF LOUGHBOROUGH DRIVE AND MEADOWS AVENUE FROM “HIGH-MEDIUM DENSITY RESIDENTIAL” TO “HIGH DENSITY RESIDENTIAL” AND CHANGING THE LAND USE DESIGNATION FOR 1.34 ACRES OF LAND LOCATED NEAR THE SOUTHEAST CORNER OF LOUGHBOROUGH DRIVE FROM “HIGH-MEDIUM DENSITY (HMD) RESIDENTIAL TO “COMMERCIAL OFFICE” (CO)**

**THE CITY COUNCIL OF THE CITY OF MERCED DOES ORDAIN AS FOLLOWS:**

SECTION 1. AMENDMENT TO CODE. The property described in Exhibit A and shown on the map at Exhibit B, attached hereto, and by reference made a part of this Ordinance, is hereby re-designated as shown on said Official Site Utilization Plan for Planned Development (P-D) #8 from “High-Medium Density Residential” to “High Density Residential” and “Commercial office” as shown on Exhibit B.

SECTION 2. CHANGE OF MAP. The Director of Development Services is hereby directed to make the appropriate markings on the Official Site Utilization Plan for Planned Development #8 in conformance with this Ordinance and the provisions of Title 20 of the Merced Municipal Code.

SECTION 3. STANDARDS. Pursuant to Merced Municipal Code Section 20.20.020 (M)(5) – Development Standards, the re-designated property shall be subject to the Development Standards found at Exhibit C attached hereto and incorporated herein by this reference.

SECTION 4. EFFECTIVE DATE. This Ordinance shall be in full force and effect thirty (30) days after its adoption.

SECTION 5. SEVERABILITY. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 6. PUBLICATION. The City Clerk is directed to cause a summary of this Ordinance to be published in the official newspaper at least once within fifteen (15) days after its adoption showing the vote thereon.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Merced on the 5<sup>th</sup> day of July, 2022, and was passed and adopted at a regular meeting of said City Council held on the 5<sup>th</sup> day of July, 2022, by the following called vote:

AYES: 5                      Council Members: ECHEVARRIA, ORNELAS, PEREZ, SERRATTO, SHELTON

NOES: 0                      Council Members: NONE

ABSTAIN: 0                      Council Members: NONE

ABSENT: 2                      Council Members: BLAKE, BOYLE


APPROVED:



Mayor



ATTEST:  
STEPHANIE R. DIETZ, CITY CLERK

BY:   
Assistant/Deputy City Clerk

(SEAL)



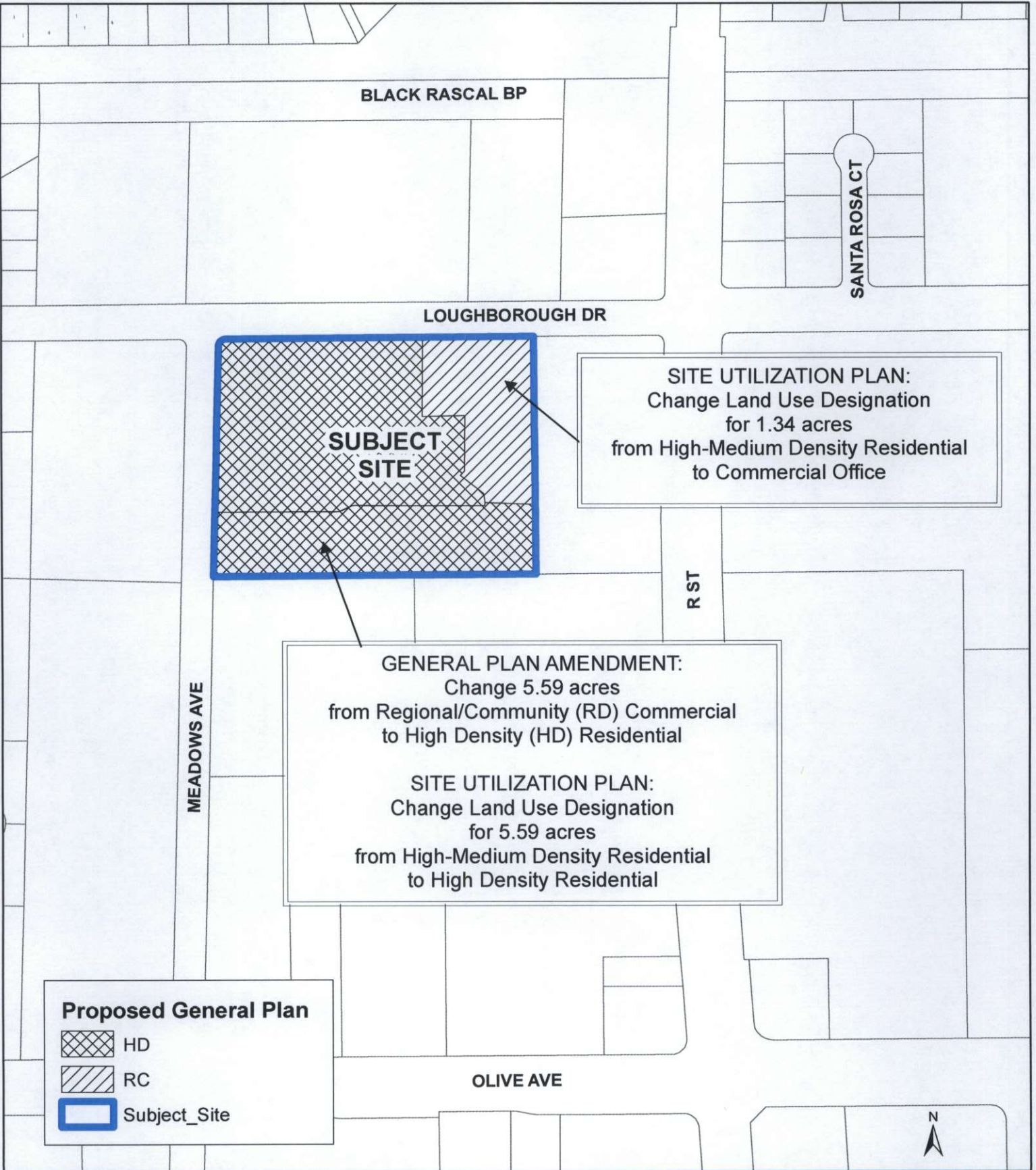
APPROVED AS TO FORM:

      5/8/2022  
City Attorney                      Date

EXHIBIT A

Parcel 3 as shown on that certain parcel map entitled "Parcel Map for J.F. Collins," recorded in Volume 43, Page 44 of Merced County Records.

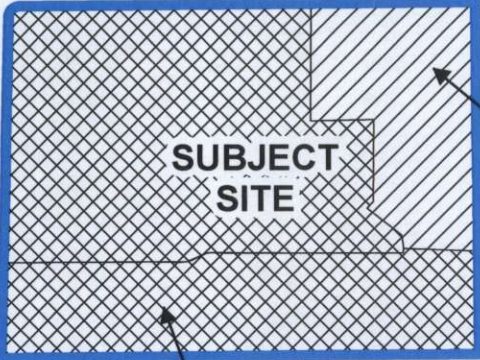
Assessor's Parcel Number (APN): 058-030-028



BLACK RASCAL BP

SANTA ROSA CT

LOUGHBOROUGH DR



**SUBJECT SITE**

**SITE UTILIZATION PLAN:**  
Change Land Use Designation  
for 1.34 acres  
from High-Medium Density Residential  
to Commercial Office

**GENERAL PLAN AMENDMENT:**  
Change 5.59 acres  
from Regional/Community (RD) Commercial  
to High Density (HD) Residential




**SITE UTILIZATION PLAN:**  
Change Land Use Designation  
for 5.59 acres  
from High-Medium Density Residential  
to High Density Residential

R ST

MEADOWS AVE

OLIVE AVE

**Proposed General Plan**

-  HD
-  RC
-  Subject\_Site



Disclaimer: This document was prepared for general inquiries only. The City of Merced is not liable for errors or omissions that might occur. Official information concerning specific parcels should be obtained from recorded or adopted City documents.

**PROPOSED LAND USE CHANGES**



**EXHIBIT B**



DEVELOPMENT STANDARDS FOR  
 PLANNED DEVELOPMENT (P-D) #8  
 SITE UTILIZATION PLAN REVISION #12

SOUTHEAST CORNER OF LOUGHBOROUGH DR AND MEADOWS AVENUE	
<b>MULTI-FAMILY STANDARDS</b>	
DESIGN CATEGORY	DESIGN/DEVELOPMENT STANDARD
Density	24 to 36 dwelling units/acre for this project
Land Use	High Density Residential uses including all uses as shown in Table 20.08-1 for property Zoned R-4. All uses are subject to the review process specified in Table 20. 80-1.
Building Height	40 ft.
Maximum Lot Coverage	65%
Minimum Distance Between Main Buildings	10 ft.
Setback Requirements	<p>Exterior Yard – Minimum 20 Ft.</p> <p>Interior Yard Setback –            One Yard - Minimum 10 Ft.            Other Yards – Minimum 6 Ft.*</p> <p>*Minimum 10-foot setback for structures over 25 ft. in height; 1 additional foot setback for each additional 5 ft. in height.</p> <p>Projections – architectural features may project a maximum of 5 Ft. into an exterior yard setback. All other projections shall comply with Table 20.26-1 of the Zoning Ordinance.</p>
Building Design & Building Materials	All building designs shall be consistent with the elevations provided and approved with Site Utilization Plan Revision #12 for Planned Development (P-D) #8, unless otherwise approved by the Director of Development Services. (Continued on next page.)

DEVELOPMENT STANDARDS FOR  
 PLANNED DEVELOPMENT (P-D) #8  
 SITE UTILIZATION PLAN REVISION #12

DESIGN CATEGORY	DESIGN/DEVELOPMENT STANDARD
Building Design & Building Materials	<p>All materials shall be of high-quality and be consistent or better than those provided and approved with Site Utilization Plan Revision #12 for Planned Development (P-D) #8, unless otherwise approved by the Director of Development Services.</p> <p>All paint colors shall be approved by the Director of Development Services or his/her designee at the building permit stage.</p> <p>If mechanical equipment is mounted to the roof, it shall be screened from public view.</p> <p>At the discretion of the Director of Development Services, all design and/or material changes may be referred to the Site Plan Committee for approval.</p>
Parking	<p>As part of an affordable housing project with at least 50% of the total number of units designated for low- and very low-income tenants, the following shall apply:</p> <p>The parking provided throughout the site on Parcels A, B, and C may be combined to meet the parking requirements for the entire project. The parking spaces for the Clinic (Parcel C) may be counted towards the parking requirement for the multi-family uses.</p> <p>Due to the proximity of bus stops to the site, a 5% reduction in parking is allowed in accordance with Zoning Ordinance Section 20.38.050 (E).</p> <p>In consideration for providing affordable housing units, an additional reduction of up to 6% in the required parking spaces shall be allowed.</p> <p>(Continued on next page.)</p>



DEVELOPMENT STANDARDS FOR  
 PLANNED DEVELOPMENT (P-D) #8  
 SITE UTILIZATION PLAN REVISION #12

DESIGN CATEGORY	DESIGN/DEVELOPMENT STANDARD
Parking	<p>Vehicular parking spaces, with the exception of compact spaces, shall have a width of 9 feet and a depth of not less than 18 feet (including a 2-foot overhang beyond the curb or wheel stop).</p> <p>Compact Parking spaces are allowed with a minimum width of 8.0 feet and a minimum depth of 16 feet. A maximum of 25% of the total parking spaces may be compact spaces.</p> <p>Bicycle parking spaces shall be provided as required by Zoning Ordinance Section 20.38.080.</p> <p>If a project is constructed that does <u>not</u> provide affordable housing, all parking shall be provided as required by Zoning Ordinance Section 20.38.</p>
Fencing	<p>Fencing along Loughborough Drive and Meadows Avenue shall be of high-quality materials, such as wrought-iron or tubular steel. Side-yard fencing along the eastern and southern property lines may be wood or other material approved by the Director of Development Services.</p> <p>Pedestrian access shall be provided to Loughborough Drive and Meadows Avenue and between Parcels A, B, and C.</p> <p>If the project has gated vehicular access, a minimum 20-foot stacking distance at each entrance shall be provided and all gates shall meet the requirements of the Fire and Police Departments for emergency access.</p>
Private Outdoor Space	<p>Each unit shall be provided with a usable outdoor that is a minimum of 40 square feet.</p> <p>Private outdoor space shall be screened with solid or near-solid fencing/railings. However, front porch areas do not have to be screened. (Continued on next page.)</p>



DEVELOPMENT STANDARDS FOR  
 PLANNED DEVELOPMENT (P-D) #8  
 SITE UTILIZATION PLAN REVISION #12

DESIGN CATEGORY	DESIGN/DEVELOPMENT STANDARD
Private Outdoor Space	Materials shall be compatible with the building materials.
Safety and Defensible Space	Placement of windows and doors should facilitate neighborhood surveillance of their neighbor's entryways. This may be accomplished by providing windows near the entryway, a peep-hole in the door, electronic surveillance equipment, or other means approved by the Planning Department.
Mechanical Screening	Mechanical equipment may be allowed on the building roof, but shall be screened from public view. Any mechanical equipment mounted on the ground shall also be screened from public view.
Signing	Signing shall comply with the Merced Municipal Code Section 17.36.572, as applicable, and the North Merced Sign Ordinance as applicable.
General Design Standards as required by Section 20.46.030 of the City of Merced Zoning Ordinance	The Project shall comply with these requirements, except as permitted by other design standards approved by Site Utilization Plan Revision #12 to P-D #8.
Specific Design Standards as required by Section 20.46.040 of the City of Merced Zoning Ordinance	The Project shall comply with these requirements, except as permitted by other design standards approved by Site Utilization Plan Revision #12 to P-D #8.
<b>COMMERCIAL OFFICE (CLINIC) STANDARDS</b>	
DESIGN CATEGORY	DESIGN/DEVELOPMENT STANDARD
Land Use	Medical/Dental Clinic including all uses as shown in Table 20.10-1 for property Zoned Commercial Office (C-O).  All uses are subject to the review process specified in Table 20.10-1.



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 PLANNED DEVELOPMENT (P-D) #8  
 SITE UTILIZATION PLAN REVISION #12

DESIGN CATEGORY	DESIGN/DEVELOPMENT STANDARD
Building Height	40 Ft.
Setback Requirements	<p>Exterior Yard – Minimum 20 Ft.</p> <p>Interior Yard Setback –            One Yard - Minimum 10 Ft.            Other Yards – Minimum 6 Ft.*</p> <p>*Minimum 10-foot setback for structures over 25 ft. in height; 1 additional foot setback for each additional 5 ft. in height.</p> <p>Projections – architectural features may project a maximum of 5 Ft. into an exterior yard setback.            All other projections shall comply with Table 20.26-1 of the Zoning Ordinance.</p>
Building Design & Building Materials	<p>All building designs shall be consistent with the elevations provided and approved with Site Utilization Plan Revision #12 for Planned Development (P-D) #8, unless otherwise approved by the Director of Development Services.</p> <p>All materials shall be of high-quality and be consistent or better than those provided and approved with Site Utilization Plan Revision #12 for Planned Development (P-D) #8, unless otherwise approved by the Director of Development Services.</p> <p>All paint colors shall be approved by the Director of Development Services or his/her designee at the building permit stage.</p> <p>If mechanical equipment is mounted to the roof, it shall be screened from public view.</p> <p>At the discretion of the Director of Development Services, all design and/or material changes may be referred to the Site Plan Committee for approval.</p>



DEVELOPMENT STANDARDS FOR  
PLANNED DEVELOPMENT (P-D) #8  
SITE UTILIZATION PLAN REVISION #12

Parking	<p>If a medical/dental clinic or other use that provides services for the proposed affordable housing development is constructed and the affordable housing development designates at least 50% of the total number of units for low- and very low-income tenants, the following shall apply:</p> <p>The parking provided throughout the site on Parcels A, B, and C may be combined to meet the parking requirements for the entire project. The parking spaces for the Clinic (Parcel C) may be counted towards the parking requirement for the multi-family uses.</p> <p>Due to the proximity of bus stops to the site, a 5% reduction in parking is allowed in accordance with Zoning Ordinance Section 20.38.050 (E).</p> <p>In consideration for providing affordable housing units, an additional reduction of up to 6% in the required parking spaces shall be allowed.</p> <p>Vehicular parking spaces, with the exception of compact spaces, shall have a width of 9 feet and a depth of not less than 18 feet (including a 2-foot overhang beyond the curb or wheel stop).</p> <p>Compact Parking spaces are allowed with a minimum width of 8.0 feet and a minimum depth of 16 feet. A maximum of 25% of the total parking spaces may be compact spaces.</p> <p>Bicycle parking spaces shall be provided as required by Zoning Ordinance Section 20.38.080.</p> <p>If the project constructed on the portion of the site designated for the clinic does not serve the proposed affordable housing development, or if the proposed housing development does not designate at least 50% of the total number of units for low- and very low-income tenants, all parking shall be provided as required by Zoning Ordinance Section 20.38.</p>
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PLANNED DEVELOPMENT (P-D) #8  
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Mechanical Screening	Mechanical equipment may be allowed on the building roof, but shall be screened from public view. Any mechanical equipment mounted on the ground shall also be screened from public view.
Signing	All signing shall comply with the North Merced Sign Ordinance.