

**CITY OF MERCED**  
**Planning & Permitting Division**

**STAFF REPORT:** #15-05 – 2<sup>nd</sup> Addendum

**AGENDA ITEM:** 4.1

**FROM:** Kim Espinosa,  
Planning Manager

**PLANNING COMMISSION**  
**MEETING DATE: April 22, 2015**  
(continued from March 4, 2015)

**PREPARED BY:** Julie Nelson,  
Associate Planner

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**SUBJECT:** **General Plan Amendment #14-04, Revision #2 to the Fahrens Creek Specific Plan, and Site Utilization Plan Revision #4 to Planned Development (P-D) #46**, initiated by Golden Valley Engineering, on behalf of Barbara Bruno, property owner. This application is a request to modify the designations of the General Plan, Fahrens Creek Specific Plan, and Site Utilization Plan for Planned Development (P-D) #46 for an approximately 10.42 acre parcel generally located at the southwest corner of Pacific Drive and Horizons Avenue. The requested changes include changing the General Plan designation for approximately 6.2 acres of the parcel from Low Density (LD) Residential to Village Residential (VR) and changing the designation within the Fahrens Creek Specific Plan and the Site Utilization Plan for Planned Development #46 for approximately 6.76 acres of the property from Low Density Residential to Multi-Family Residential. These changes would allow the future construction of an apartment complex with 136 units on an approximately 5.9-acre portion of the property. \*PUBLIC HEARING\*

**ACTION:** Continue the public hearing to the Planning Commission meeting of May 20, 2015.

**SUMMARY:**

The applicant has requested this item be continued again to the Planning Commission meeting of May 20, 2015. The applicant and property owner are working out some issues related to this project and hope to have everything resolved prior to the May 20<sup>th</sup> meeting. If the project is not ready to be heard at the May 20, 2015, Planning Commission meeting, the item would need to be tabled so new public hearing notices could be sent out when the project is ready to move forward.