

Conditional Use Permit #1279

August 21, 2024
Planning Commission

Valeria Renteria,
Associate Planner

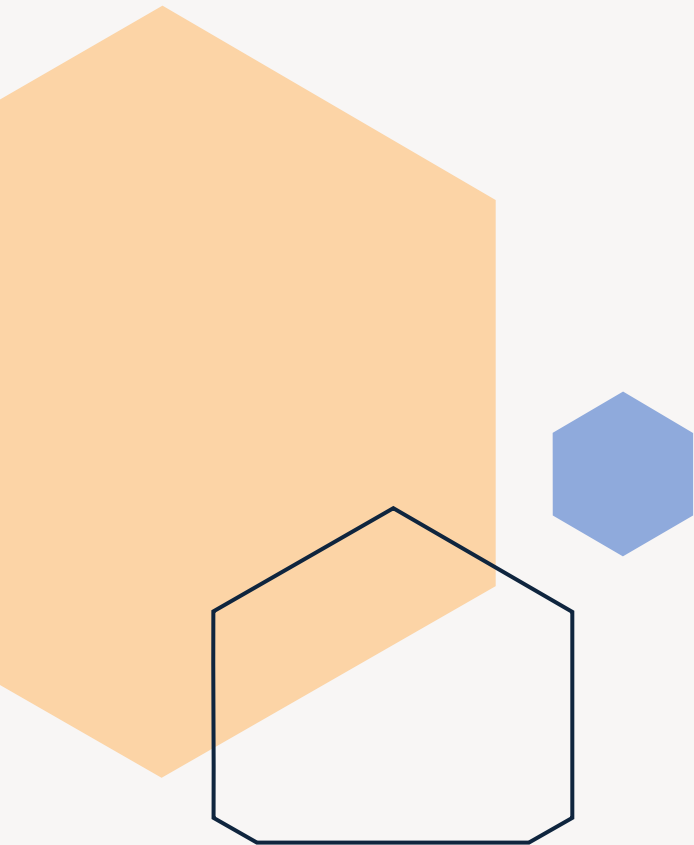


Attachment H

Request

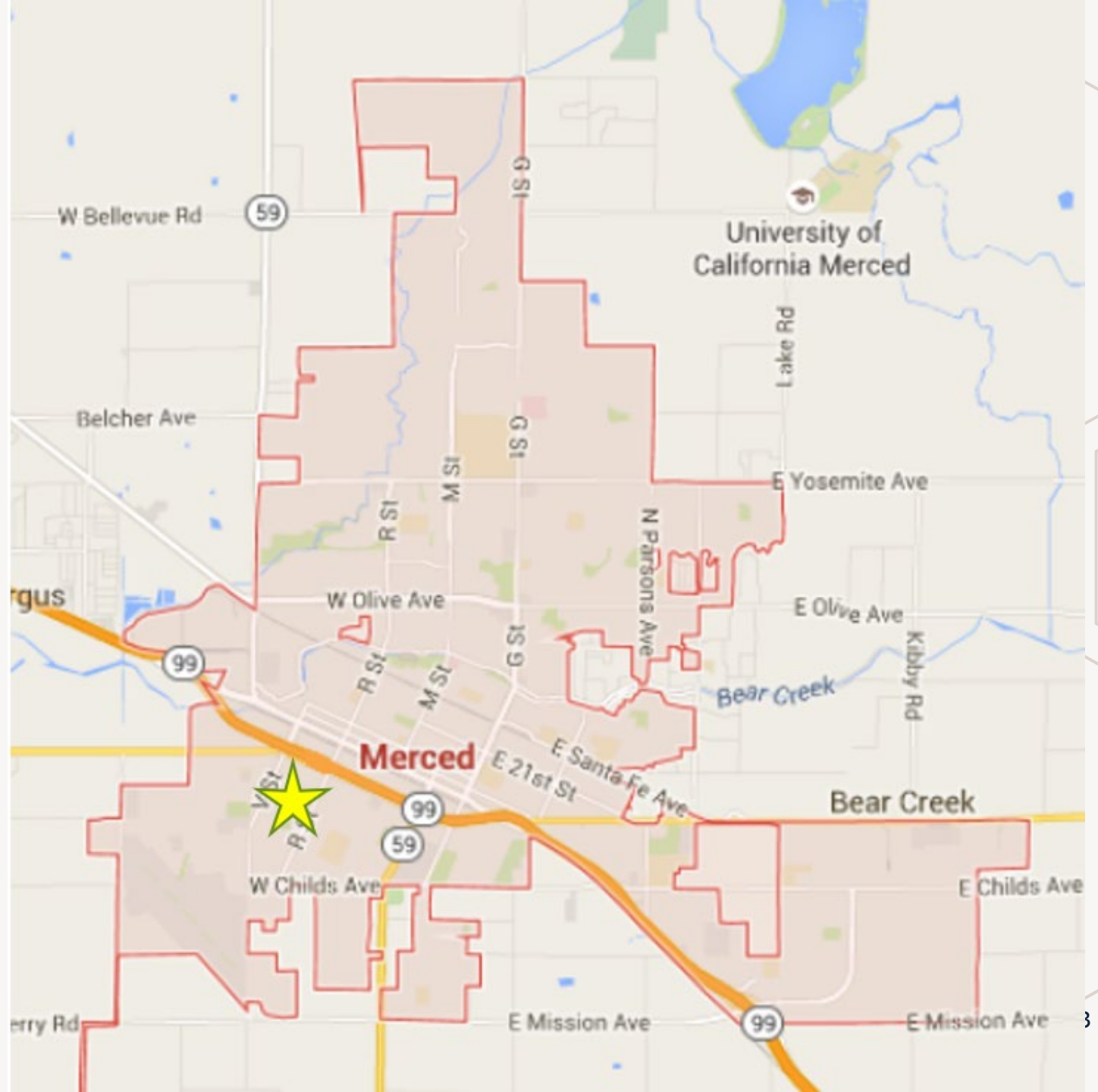
A request to establish two four-plex buildings

- For a total of eight units
- At project site located at 1250 W. 9th Street
- On a 0.34 acre / 15,000 square foot lot
 - The lot would subsequently be split into two so that each parcel has one four-plex.



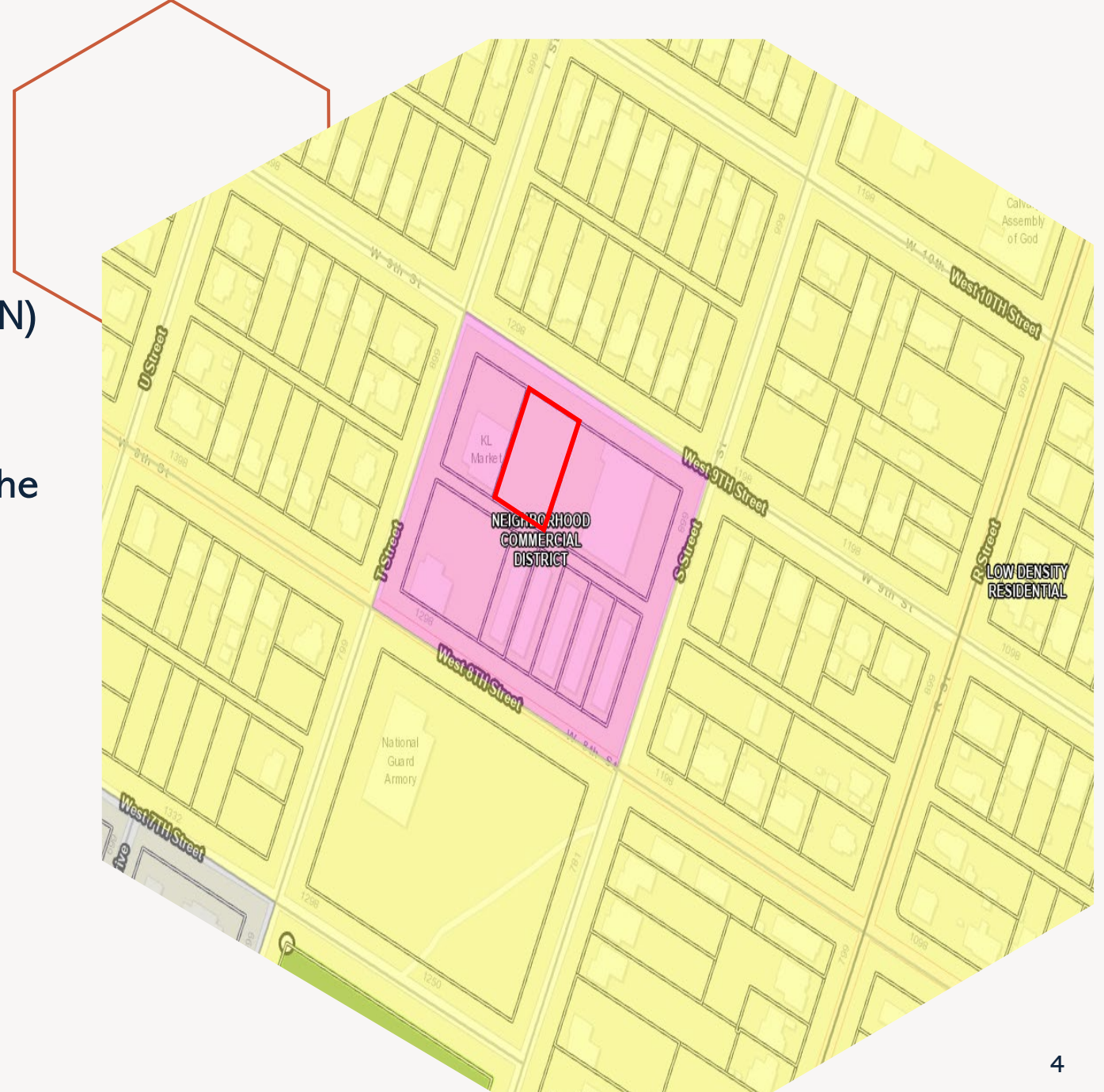


City-Scale Context



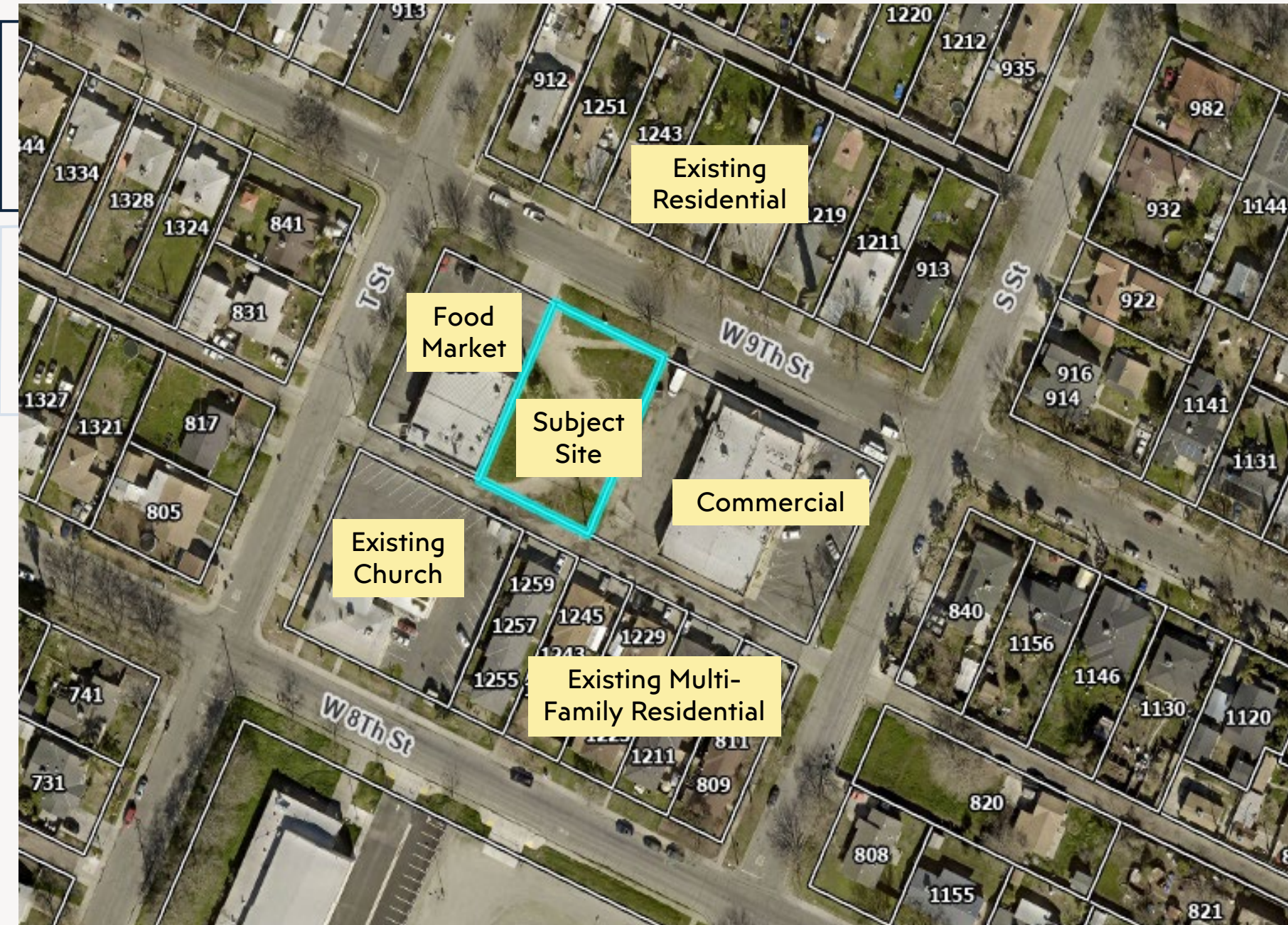
Consistency

- Designated Neighborhood Commercial (CN) in the General Plan
- Zoned Neighborhood Commercial (C-N)
 - Multi-family Residential is allowed in the C-N zone with approval of a Conditional Use Permit pursuant to Merced Municipal Code 20.10.020 - Land Use Regulations for Commercial Zoning Districts



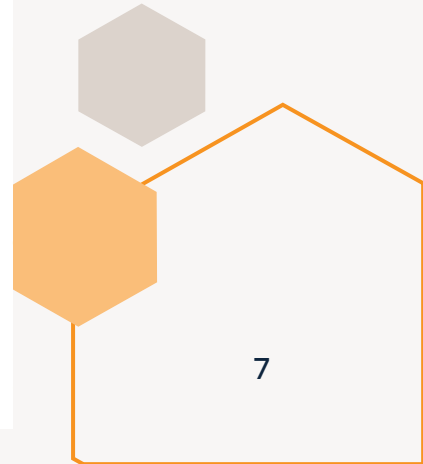
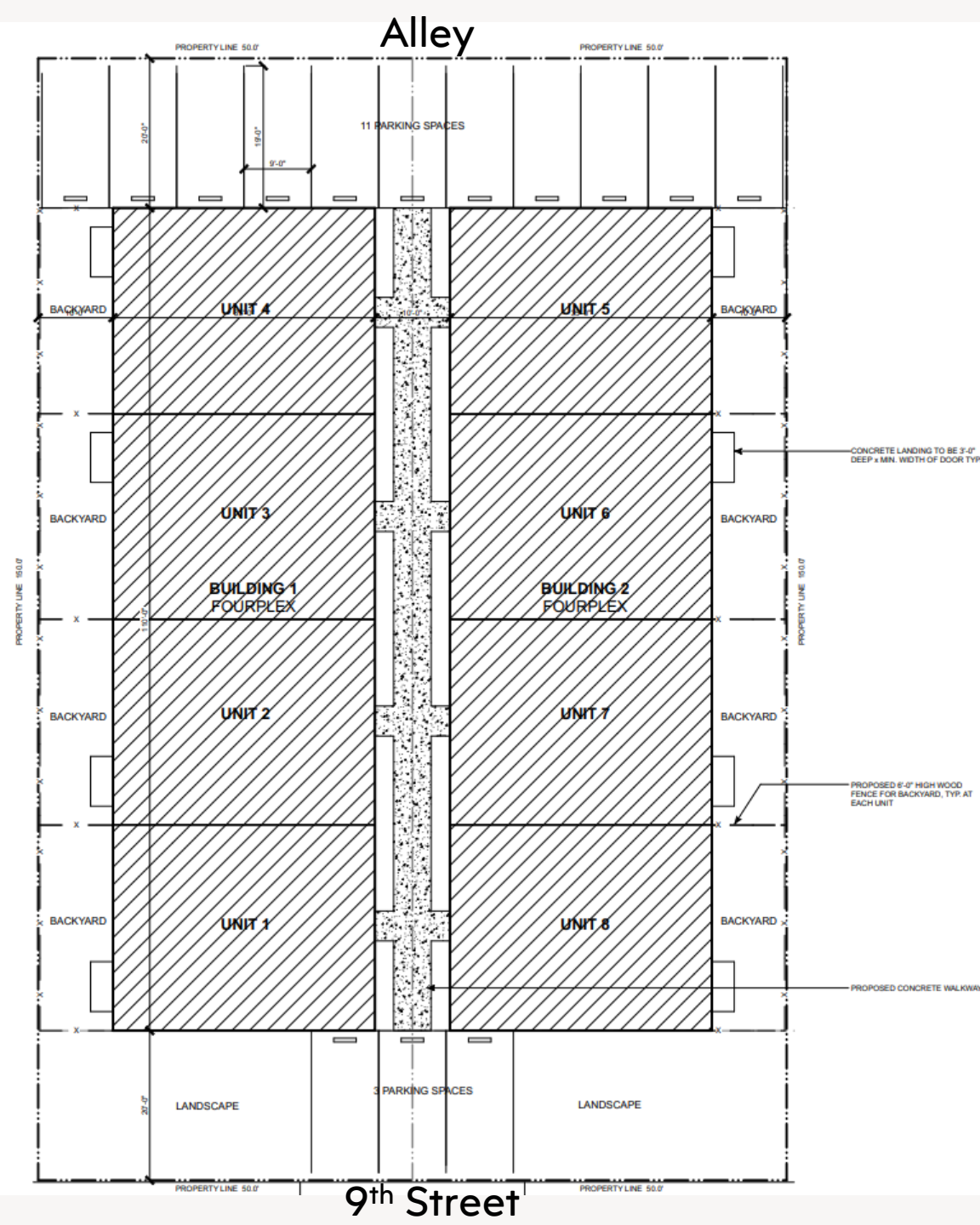
Surrounding Uses

- The subject site is surrounded by commercial uses to the east and west of the project site.
- Residential to the north across 9th street
- A church southwest
- Multi-family residential units in the form of triplex buildings.



Site Plan

- Two four-plex buildings.
- Eight residential units total
- 14 parking spaces
- Pedestrian access between buildings.

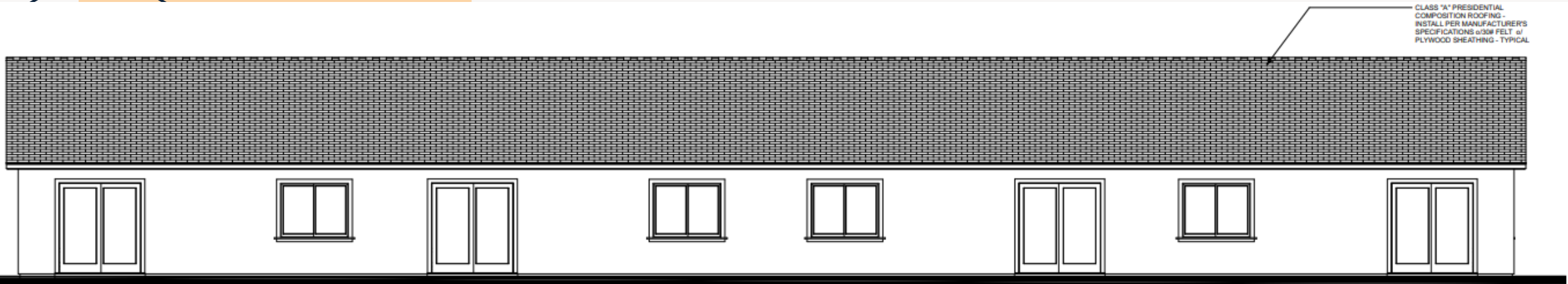


Elevations



Front Elevation

26 GA. G.I. DRIP SCREED WITH MIN. LOCAL ATTACHMENT @ 6" ON C.



Rear Elevation

Elevations

- Stucco exterior
- Single story buildings
- Approximately 962 square feet each unit
- 2 bedrooms, 1 bath
- All units have same floorplan






Public Comment

- A Public Hearing Notice was mailed out to property owners within 300 feet of the project site, 3 weeks prior to the Public Hearing.
- No Comments were received.



Conditions of Approval

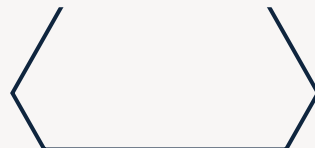


Condition #16 – the parking lot layout shall comply with all applicable City standards (including the installation of trees).

Condition #20 - No signage shall be placed with internal illumination that shines across 9th Street.

Condition #21 - The parking spaces at the alleyway would need to be relocated as to not hinder access of the walkway.

Condition # 22 - A trash enclosure must be constructed on site.



Planning Commission Action

Approve / Disapprove / Modify

- Environmental Review #24-20 (Cat. Ex.)
- Conditional Use Permit #1279 (Subject to the 24 conditions in the Staff Report)
- Minor Use Permit #24-11

