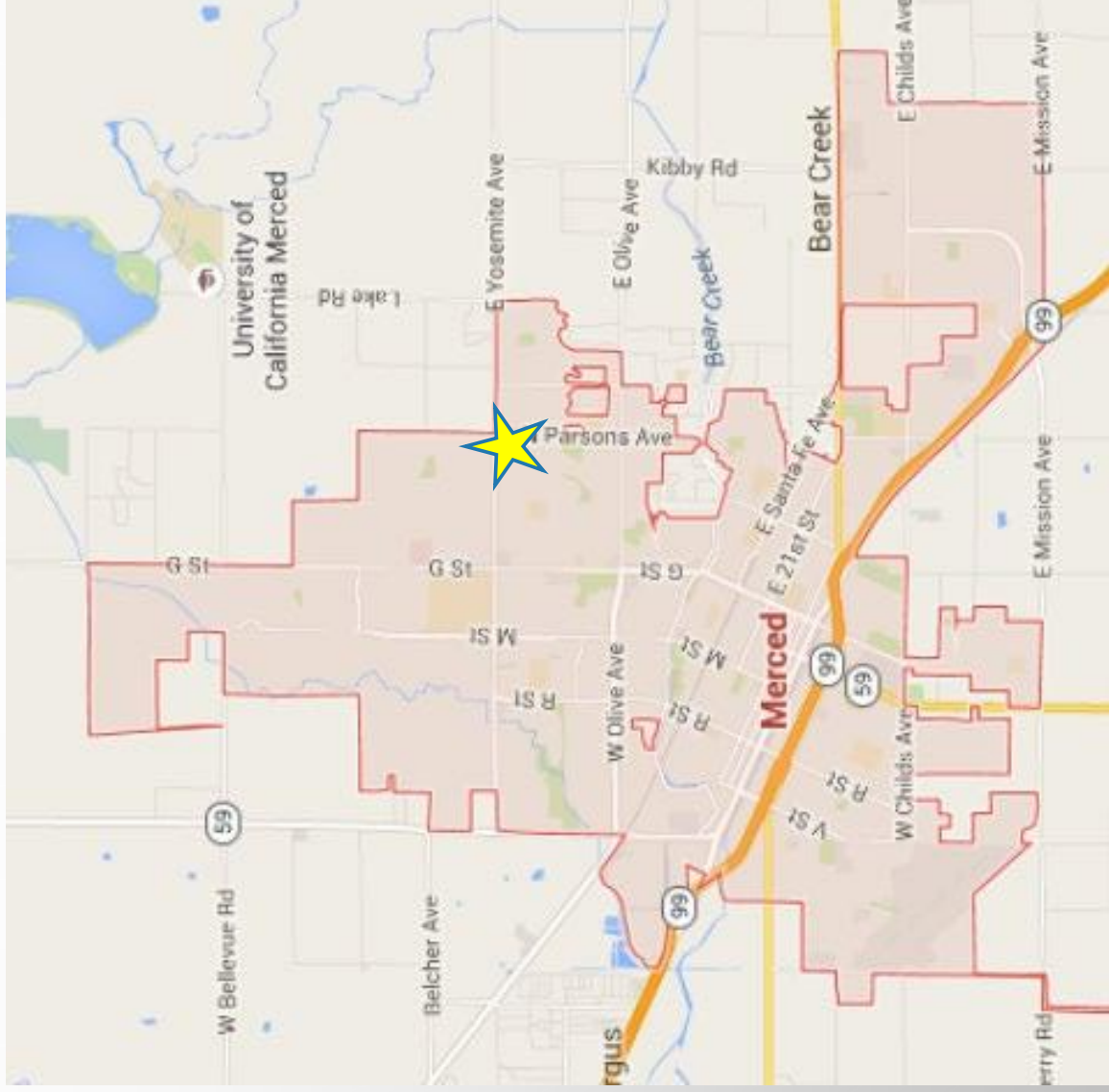


**GENERAL PLAN AMENDMENT #24-02
SITE UTILIZATION PLAN REVISION #3 TO PLANNED
DEVELOPMENT #20
VESTING TENTATIVE SUBDIVISION MAP #1332
SITE PLAN REVIEW #551
MINOR USE PERMIT #24-13**

**NEW SELF-STORAGE FACILITY AND SINGLE-FAMILY
RESIDENTIAL SUBDIVISION**

S/W CORNER OF E. YOSEMITE AVE & PARSONS AVE

CITY-SCALE CONTEXT





White Dove Avenue

Single -Family Residences

Church

Pointer Court

Swan Court

Single-Family Residences

East Yosemite Avenue

Medical offices

Subject Site 8.05 acres

Pebble Beach Place

Poppy Hills Court

Presidio Court

Parsons Avenue

Bob Carpenter Park

North Dome Court

Ahwahnee Drive

Single -Family Residences

Ahwahnee Court

Silhouette Court

Billie Court

Single -Family Residences

HOW WE GOT HERE...

- MARCH 19, 2025 – PROJECT WAS FIRST PRESENTED TO PLANNING COMMISSION AND CONTINUED
- APRIL 9, 2025 – PLANNING COMMISSION DIRECTED STAFF TO PREPARE RESOLUTIONS OF DENIAL
- MAY 7, 2025 – RESOLUTIONS OF DENIAL ADOPTED BY THE PLANNING COMMISSION
- MAY 8, 2025 – APPLICANT APPEALED PLANNING COMMISSION'S DECISION
- JULY 7, 2025 – CITY COUNCIL HEARD THE APPEAL AND DIRECTED STAFF TO HELP COORDINATE A MEETING WITH THE APPLICANT AND NEIGHBORS WITHIN 20 DAYS.
 - MEETING WITH APPLICANT AND NEIGHBORS TOOK PLACE JULY 22, 2025

BACKGROUND

- SUBJECT SITE (8.05 AC) ANNEXED INTO THE CITY IN 1980 AS PART OF THE SOUTHWEST YOSEMITE AND PARSONS ANNEXATION (ANNEXATION NO. 137). THIS ANNEXATION INCORPORATED APPROXIMATELY 121.24 ACRES OF LAND INTO THE CITY LIMITS.
- THE SUBJECT SITE HAS A CURRENT LAND USE DESIGNATION OF COMMERCIAL OFFICE (PRIMARYLY FOR OFFICE USE)
- THE SUBJECT SITE HAS REMAINED VACANT FOR MANY DECADES.

ENTITLEMENTS

RECOMMENDATION TO CITY COUNCIL

- **GENERAL PLAN AMENDMENT #24-02 FROM COMMERCIAL OFFICE (CO) TO BUSINESS PARK (BP) AND LOW MEDIUM DENSITY RESIDENTIAL (LMD)**
- **SITE UTILIZATION PLAN REVISION #3 TO PLANNED DEVELOPMENT #20 TO CHANGE THE APPROVED DEVELOPMENT STANDARDS**

ENTITLEMENTS

PLANNING COMMISSION FINAL ACTION

- **MINOR USE PERMIT #24-13** FOR INTERFACE REVIEW TO ALLOW COMMERCIAL DEVELOPMENT ADJACENT TO A LOW-DENSITY RESIDENTIAL ZONE
- **SITE PLAN REVIEW PERMIT #538** TO ALLOW THE DEVELOPMENT OF 500 STORAGE UNITS
- **VESTING TENTATIVE SUBDIVISION MAP #1332** DIVIDE THE SELF-STORAGE FROM THE RESIDENTIAL AND CREATE THE 28 RESIDENTIAL LOTS

• STREET VIEW – YOSEMITE AVE.



- Existing public improvements - does not have street trees

• STREET VIEW – PARSONS AVE.



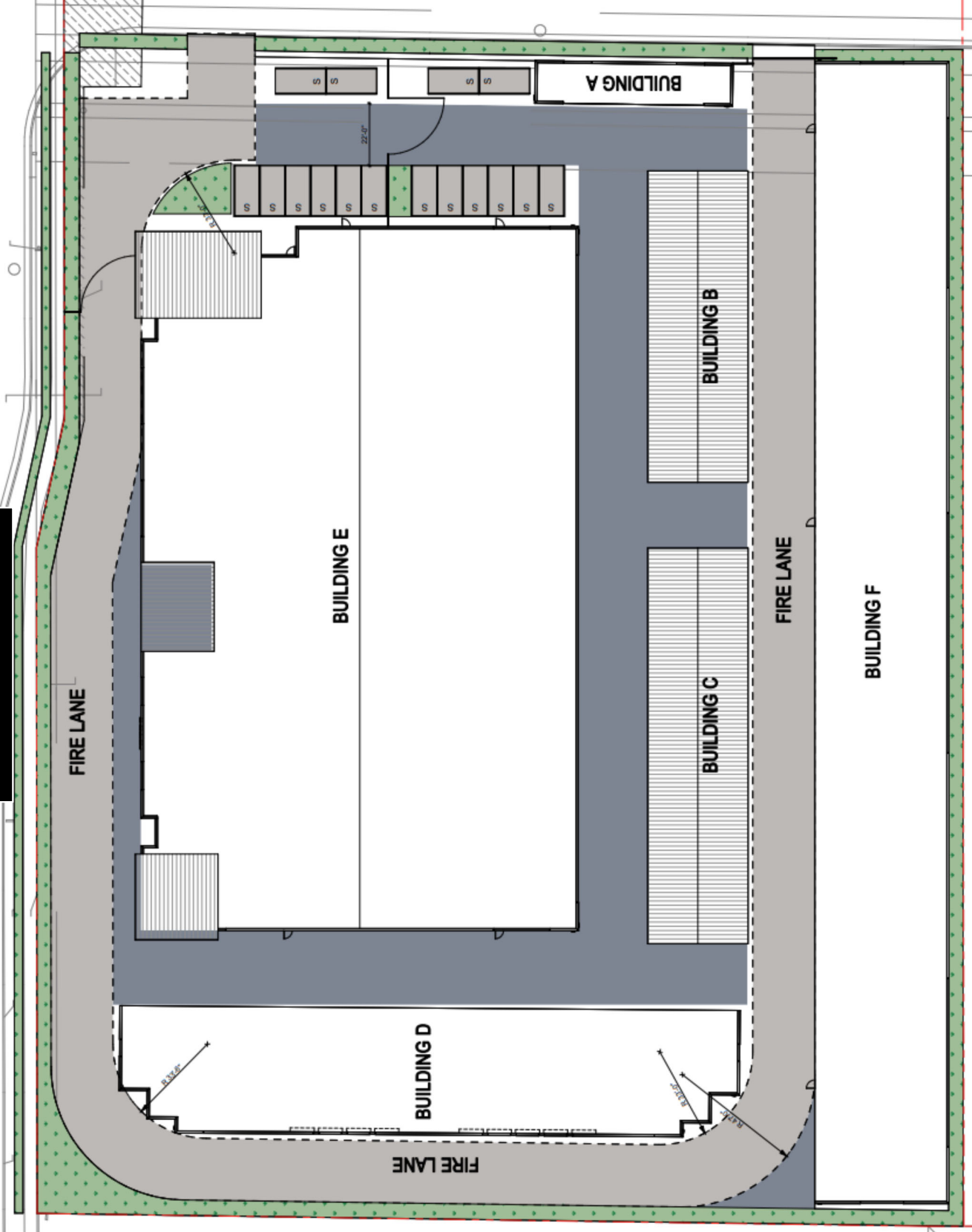
- EXISTING PUBLIC IMPROVEMENTS WITH LANDSCAPING

PROPOSED DESIGN

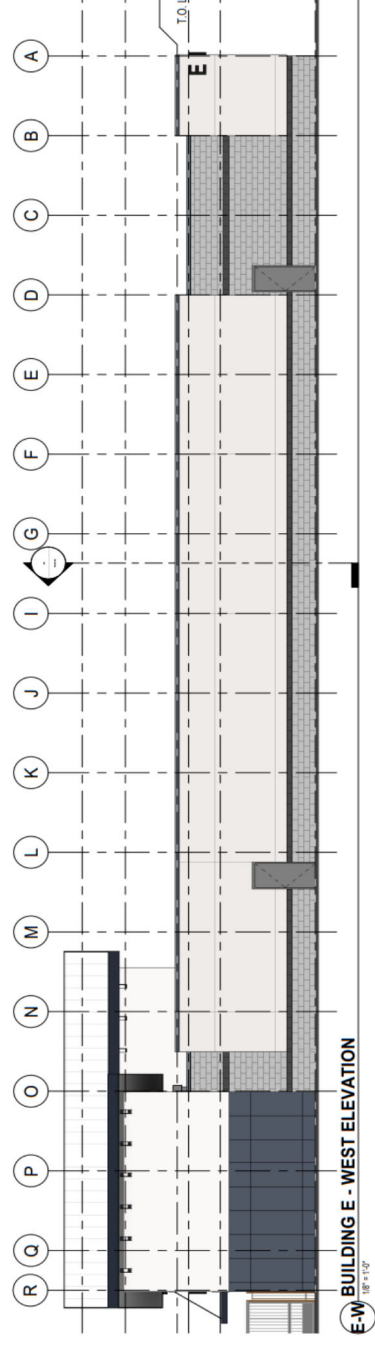
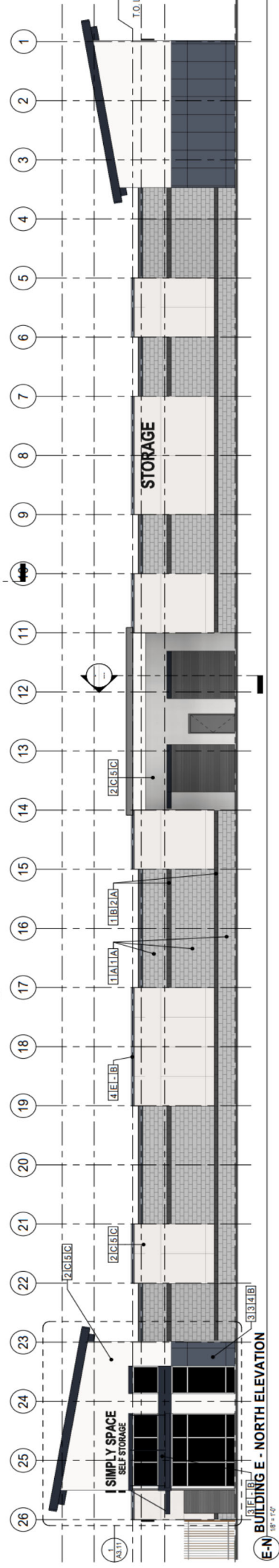
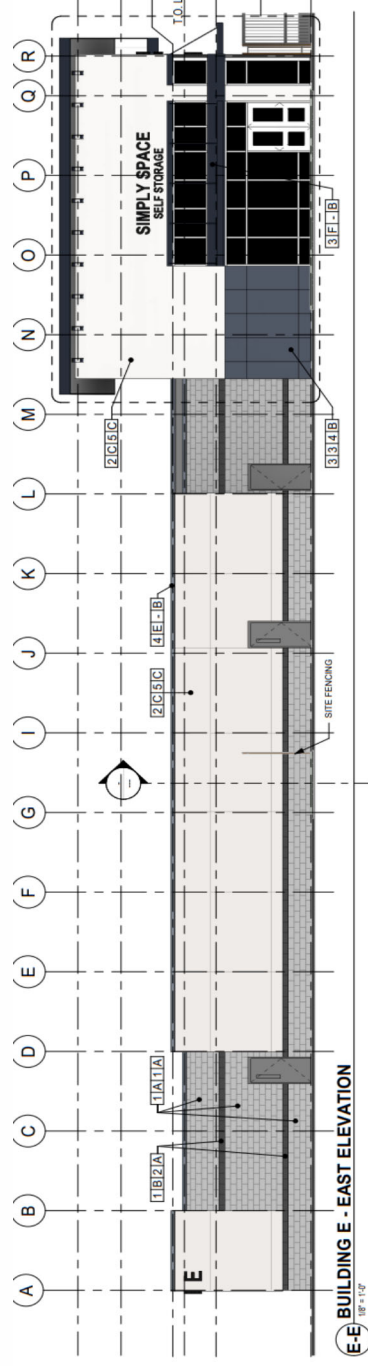


- ENTRANCE FROM YOSEMITE AVE TO SELF-STORAGE

Yosemite Ave

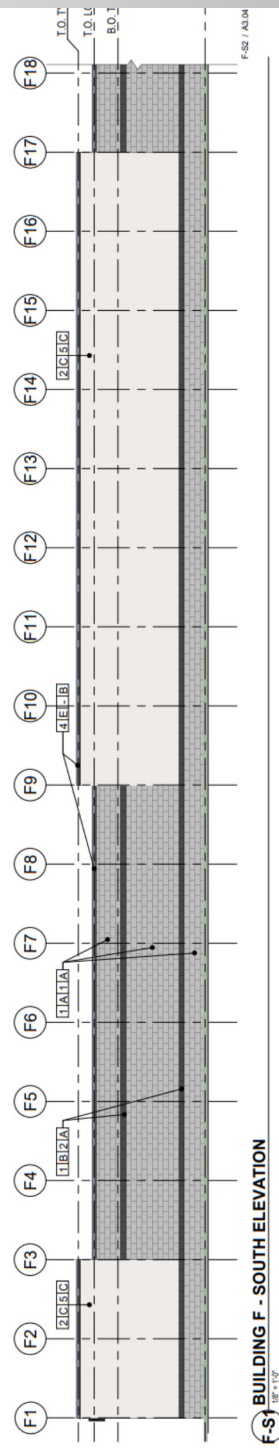
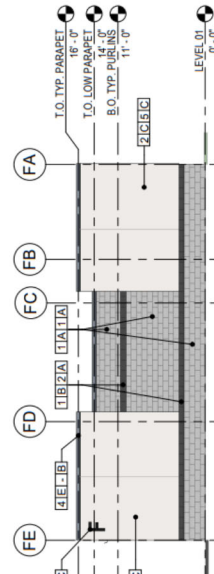
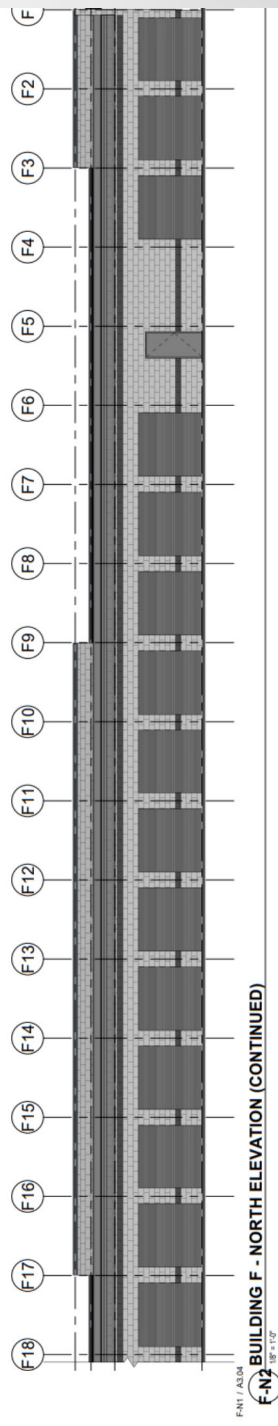
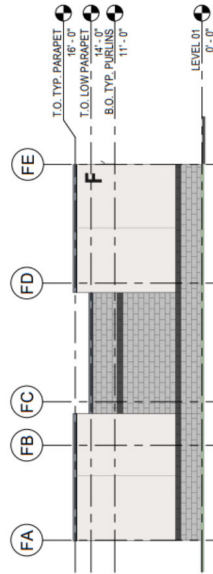
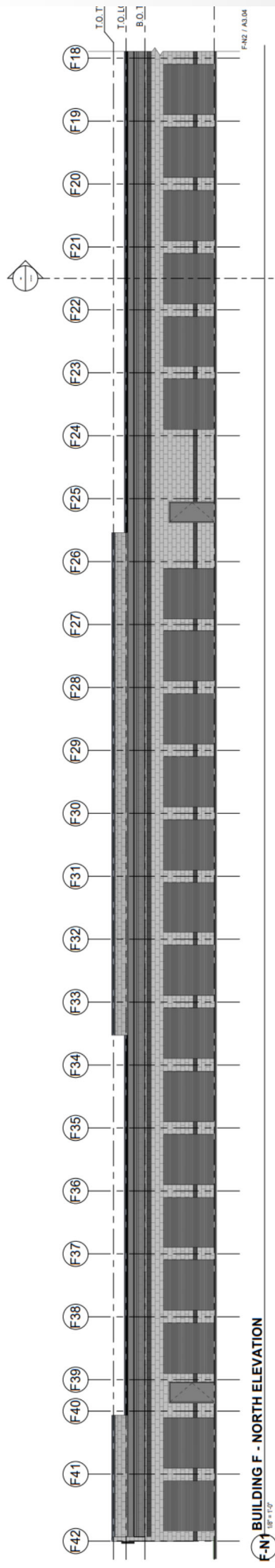


- 500 Storage Units
- Zero-Lot Line (setbacks) along East, South & West Property Lines
- Perimeter fenced with gate access from E. Yosemite Avenue



Frontage along E. Yosemite Avenue

Office space and storage units with stucco finish with stone veneer accents and large storefront windows



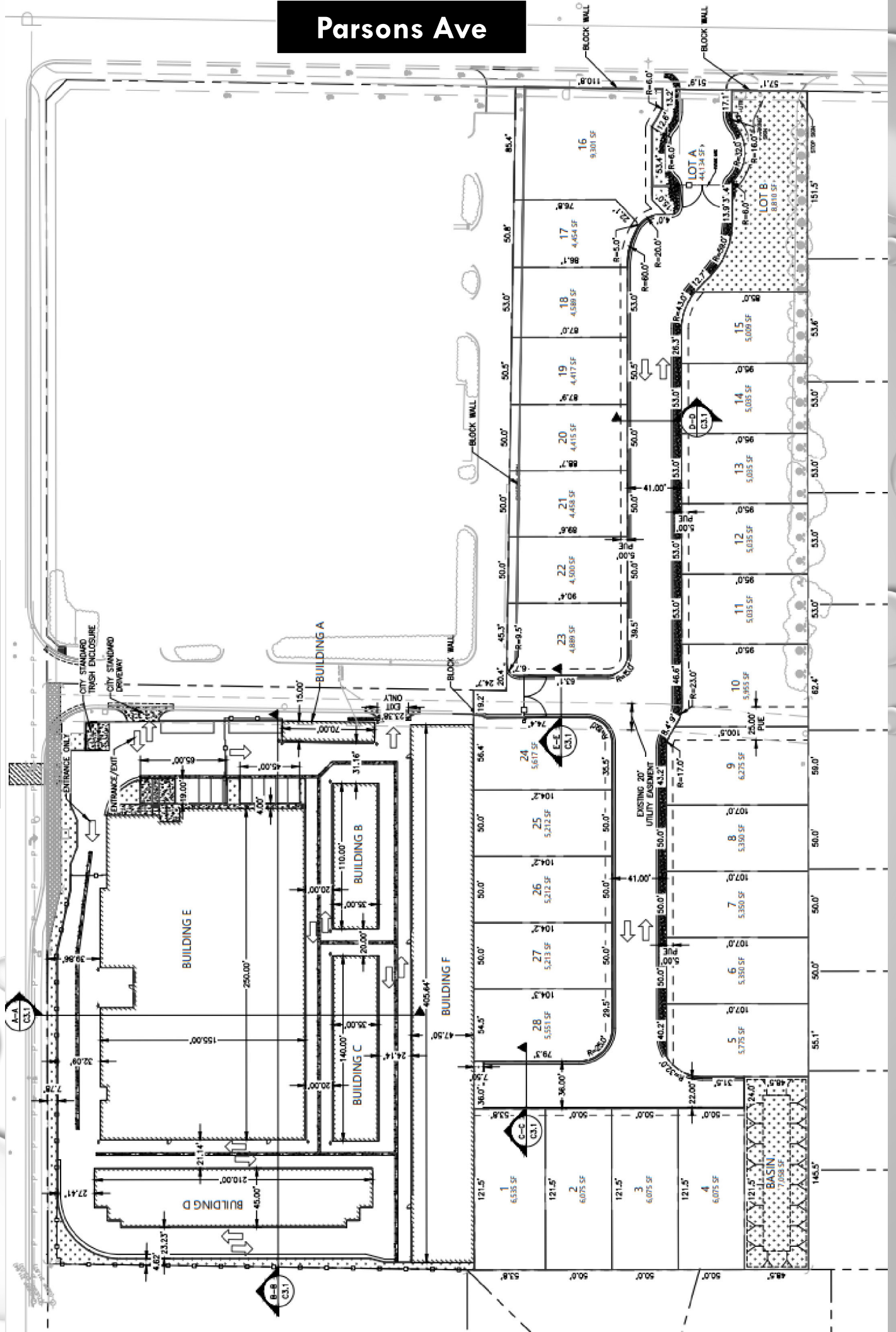
- Elevations for storage units along east, south and west property lines
- Storage unit access through roll-up garage doors
- Block wall 12-14 feet tall along the back of buildings A and F

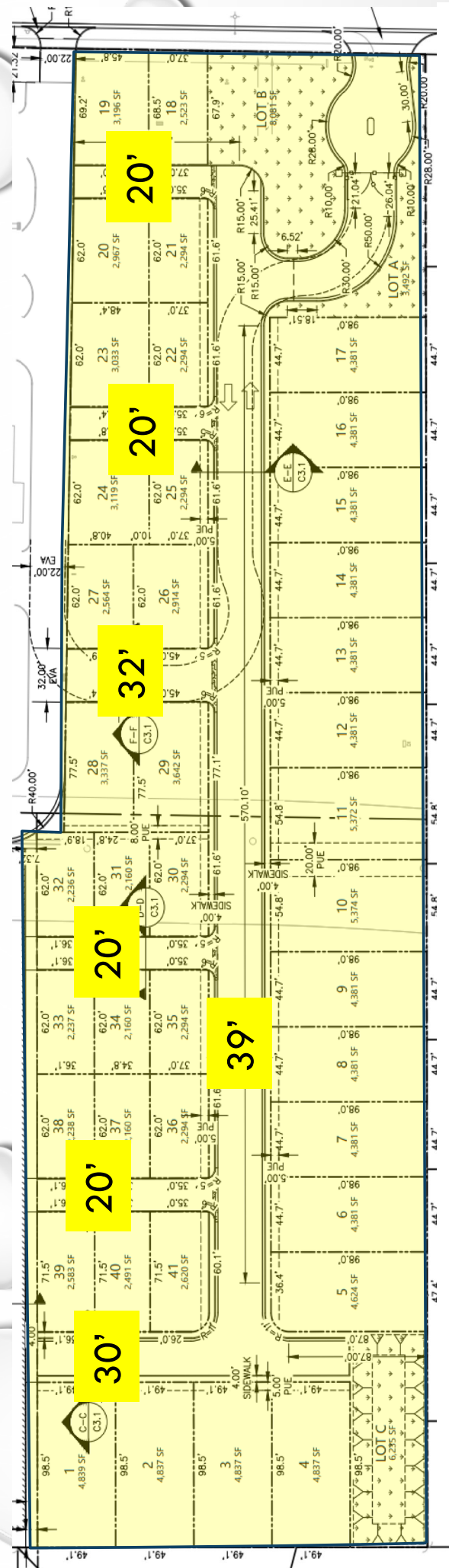
DEVELOPMENT STANDARDS FOR E YOSEMITE AVENUE X PARSONS AVENUE SELF-STORAGE

	P-D #20
Exterior yard/front setbacks for all primary and secondary structures	10 Feet
Interior yard/side and rear setbacks for all primary and secondary structures (from east, west, and south property lines)	Zero-Lot Line

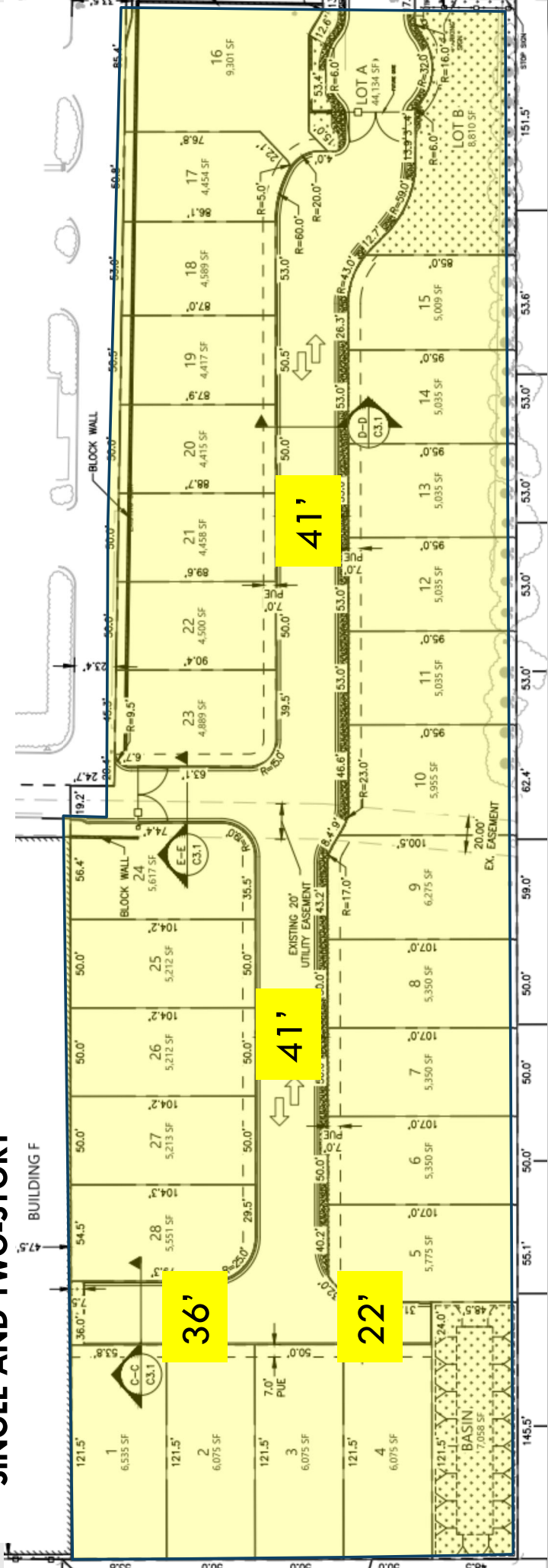
Yosemite Ave

Parsons Ave





• PREVIOUSLY PROPOSED, 41-UNIT SUBDIVISION WITH HMD GENERAL PLAN DESIGNATION, MIX OF SINGLE AND TWO-STORY



- NEW PROPOSED 28-UNIT RESIDENTIAL SUBDIVISION WITH A LMD GENERAL PLAN DESIGNATION
- SINGLE STORY LOTS 1-15, LOTS 16-28 WOULD BE A MIX OF SINGLE AND TWO-STORY

**DEVELOPMENT STANDARDS FOR E YOSEMITE AVENUE X
PARSONS AVENUE RESIDENTIAL SUBDIVISION LOTS 1-15**

	P-D #20
Exterior yard/front setbacks for all primary and secondary structures	10 feet
Interior yard/side setbacks for all primary and secondary structures	4 feet
Rear Setbacks	15 feet
Fence height (Side Yard)	6 feet

Lots 1-15 to be all single story

**DEVELOPMENT STANDARDS FOR E YOSEMITE AVENUE X
PARSONS AVENUE RESIDENTIAL SUBDIVISION LOTS 16-28**

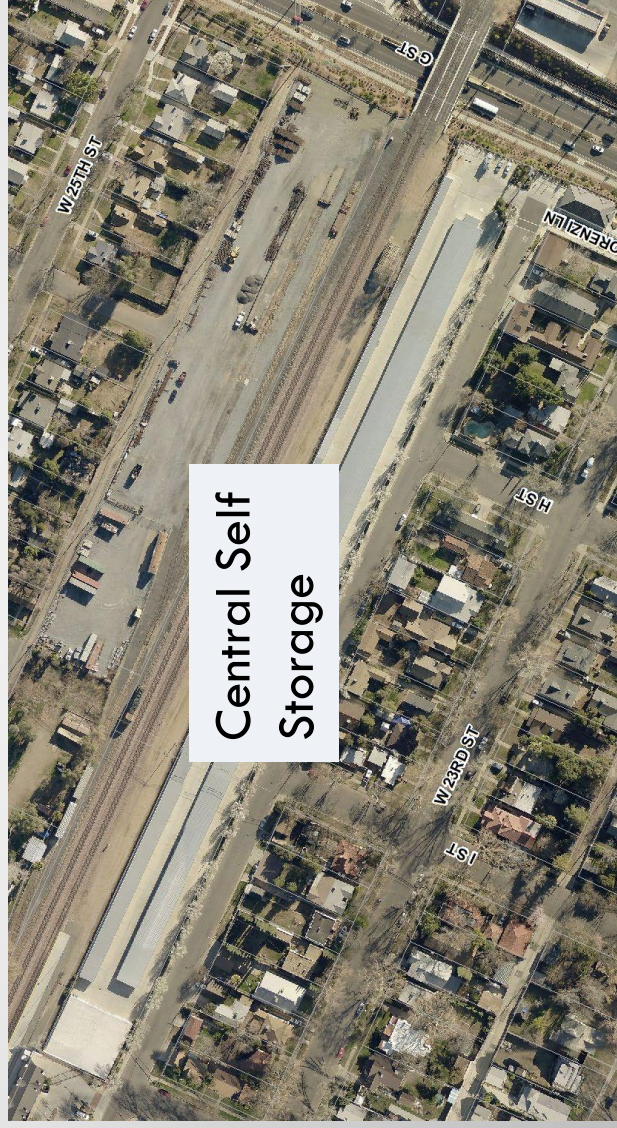
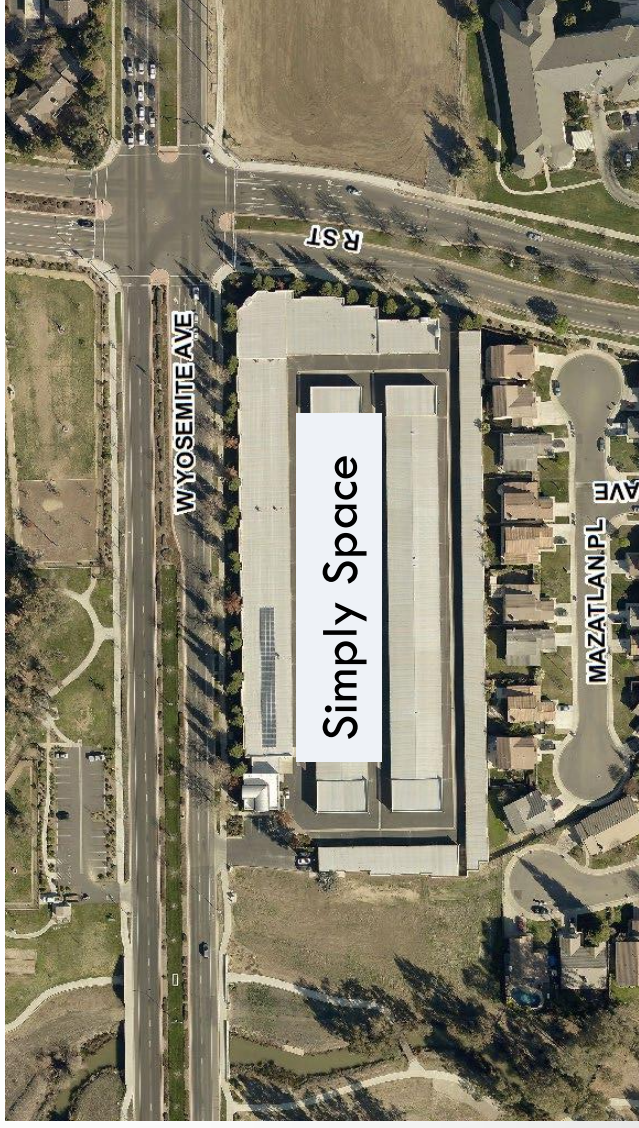
	P-D #20
Exterior yard/front setbacks for all primary and secondary structures	10 Feet
Interior yard/side setbacks for all primary and secondary structures	4 feet
Rear Setbacks	15 feet
Fence Height (Side Yard)	6 feet

Lots 15-28 to be a mixture of single and two story with a max height of 32'

NEIGHBORHOOD IMPACT

- THERE MAY BE SOME VIBRATION AND NOISE DURING CONSTRUCTION.
- THE APPROXIMATE 14-FOOT-TALL CMU BLOCK BUILDING WALL BETWEEN THE SELF-STORAGE AND RESIDENTIAL USES WOULD REDUCE IMPACTS REGARDING NOISE AND LIGHTING (ALSO REQUIRED LIGHTING TO BE SHIELDED) AND SHIELD STORAGE BUILDINGS.
- TRAFFIC STUDY INDICATED NO QUANTITATIVE VMT ANALYSIS IS REQUIRED BASED ON THE MCAG GUIDELINES, WITH 373 TRIPS PER DAY (TOTAL PROJECT) FALLING BELOW 500 DAILY TRIPS PER DAY.

STORAGE FACILITIES NEXT TO RESIDENTIAL



CONDITIONS

(RESOLUTION #4153)

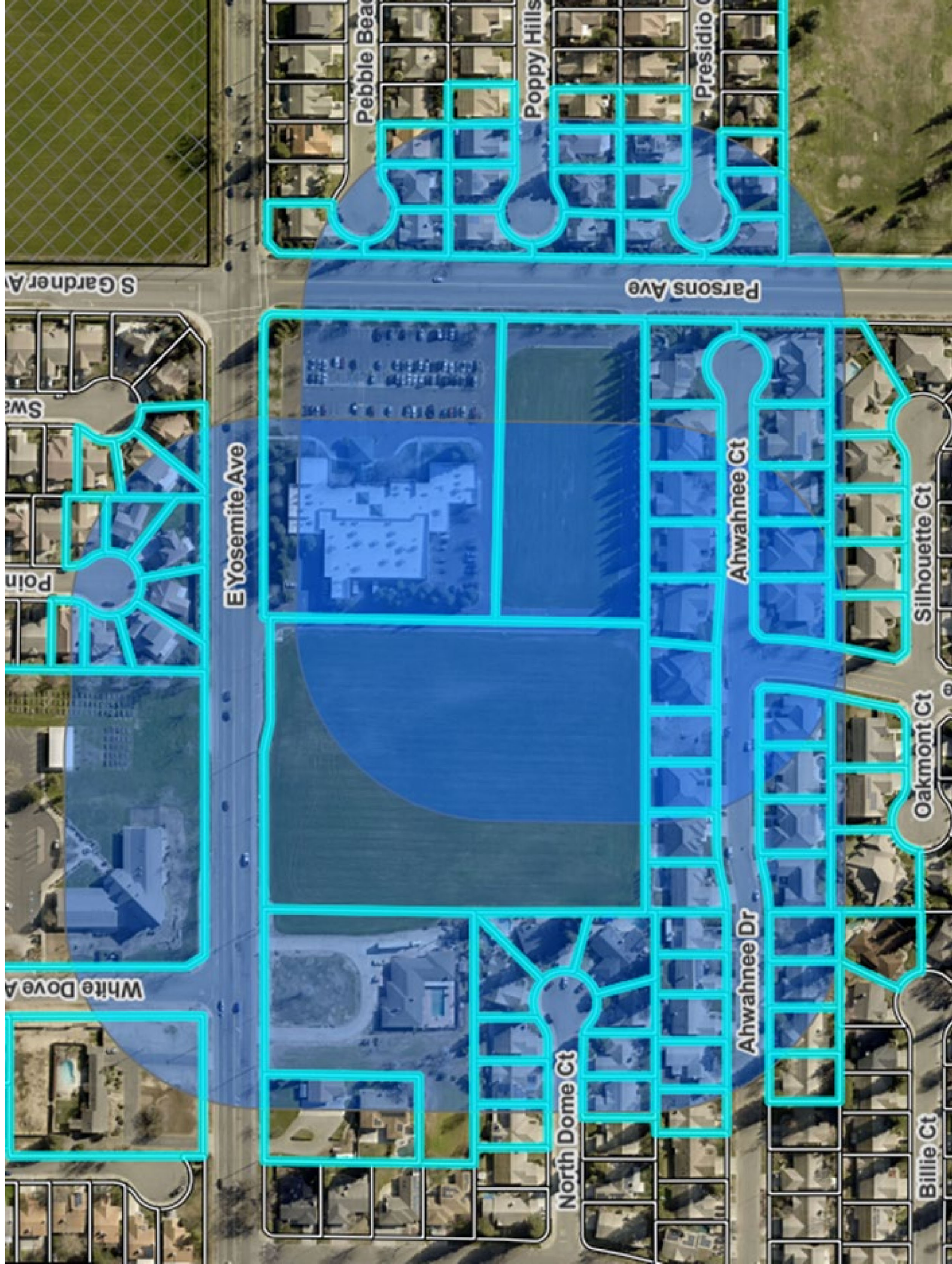
- **CONDITION #22:** PARKING LOT LIGHTS AND BUILDING LIGHTS SHALL BE SHIELDED TO NOT “SPILL OVER” ONTO ADJACENT PARCELS.
- **CONDITION #24:** SELF-STORAGE MAY OPERATE DAILY BETWEEN 7 A.M. AND 7 P.M. ONLY.
- **CONDITION #28:** LOTS 1-15 AS SHOWN ON THE MAP AT ATTACHMENT F OF THE STAFF REPORT SHALL BE SINGLE-STORY.
- **CONDITION #41:** ALL UNDEVELOPED AREAS SHALL BE MAINTAINED FREE OF WEEDS AND DEBRIS.
- **CONDITION #43:** THE DEVELOPER SHALL ESTABLISH AN HOA GOVERNING THIS PROJECT. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL STREETS AND LANDSCAPING WITHIN THE DEVELOPMENT AS WELL AS SWEEPING/CLEANING OF ALL INTERIOR STREETS.

PUBLIC NOTICING

PUBLIC HEARING NOTICES WERE MAILED TO PROPERTY OWNERS WITHIN 300 FEET OF THE PROJECT SITE AND PUBLISHED IN THE MERCED COUNTY TIMES 3 WEEKS PRIOR TO THE HEARING ON AUGUST 29.

1. **Mailing.** Notice shall be mailed or delivered at least ten days (or as otherwise provided by CEQA) before the scheduled hearing to the following recipients:

3. **Publication and Posting.** If notice is mailed or delivered as described in Subsection 1 above, the notice shall also be published at least once in a newspaper of general circulation in Merced at least 10 days before the scheduled hearing and posted to the City's website.



S Gardner Ave

Sw

Point

White Dove Ave

E Yosemite Ave

Pebble Beach

Poppy Hills

Presidio

Parsons Ave

Ahwahnee Ct

Silhouette Ct

Oakmont Ct

Ahwahnee Dr

North Dome Ct

Billie Ct

RECOMMENDATION TO CITY COUNCIL

APPROVE/DISAPPROVE/MODIFY:

- **GENERAL PLAN AMENDMENT #24-02** FROM COMMERCIAL OFFICE (CO) TO BUSINESS PARK (BP) AND HIGH MEDIUM DENSITY RESIDENTIAL (HMD)
- **SITE UTILIZATION PLAN REVISION #3 TO PLANNED DEVELOPMENT #20** TO CHANGE THE APPROVED DEVELOPMENT STANDARDS

PLANNING COMMISSION ACTION

APPROVAL/DISAPPROVE/MODIFY:

- **ENVIRONMENTAL REVIEW #24-25** (NEGATIVE DECLARATION)
- **VESTING TENTATIVE SUBDIVISION MAP #1332**
- **SITE PLAN REVIEW PERMIT #551**
- **MINOR USE PERMIT #24-13**
- APPROVALS ARE CONTINGENT UPON CITY COUNCIL APPROVAL OF GPA AND SUP REVISION TO PD