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

Attachment L

CITY-SCALE CONTEXT

Dove Court
Single -Family Residences
White Dove Avenue
Church
Pointer Co
Swan Co
Single-Family Residences
South C
East Yosemite Avenue
illage Cou
Single -Family Residences
Medical offices
Pebble Beach Plac
Subject Site 8.05 acres
Poppy Hills Court
a Court
North Dome Court
Presidio Court
Ahwahnee Drive
Ahwahnee Court
Single -Family Residences
Parsons Avenue
Bob Carpenter Park
e Court
Billie Court
Silhouette Court

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 (PRIMARILY FOR OFFICE USE)
- THE SUBJECT SITE HAS REMAINED VACANT FOR MANY DECADES.

ENTITLEMENTS

<u>RECOMMENDATION TO CITY COUNCIL</u>

- **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.

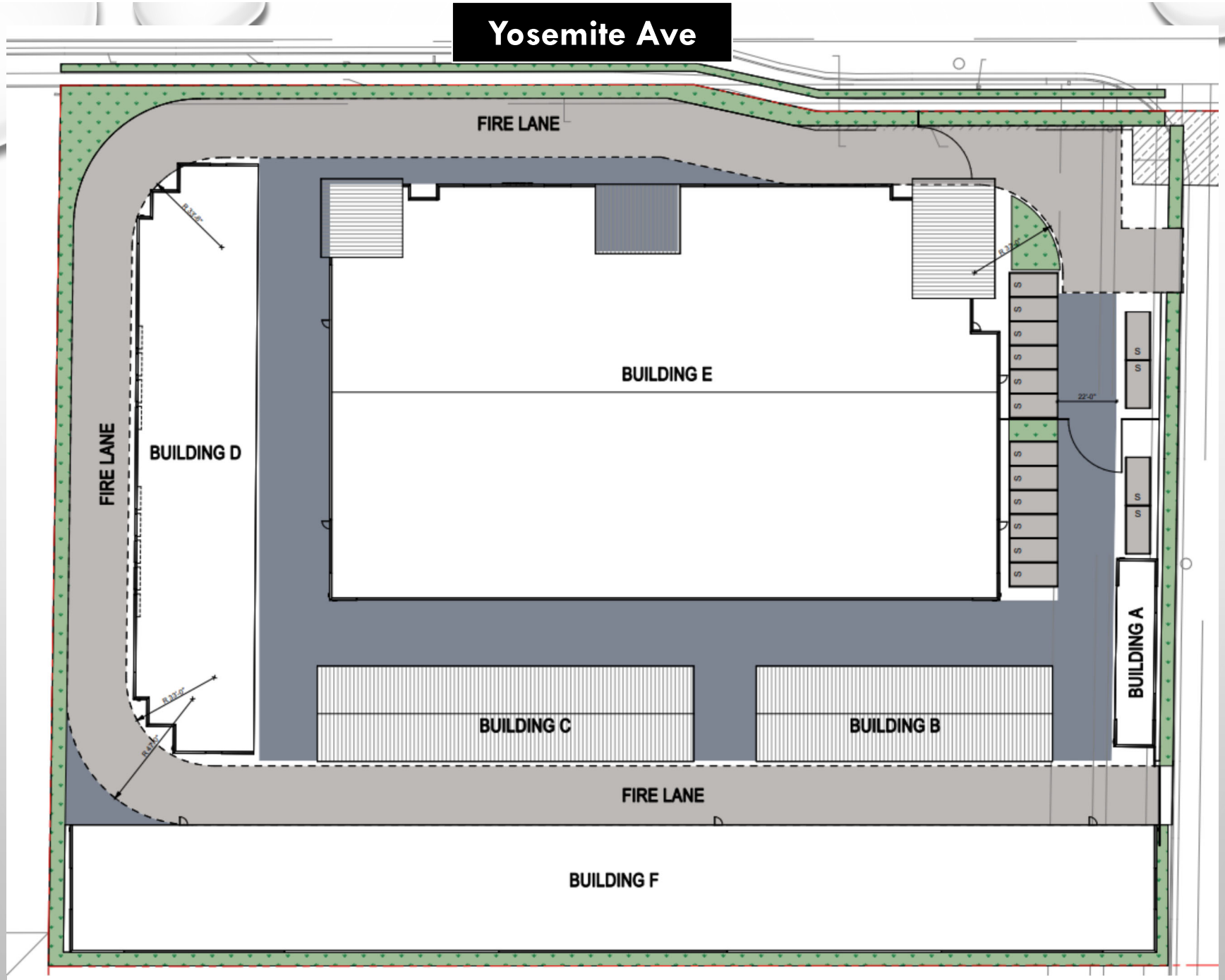
- Existing public improvements - does not have street trees

STREET VIEW – PARSONS AVE.

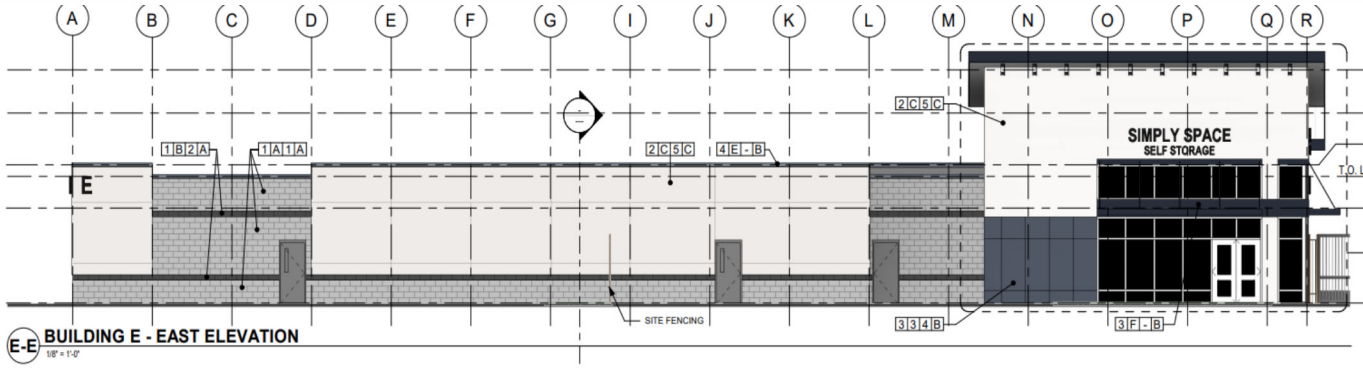
- EXISTING PUBLIC IMPROVEMENTS WITH LANDSCAPING

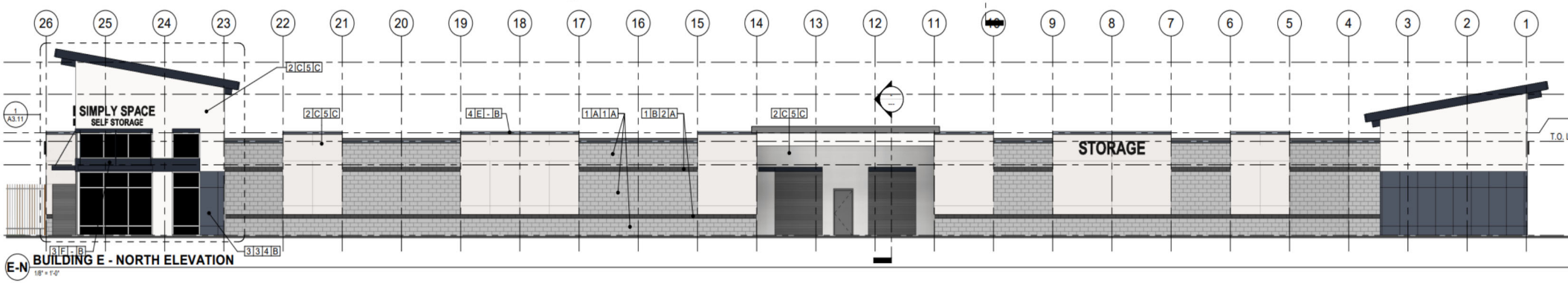
PROPOSED DESIGN

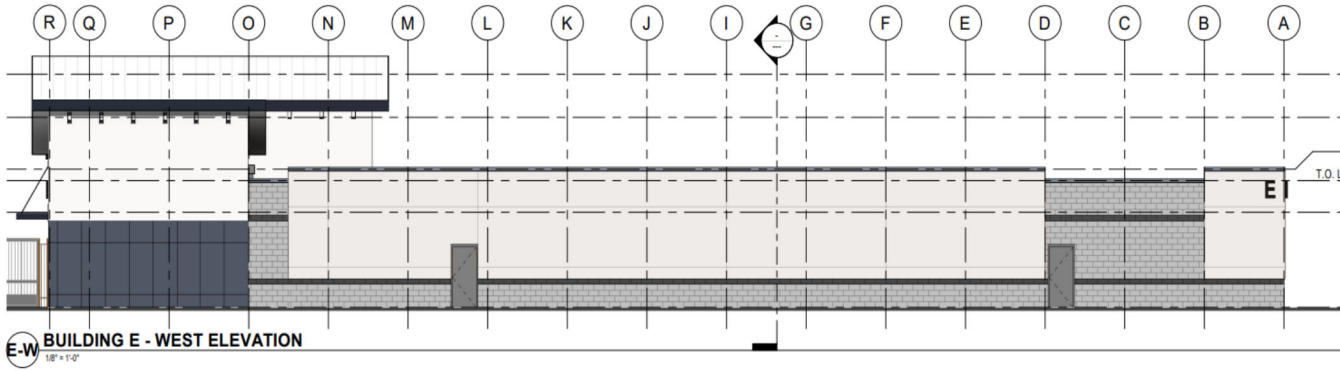
- ENTRANCE FROM YOSEMITE AVE TO SELF-STORAGE



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

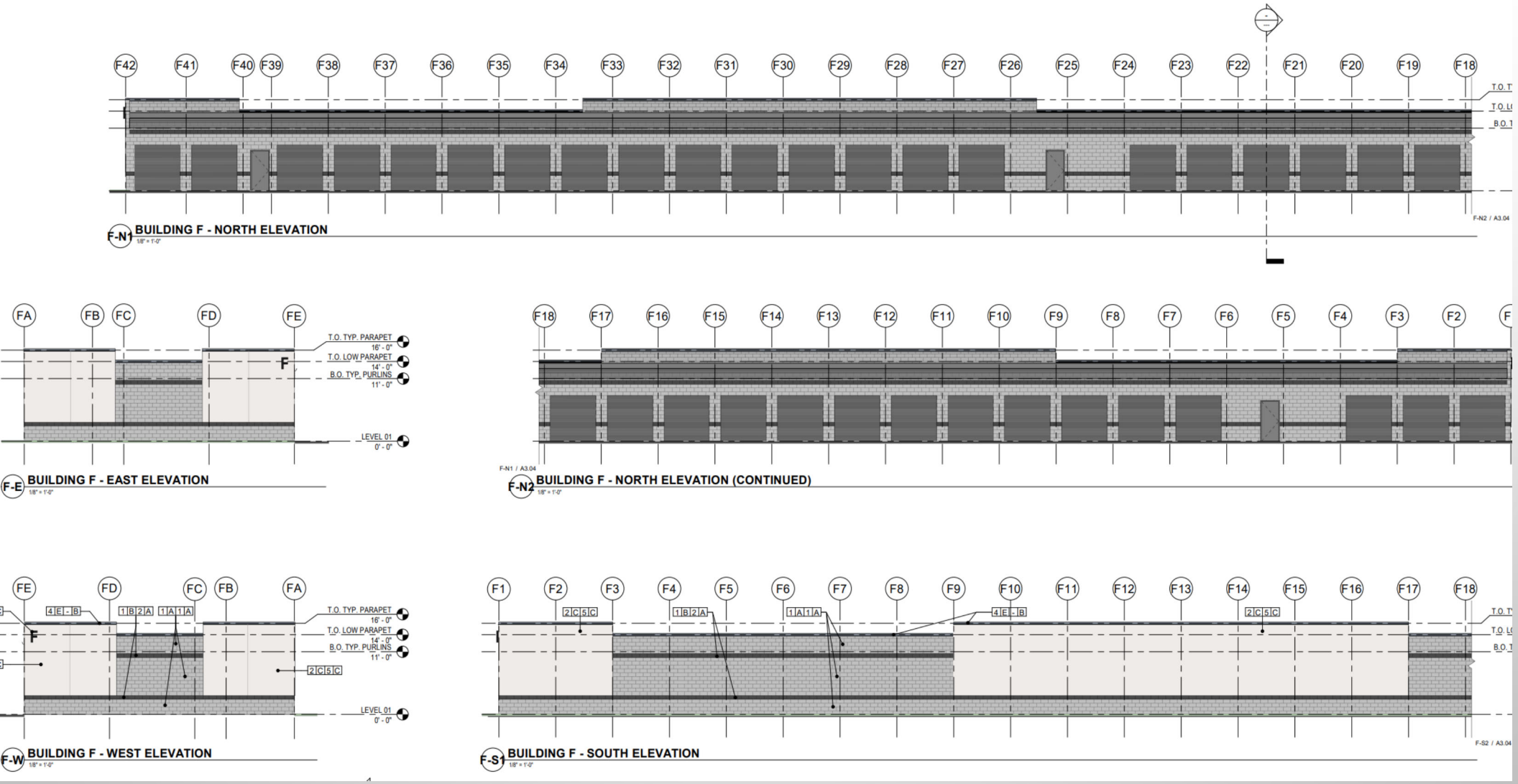






Frontage along E. Yosemite Avenue

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

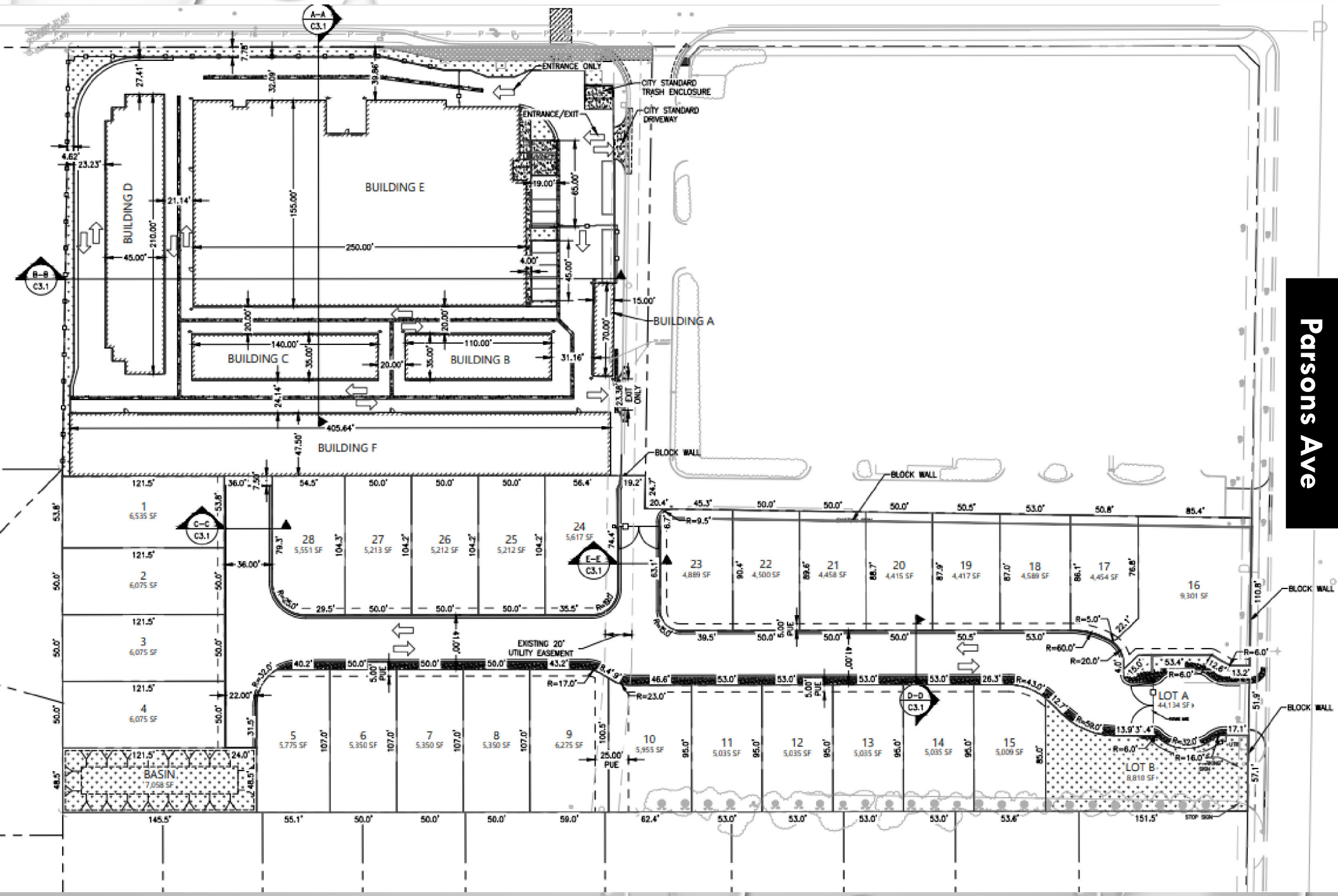


- Elevations for storage units along east, south and west property lines
- Storage unit access through roll-up garage doors
- Block wall 12-14 feet tall along the back of buildings A and F

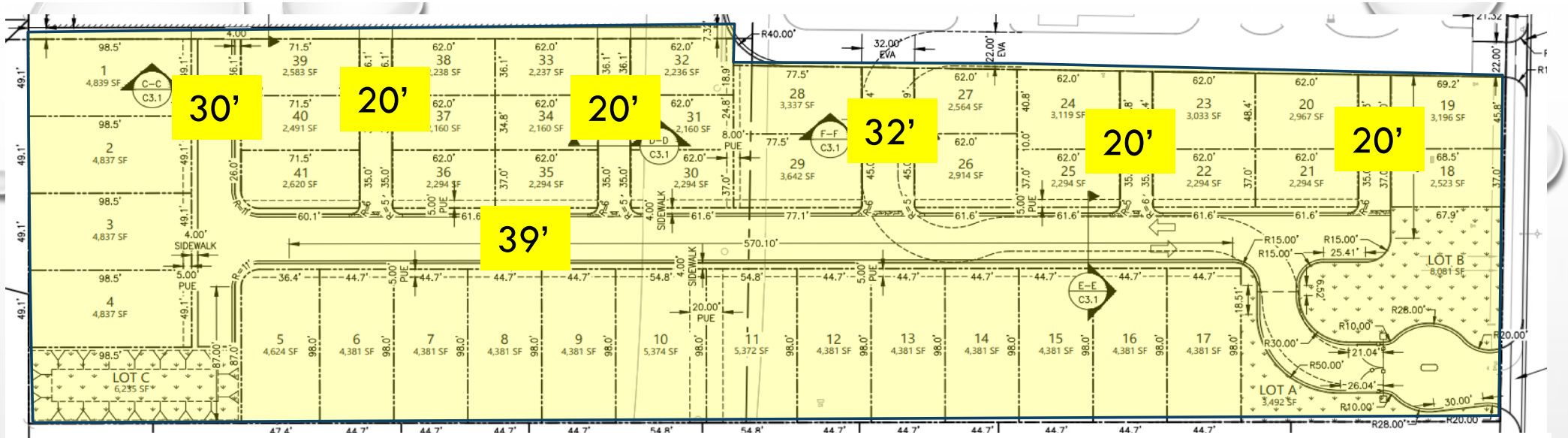
DEVELOPMENT STANDARDS FOR E YOSEMITE AVENUE X PARSONS AVENUE SELF-STORAGE

	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**

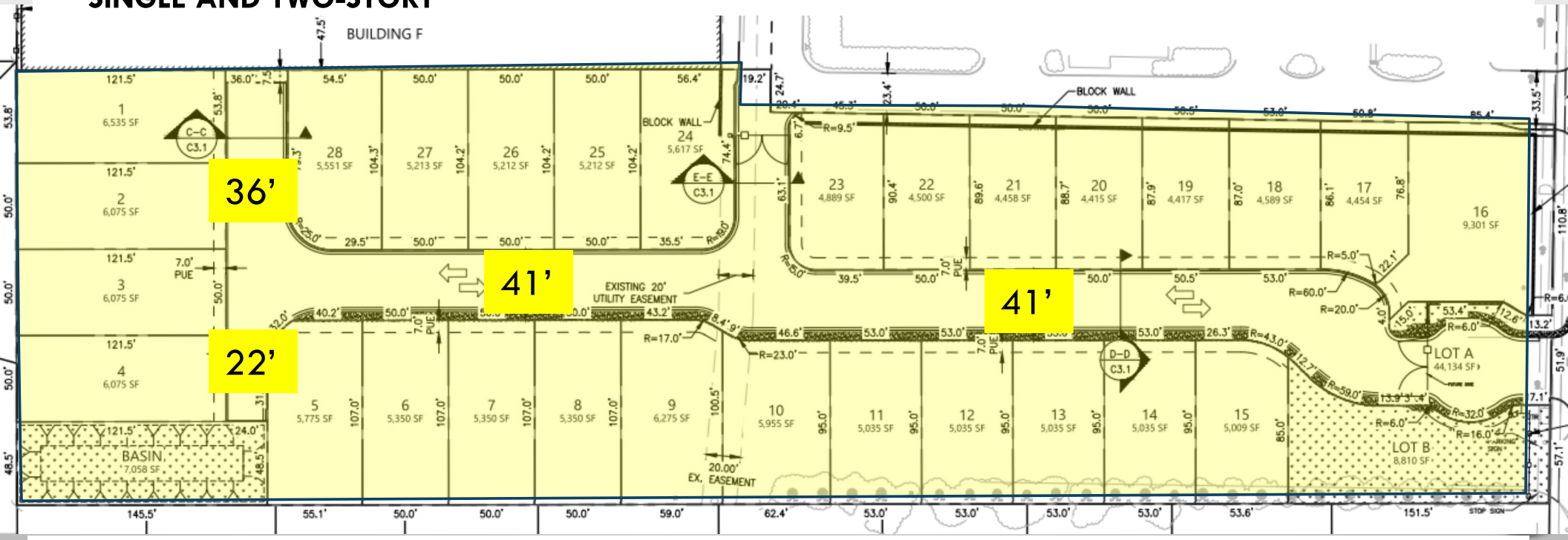
Yosemite Ave



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.

White Dove A
Poin
Swa
S Gardner A
E Yosemite Ave
Pebble Bea
Poppy Hills
Presidio
North Dome Ct
Parsons Ave
Ahwahnee Dr
Ahwahnee Ct
Billie Ct
Oakmont Ct
Silhouette 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