

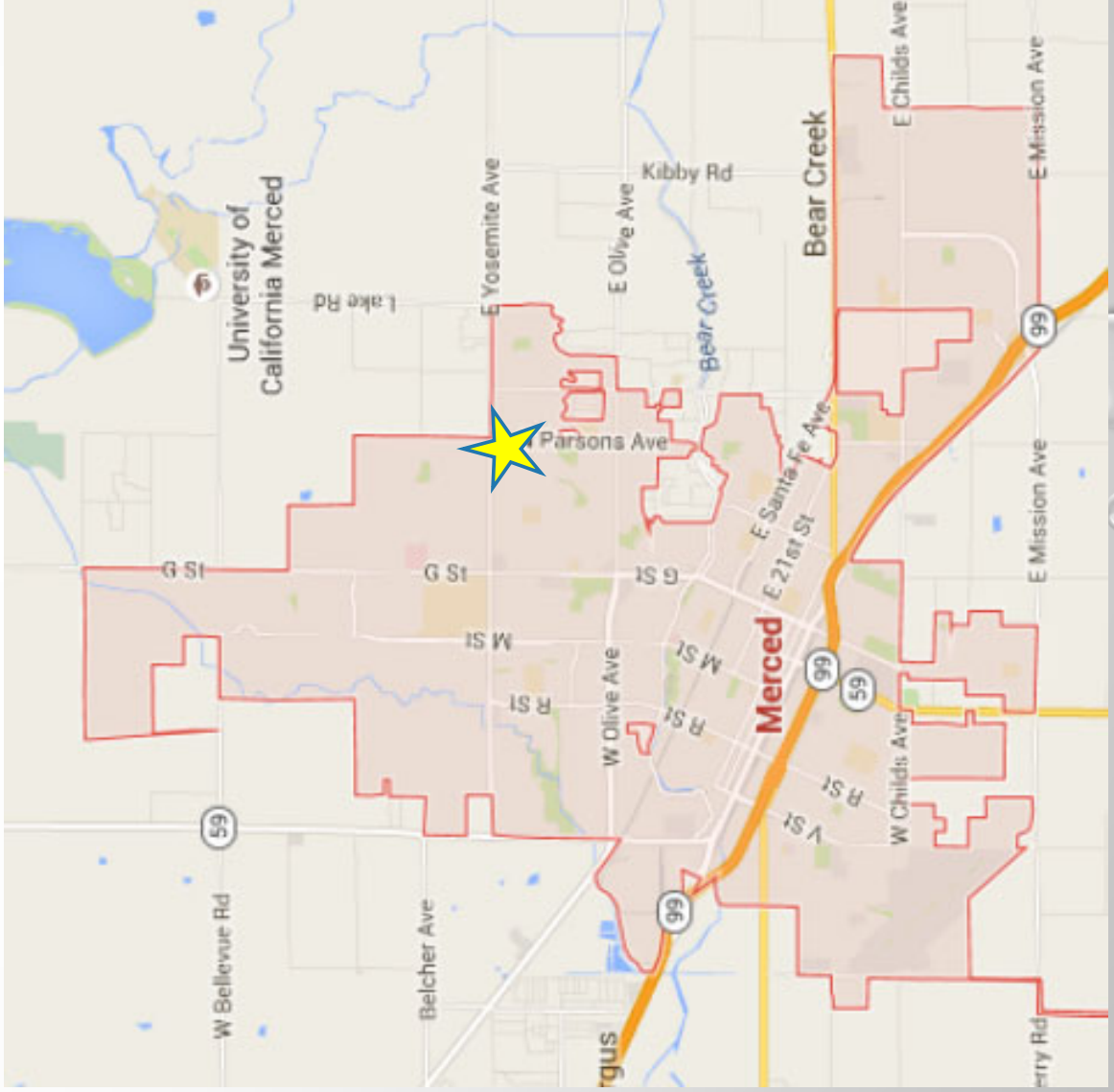
**GENERAL PLAN AMENDMENT #24-02  
SITE UTILIZATION PLAN REVISION #3  
TO PLANNED DEVELOPMENT #20  
VESTING TENTATIVE SUBDIVISION MAP #1332  
SITE PLAN REVIEW #551  
MINOR USE PERMIT #24-13**

**NEW SELF-STORAGE FACILITY AND**

**GATED SINGLE-FAMILY RESIDENTIAL SUBDIVISION**

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

# CITY-SCALE CONTEXT







Single-Family Residences

Church

Medical offices

Single -Family Residences

Single -Family Residences

Bob  
Carpenter  
Park

East Yosemite Avenue

Parsons Avenue

Ahwahnee Court

Silhouette Court

Ahwahnee Drive

North Dome Court

Billie Court

Presidio Court

Pebble Beach Place

Poppy Hills Court

South Avenue

White Dove Avenue

Dove Court

Pinet Court

Swan Court

Pointer Court

Billie Court

North Dome Court

Church

Single-Family Residences

Single-Family Residences

Single-Family Residences



# 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 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 HIGH MEDIUM DENSITY RESIDENTIAL (HMD)**
- **SITE UTILIZATION PLAN REVISION #3 TO PLANNED DEVELOPMENT #20 TO CHANGE TO ALLOW A SELF-STORAGE FACILITY AND GATED SINGLE-FAMILY SUBDIVISION**

# ENTITLEMENTS

## PLANNING COMMISSION FINAL ACTION

- **MINOR USE PERMIT #24-13 FOR INTERFACE REVIEW TO ALLOW COMMERCIAL DEVELOPMENT (SELF-STORAGE) ADJACENT TO A LOW-DENSITY RESIDENTIAL ZONE**
- **SITE PLAN REVIEW PERMIT #551 TO ALLOW THE DEVELOPMENT OF THE STORAGE FACILITY WITHIN A GENERAL PARK DESIGNATION OF BUSINESS PARK**
- **VESTING TENTATIVE SUBDIVISION MAP #1332 DIVIDE THE SELF-STORAGE FROM THE GATED COMMUNITY (41 RESIDENTIAL LOTS)**

# STREET VIEW – YOSEMITE AVE.



- Existing public improvements - does not have street trees



# • STREET VIEW – PARSONS AVE.



- EXISTING PUBLIC IMPROVEMENTS WITH LANDSCAPING



E. YOSEMITE AVE.

PARSONS AVE.

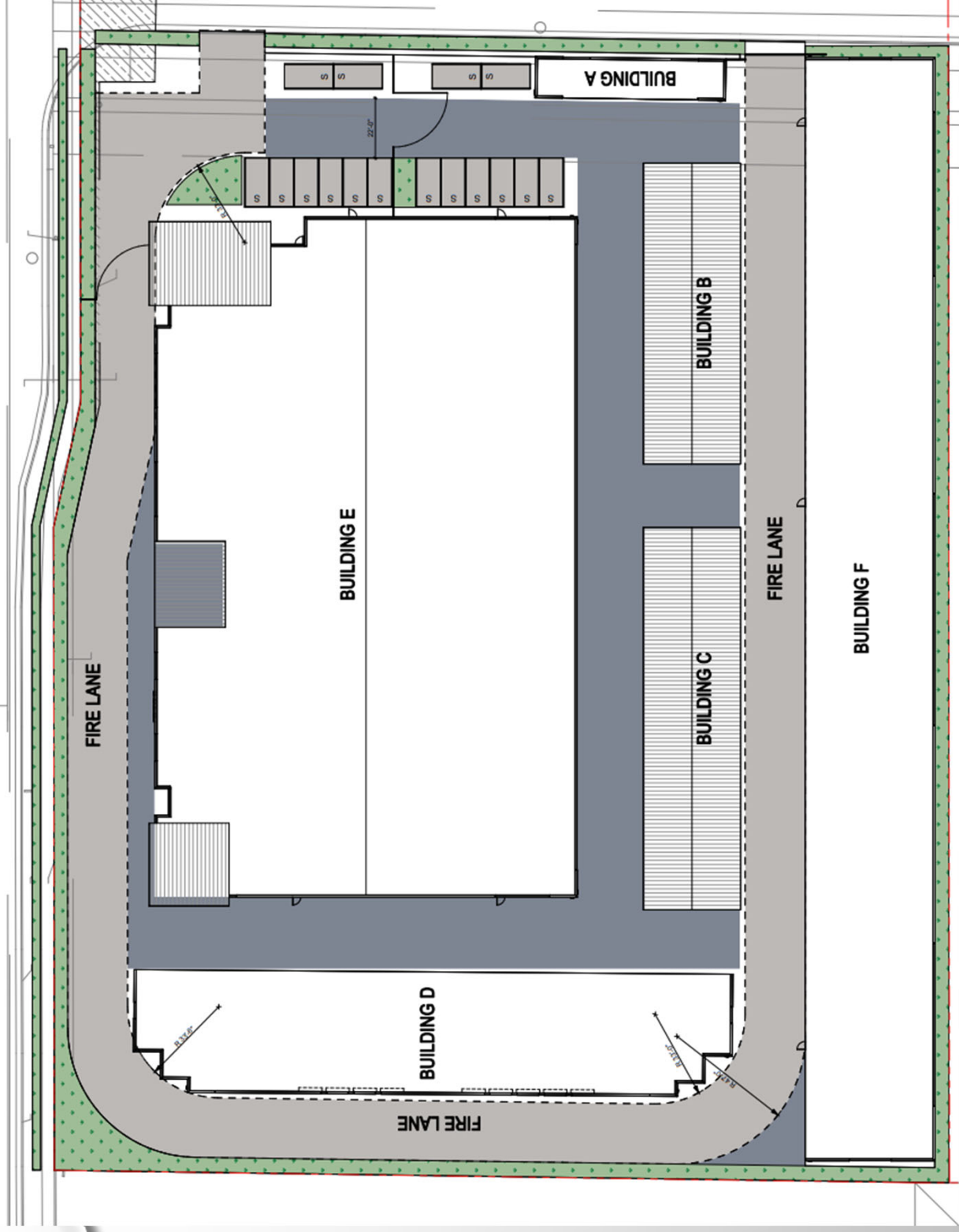




# PROPOSED DESIGN

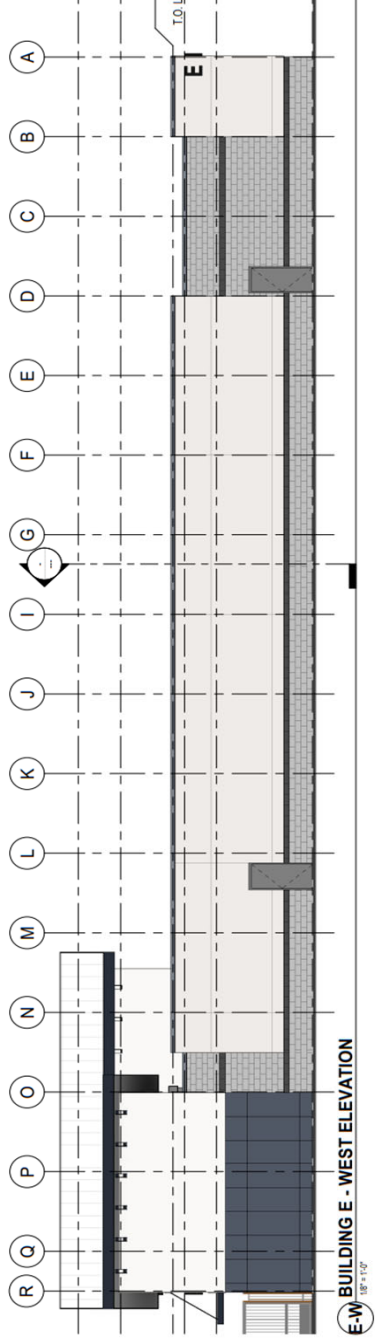
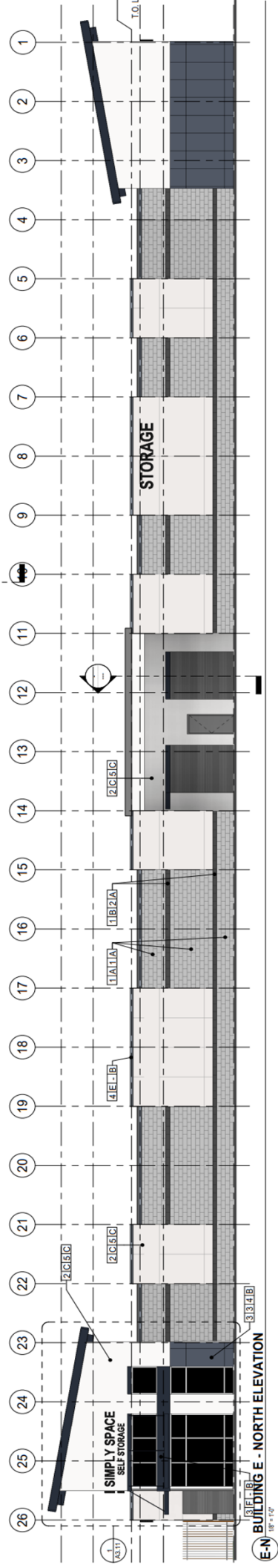
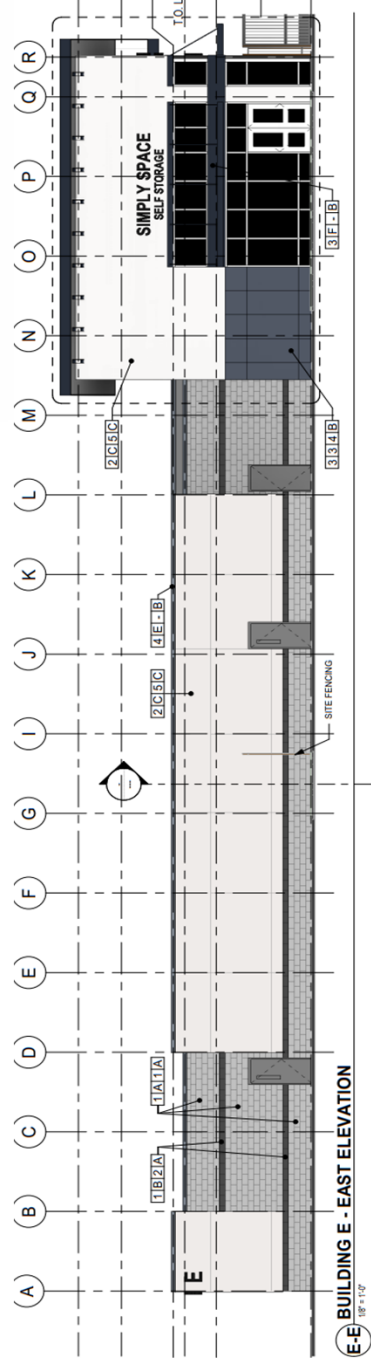


- ENTRANCE FROM YOSEMITE TO SELF-STORAGE



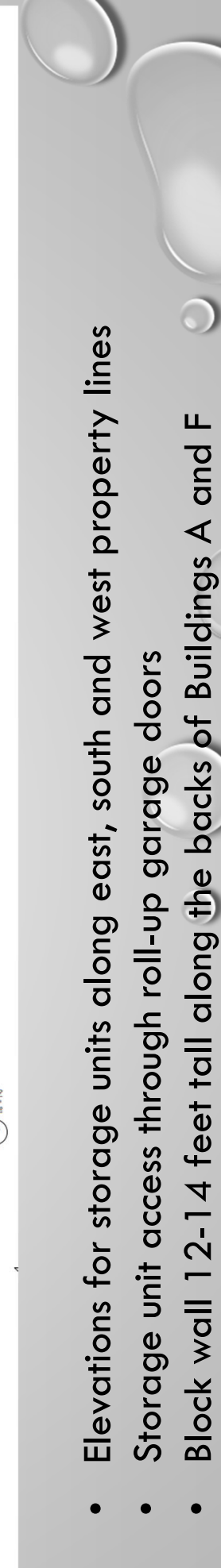
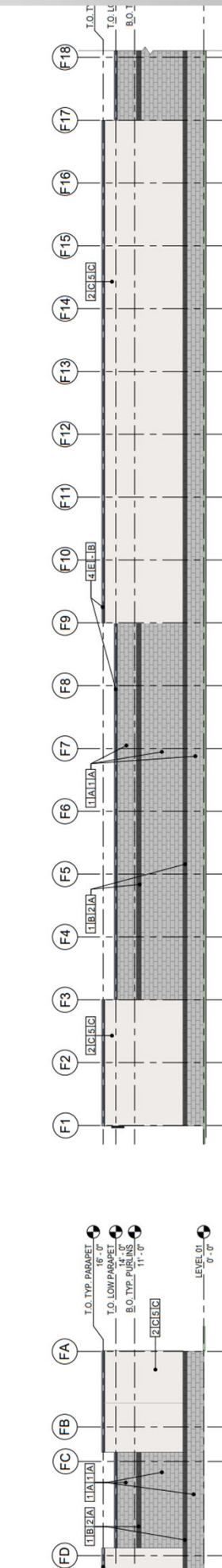
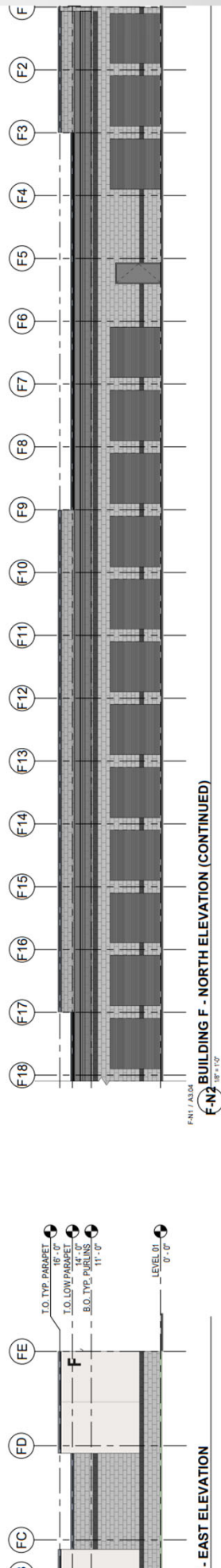
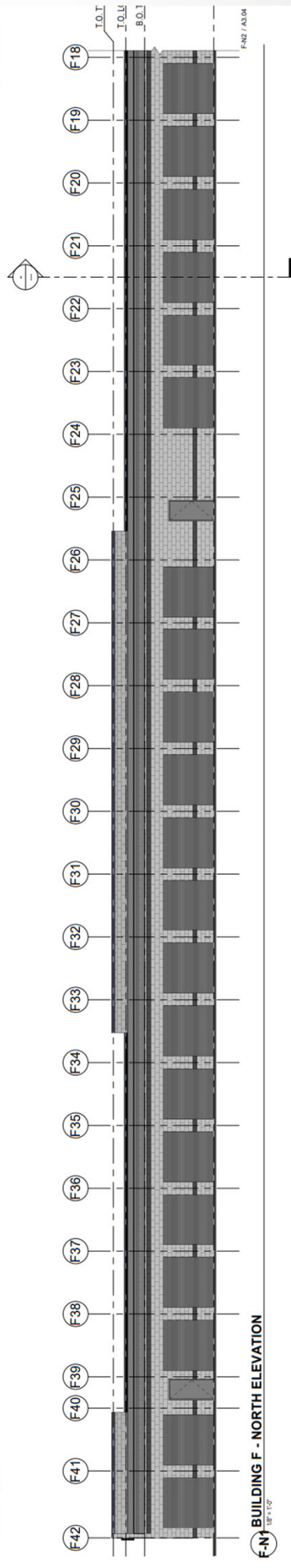
- 500 Storage Units
- Zero-Lot Line (setbacks) along East, South & West Property Lines
- Perimeter fenced with gate access from E. Yosemite Avenue





Frontage along E. Yosemite Avenue

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

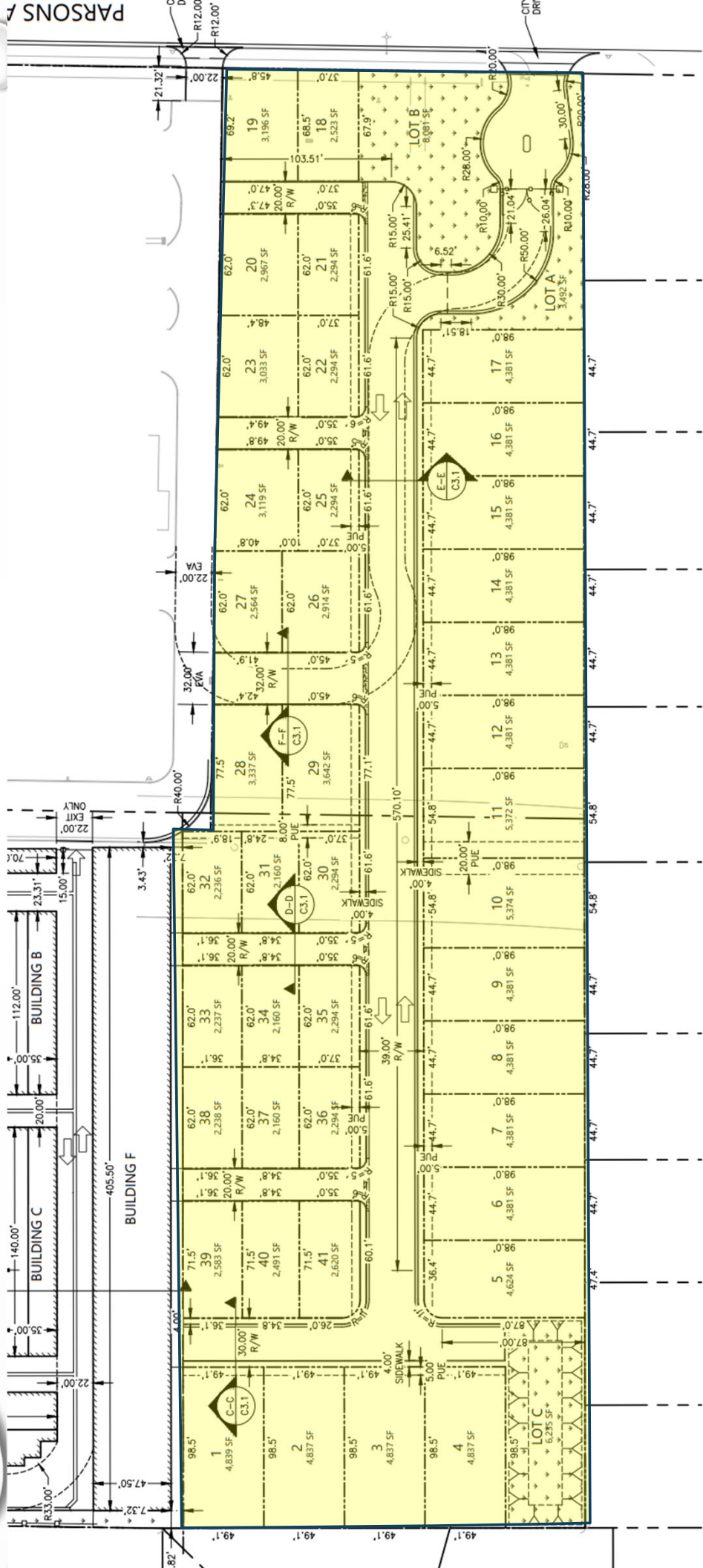


- Elevations for storage units along east, south and west property lines
- Storage unit access through roll-up garage doors
- Block wall 12-14 feet tall along the backs of Buildings A and F

## DEVELOPMENT STANDARDS FOR SELF-STORAGE FACILITY

	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





• PROPOSED GATED, 41-UNIT, SINGLE FAMILY RESIDENTIAL SUBDIVISION

## DEVELOPMENT STANDARDS FOR RESIDENTIAL SUBDIVISION LOTS 1-17

	<b>P-D #20</b>
Exterior yard/front setbacks for all primary and secondary structures	<b>10 Feet</b>
Interior yard/side setbacks for all primary and secondary structures	<b>3 feet 6 inches</b>
Rear Setbacks	<b>15 feet</b>
Fencing (Side Yard)	<b>6 feet</b>
Minimum Lots Size	<b>4,150 sf</b>

## DEVELOPMENT STANDARDS FOR RESIDENTIAL SUBDIVISION LOTS 18-41

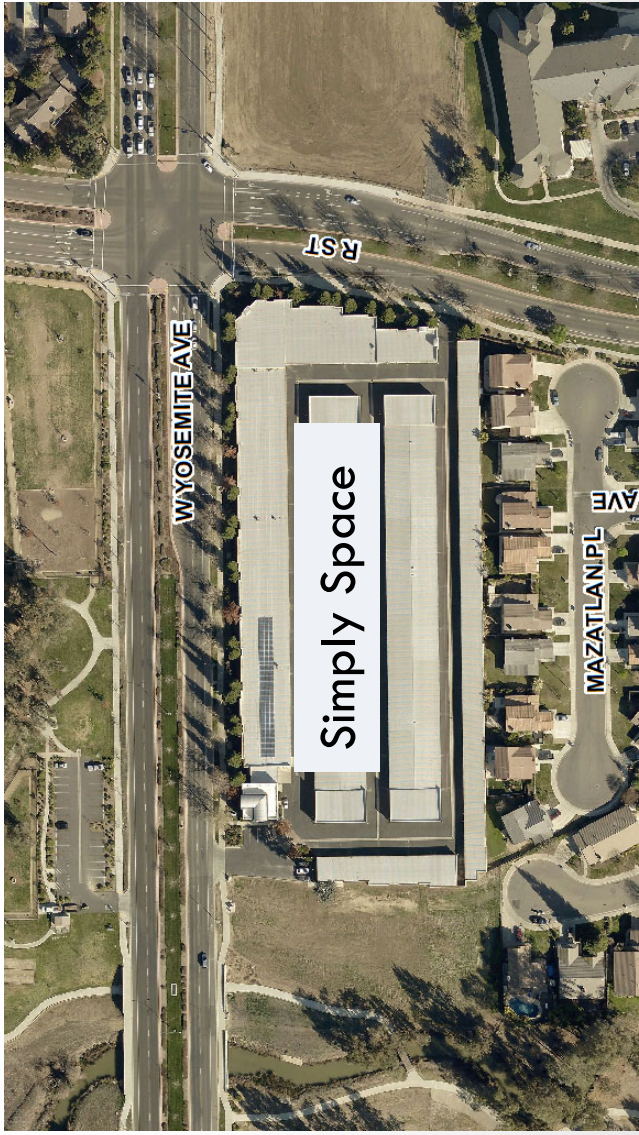
	<b>P-D #20</b>
Exterior yard/front setbacks for all primary and secondary structures	<b>8 Feet</b>
Interior yard/side setbacks for all primary and secondary structures	<b>3 feet 6 inches</b>
Rear Setbacks	<b>5 feet</b>
Fencing (Side Yard)	<b>6 feet</b>
Minimum Lot Size	<b>2,150 sf</b>



# NEIGHBORHOOD IMPACT

- THERE MAY BE SOME VIBRATION AND NOISE DURING CONSTRUCTION.
- THE APPROXIMATE 12-FOOT-TALL CMU BLOCK BUILDING WALL BETWEEN THE SELF-STORAGE 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 496 TRIPS PER DAY (TOTAL PROJECT) FALLING BELOW 500 DAILY TRIPS PER DAY.
- CONDITION INCLUDED TO LIMIT HOURS OF OPERATION BETWEEN 7 A.M. AND 10 P.M. (CONDITION #24 – RESOLUTION #4130)
- PUBLIC HEARING NOTICES WERE MAILED TO ADJACENT PROPERTY OWNERS 3 WEEKS PRIOR TO THIS MEETING. STAFF DID NOT RECEIVE ANY COMMENTS FROM THE PUBLIC

# MINI STORAGE NEXT TO RESIDENTIAL



# CONDITIONS (RESOLUTION #4153)

- **CONDITION #17:** THE DRIVING AISLES IN THE SELF-STORAGE FACILITY AND INTERNAL STREETS IN THE RESIDENTIAL SUBDIVISION SHALL BE DESIGNED TO MEET ALL CITY OF MERCED ENGINEERING AND FIRE DEPARTMENT REQUIREMENTS, INCLUDING THOSE PERTAINING TO TURNING RADIUS.
- **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 10 P.M. ONLY.
- **CONDITION #28:** ADDITIONAL FIRE ACCESS SHALL BE AVAILABLE VIA A GATE CONNECTING THE RESIDENTIAL SUBDIVISION AND THE PARKING LOT TO THE MEDICAL OFFICES TO THE NORTH WITH A CROSS-ACCESS AGREEMENT.



# RECOMMEND 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 ALLOW A SELF-STORAGE FACILITY AND GATED COMMUNITY**
- **ENVIRONMENTAL REVIEW #24-25 (NEGATIVE DECLARATION)**

# DIRECT 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 CC APPROVAL OF GPA AND SUP REVISION TO PD

## QUESTIONS? COMMENTS? CONCERNS?