

**ORDINANCE NO. 2585**

**AN ORDINANCE OF THE CITY COUNCIL OF  
THE CITY OF MERCED, CALIFORNIA, CHANGING  
THE LAND USE DESIGNATION FOR 3.19 ACRES  
FROM “COMMERCIAL OFFICE” TO “SELF  
STORAGE” AT 1380 E. YOSEMITE AVENUE AND  
FOR 4.86 ACRES FROM “COMMERCIAL OFFICE”  
TO “RESIDENTIAL” AT 3595 PARSONS AVENUE,  
GENERALLY LOCATED AT THE SOUTHWEST  
CORNER OF E. YOSEMITE AVENUE AND PARSONS  
AVENUE**

**THE CITY COUNCIL OF THE CITY OF MERCED DOES ORDAIN  
AS FOLLOWS:**

SECTION 1. AMENDMENT TO CODE. The property described in Exhibit A and shown on the map at Exhibit B, attached hereto, and by reference made a part of this Ordinance, is hereby re-designated Site Utilization Plan Revision #3 to Planed Development #20 from “Commercial Office” to “Self Storage” for 3.19 acres and from “Commercial Office” to “Residential” for 4.86 acres as shown on Exhibit B.

SECTION 2. CHANGE OF MAP. The Director of Development Services is hereby directed to make the appropriate markings on the Site Utilization Plan Revision #3 to Plan Development #20 in conformance with this Ordinance and the provisions of Title 20 of the Merced Municipal Code.

SECTION 3. STANDARDS. Pursuant to Merced Municipal Code Section 20.20.020 (M)(5) – Development Standards, the re-designated property shall be subject to the Development Standards found at Exhibit C attached hereto and incorporated herein by this reference.

SECTION 4. EFFECTIVE DATE. This Ordinance shall be in full force and effect thirty (30) days after its adoption.

SECTION 5. SEVERABILITY. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this



ATTEST:  
D. SCOTT MCBRIDE, CITY CLERK

BY: *Janice Parkes*  
Assistant/Deputy City Clerk



(SEAL)

APPROVED AS TO FORM:  
CRAIG J. CORNWELL, CITY ATTORNEY

*Craig Cornwell*      *11/10/2025*  
City Attorney                      Date

**NOTICE OF POTENTIAL INTRODUCTION OF ORDINANCE**

**CITY OF MERCED**

NOTICE IS HEREBY GIVEN that on \_\_\_\_\_, 2025, the City Council of the City of Merced is scheduled to consider the introduction of an Ordinance entitled:

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MERCED, CALIFORNIA, APPROVING SITE UTILIZATION PLAN REVISION #3 TO PLANNED DEVELOPMENT #20 CHANGING THE LAND USE DESIGNATION FROM COMMERCIAL OFFICE TO SELF STORAGE FOR 3.19 ACRES AND TO RESIDENTIAL FOR THE REMAINING 4.86 ACRES FOR AN APPROXIMATE 8.05 ACRE-PARCEL GENERALLY LOCATED ON THE SOUTHWEST CORNER OF EAST YOSEMITE AVENUE AND PARSONS AVENUE.**

at its regular meeting to be held at 6:00 pm in the City Council Chambers at 678 West 18<sup>th</sup> Street, Merced, California. The public is invited to provide any oral or written comments regarding this proposed Ordinance.

**If adopted, this Ordinance would change the land use designation from “Commercial Office” to “Self Storage” for 3.19 acres and “Residential” for 4.86 acers of land generally located on the southwest corner of Yosemite Avenue and Parsons Avenue.**

A copy of the full text of the proposed Ordinance is available for review in the Office of the City Clerk, City of Merced, 678 West 18<sup>th</sup> Street, Merced, California, and on the City’s website at [www.cityofmerced.org](http://www.cityofmerced.org).

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ASSISTANT CITY CLERK

PUBLISH:

**PUBLIC NOTICE OF ADOPTION OF ORDINANCE**

**CITY OF MERCED**

**ORDINANCE NO. \_\_\_\_\_**

NOTICE IS HEREBY GIVEN that on \_\_\_\_\_, 2025, the City Council of the City of Merced adopted Ordinance No. \_\_\_\_\_, entitled:

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MERCED, CALIFORNIA, APPROVING SITE UTILIZATION PLAN REVISION #3 TO PLANNED DEVELOPMENT #20 CHANGING THE LAND USE DESIGNATION FROM COMMERCIAL OFFICE TO SELF STORAGE FOR 3.19 ACRES AND TO RESIDENTIAL FOR THE REMAINING 4.86 ACRES FOR AN APPROXIMATE 8.05 ACRE-PARCEL GENERALLY LOCATED ON THE SOUTHWEST CORNER OF EAST YOSEMITE AVENUE AND PARSONS AVENUE.**

**Ordinance No. \_\_\_\_\_ changes the land use designation from “Commercial Office” to “Self Storage” for 3.19 acres and “Residential” for 4.86 acres of land generally located on the southwest corner Yosemite Avenue and Parsons Avenue.**

Ordinance No. \_\_\_\_\_ was adopted by the following roll call vote of the City Council:

AYES: Council Members:

NOES: Council Members:

ABSTAIN: Council Members:

ABSENT: Council Members:

A copy of the full text of Ordinance No. \_\_\_\_\_ is available for review in the Office of the City Clerk, City of Merced, 678 West 18<sup>th</sup> Street, Merced, California, and on the City's website at [www.cityofmerced.org](http://www.cityofmerced.org).

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ASSISTANT CITY CLERK

PUBLISH:

**LEGAL DESCRIPTION**

Real property in the City of Merced, County of Merced, State of California, described as follows:

PARCEL 2, AS SHOWN ON "PARCEL MAP FOR WAINWRIGHT TRUSTS", RECORDED JANUARY 26, 2001 IN VOLUME 87 OF PARCEL MAPS, PAGES 45 AND 46 AND BEING A DIVISION OF REMAINDERS A AND B AS SHOWN ON "OAKMONT VILLAGE UNIT NO. 5", RECORDED IN VOLUME 46 OF OFFICIAL PLATS AT PAGES 37 THROUGH 39, MERCED COUNTY RECORDS.

EXCEPTING THEREFROM,

BEING A PORTION OF PARCEL 2 AS SHOWN ON "PARCEL MAP FOR WAINWRIGHT TRUSTS", RECORDED IN VOLUME 87 OF PARCEL MAPS, AT PAGES 45 AND 46, MERCED COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 2, THENCE S. 00 DEG. 52'42" W. 10.00 FEET ALONG THE EAST LINE OF SAID PARCEL 2, THENCE S. 89 DEG. 56'07" W. 155.37 FEET, THENCE N. 77 DEG. 48'29" W. 47.11 FEET TO THE NORTH LINE OF SAID PARCEL 2, THENCE N. 89 DEG. 56'07" E. 201.56 FEET ALONG SAID NORTH LINE TO POINT OF BEGINNING, AS GRANTED TO THE CITY OF MERCED, A MUNICIPAL CORPORATION BY DEED RECORDED AUGUST 22, 2001 IN VOLUME 4251 OFFICIAL RECORDS, PAGE 317, MERCED COUNTY.

APN: 006-050-068-000

**EXHIBIT A**

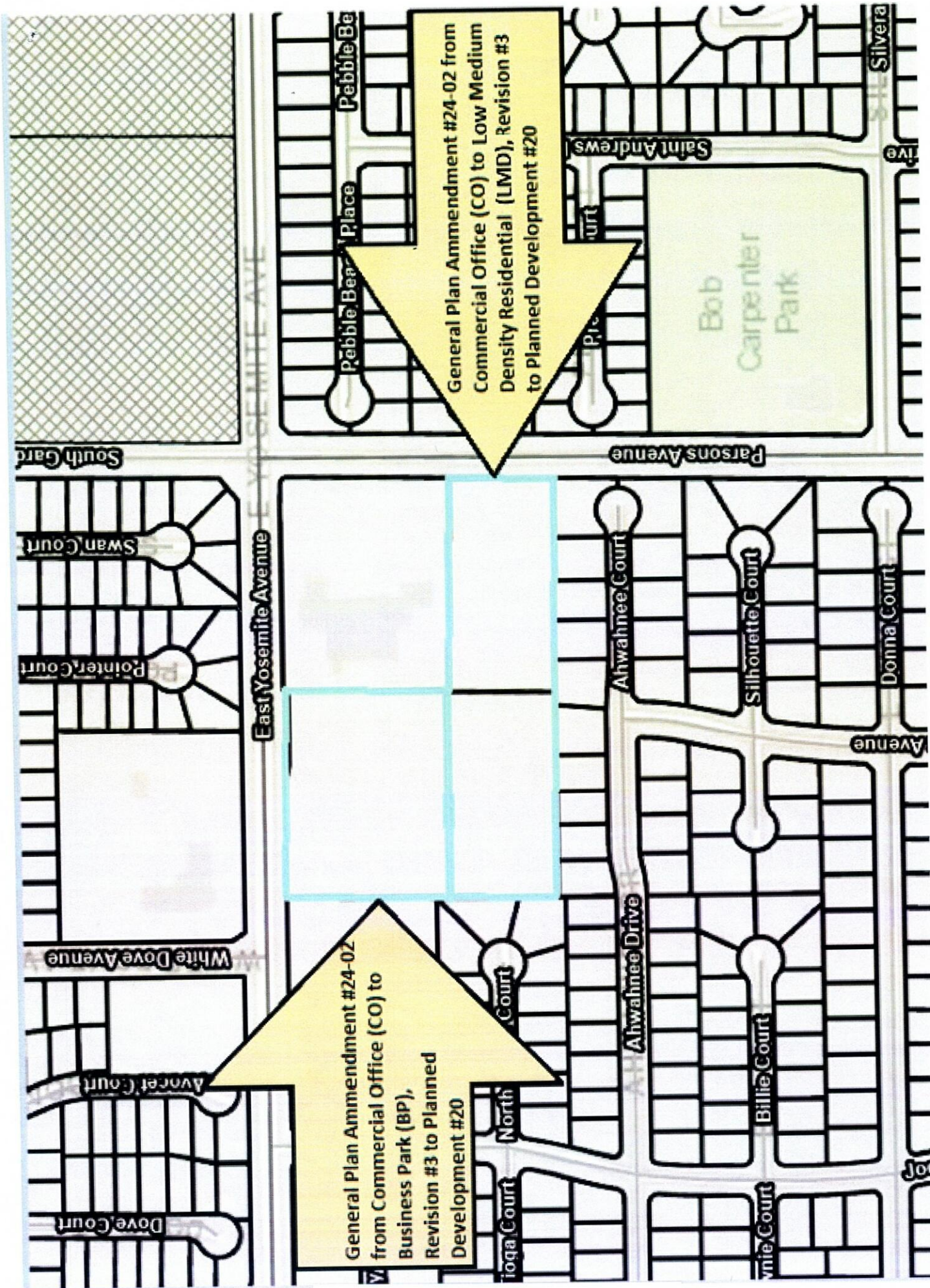


EXHIBIT B

**DEVELOPMENT STANDARDS**  
**Yosemite Ave. x Parsons Ave**  
**Self-Storage & Residential Subdivision**

The following information contains Development Standards for the E Yosemite Avenue x Parsons Ave self-storage facility and residential subdivision at 1380 E Yosemite Ave and 3595 Parsons Ave through the Revision #3 of Planned Development (P-D) #20

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

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

**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	<b>10 feet</b>
Interior yard/side setbacks for all primary and secondary structures	<b>4 feet</b>
Rear Setbacks	<b>15 feet</b>
Fence height (Side Yard)	<b>6 feet</b>

Lots 1-15 to be all single story

**EXHIBIT C**

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	<b>10 Feet</b>
Interior yard/side setbacks for all primary and secondary structures	<b>4 feet</b>
Rear Setbacks	<b>15 feet</b>
Fence Height (Side Yard)	<b>6 feet</b>

Lots 15-28 to be a mixture of single and two story with a maximum height of 32 feet.

