

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





Dove Court

Secret Court

White Dove Avenue

Pointer Court

Swan Court

South G

Single -Family Residences

Church

Single-Family Residences

East Yosemite Avenue

Village Court

Single -Family Residences

Medical offices

Pebble Beach Place

ia Court

North Dome Court

Poppy Hills Court

Presidio Court

Ahwahnee Drive

Ahwahnee Court

Single -Family Residences

Parsons Avenue

e Court

Billie Court

Silhouette Court

Bob
Carpenter
Park

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. ACCORDING TO PLANNING RECORDS, THIS MAY BE THE FIRST DEVELOPMENT APPLICATION TO CITY FOR THIS SITE.

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 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 41 RESIDENTIAL LOTS

• STREET VIEW – YOSEMITE AVE.



- Existing public improvements - does not have street trees

STREET VIEW – PARSONS AVE.

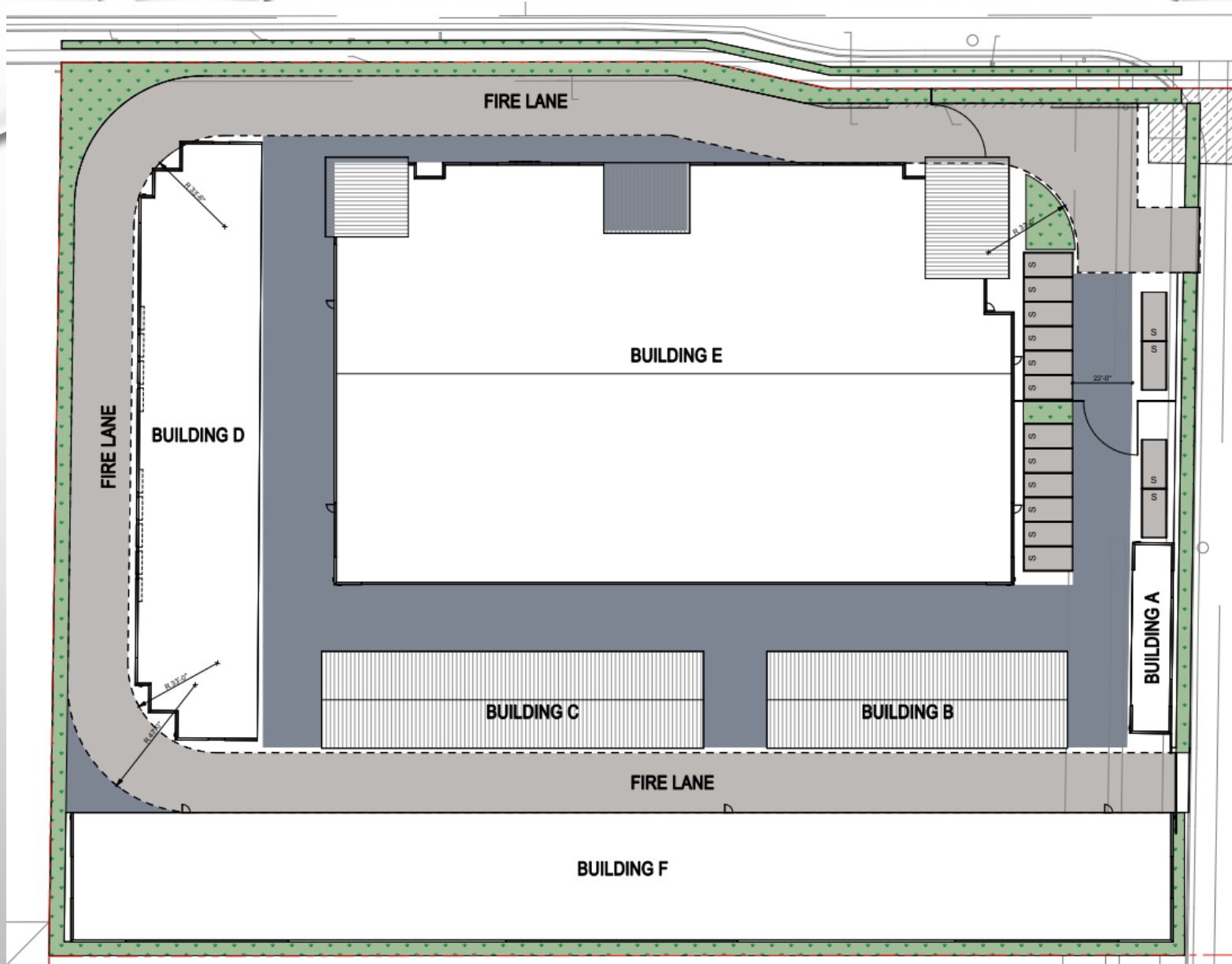


- EXISTING PUBLIC IMPROVEMENTS WITH LANDSCAPING

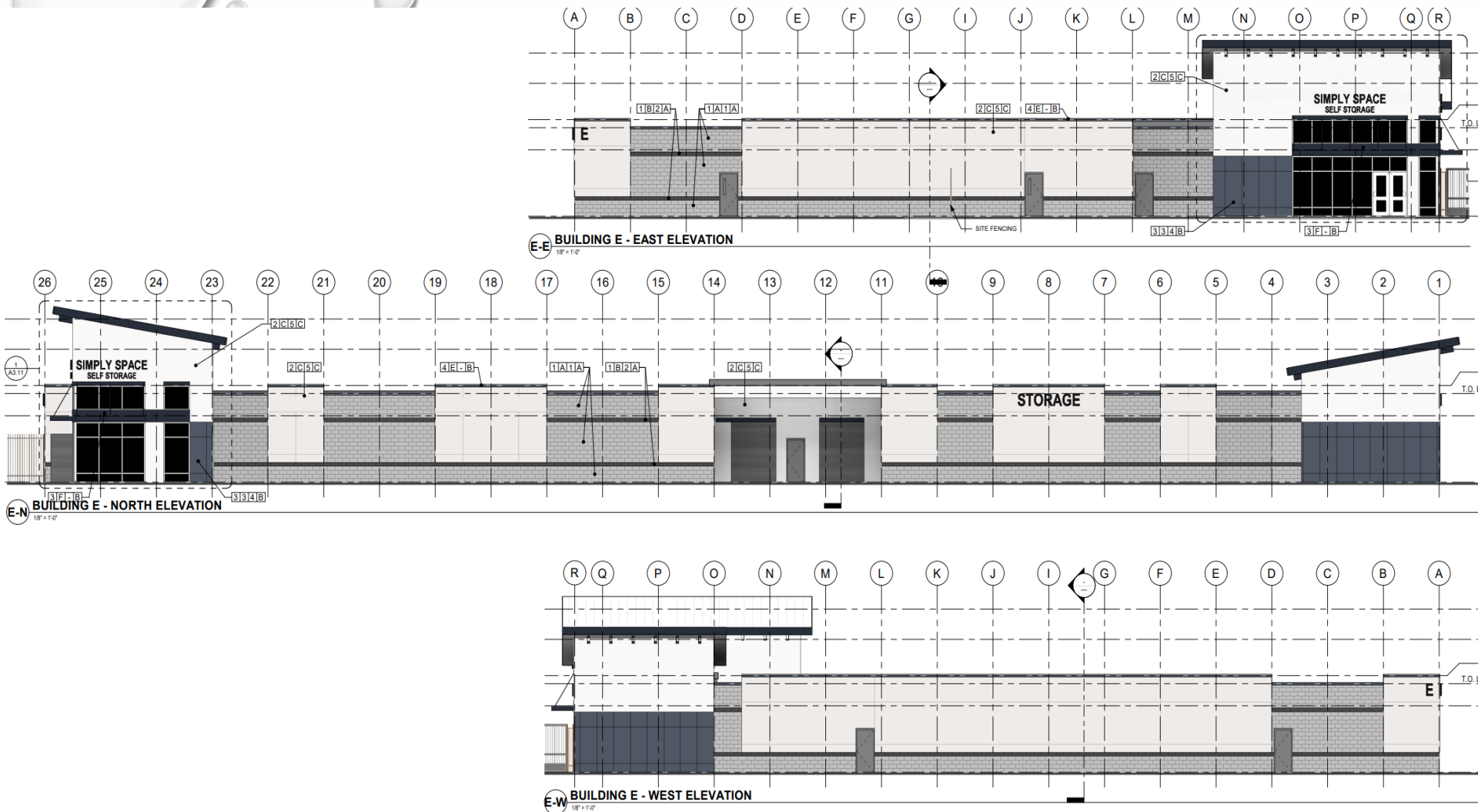
PROPOSED DESIGN



- ENTRANCE FROM YOSEMITE TO SELF-STORAGE



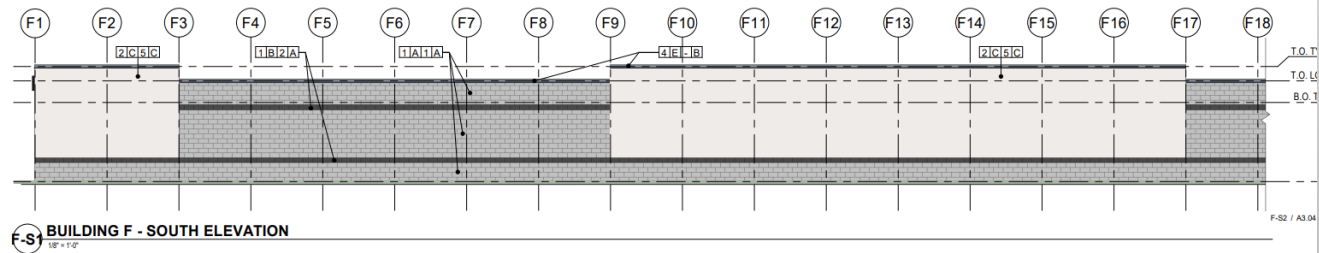
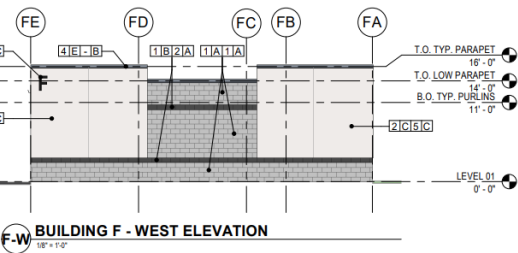
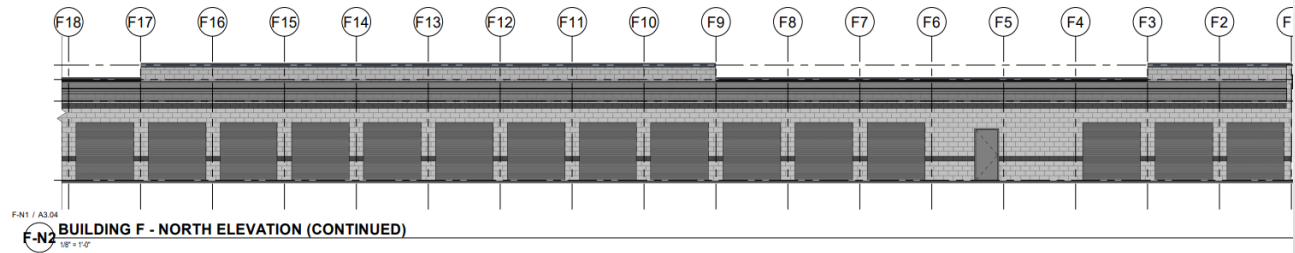
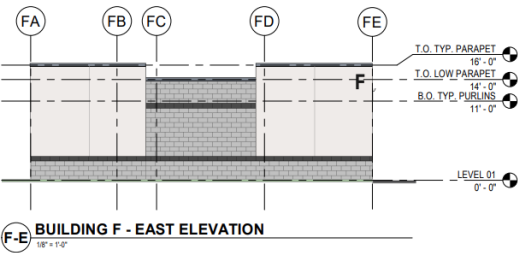
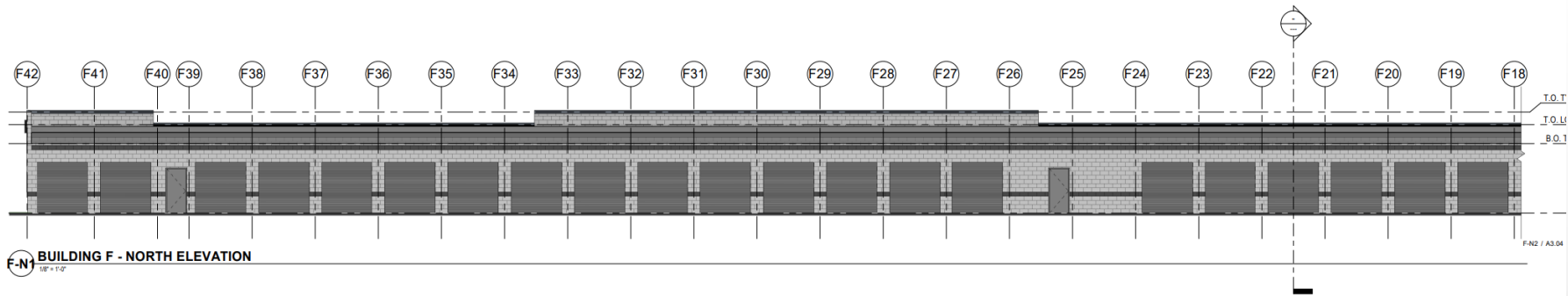
- 500 Storage Units
- Zero-Lot Line (setbacks) along East, South & West Property Lines
- Perimeter fenced with gate access from E. Yosemite Avenue



Frontage along E. Yosemite Avenue

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

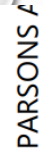




- Elevations for storage units along east, south and west property lines
- Storage unit access through roll-up garage doors
- Block wall 12-14 feet tall along the back of buildings A and F

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



- CITY
-
- DRIVE

**DEVELOPMENT STANDARDS FOR E YOSEMITE AVENUE X PARSONS
AVENUE RESIDENTIAL SUBDIVISION LOTS 1-17**

	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	3 feet 6 inches
Rear Setbacks	15 feet
Fencing (Side Yard)	6 feet

**DEVELOPMENT STANDARDS FOR E YOSEMITE AVENUE X PARSONS
AVENUE RESIDENTIAL SUBDIVISION LOTS 18-41**

	P-D #20
Exterior yard/front setbacks for all primary and secondary structures	8 Feet
Interior yard/side setbacks for all primary and secondary structures	3 feet 6 inches
Rear Setbacks	5 feet
Fencing (Side Yard)	6 feet

NEIGHBORHOOD IMPACT

- THERE MAY BE SOME VIBRATION AND NOISE DURING CONSTRUCTION.
- THE APPROXIMATE 12-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 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)

STORAGE FACILITIES NEXT TO RESIDENTIAL



CONDITIONS (RESOLUTION #4153)

- **CONDITION #18:** 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 #29:** ADDITIONAL FIRE ACCESS SHALL BE AVAILABLE VIA A GATE CONNECTING THE RESIDENTIAL SUBDIVISION AND THE PARKING LOT TO THE MEDICAL OFFICES TO THE NORTH.

PREVIOUS HEARING

A PUBLIC HEARING WAS HELD FOR THIS ITEM ON MARCH 19, 2025 WHERE THE PLANNING COMMISSION VOTED TO CONTINUE THE MEETING TO APRIL 9, 2025 TO ALLOW FOR MORE TIME FOR RESIDENTS TO REVIEW THE PROJECT DOCUMENTS.

PUBLIC HEARING NOTICES WERE MAILED TO PROPERTY OWNERS WITHIN 300 FEET OF THE PROJECT SITE 3 WEEKS PRIOR TO THE MARCH 19TH HEARING AND PUBLISHED IN THE MERCED COUNTY TIMES ON FEBRUARY 27TH.

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

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 CITY COUNCIL APPROVAL OF GPA AND SUP REVISION TO PD

QUESTIONS? COMMENTS ? CONCERNS ?