



ADMINISTRATIVE REPORT

File #: 22-122

Meeting Date: 3/9/2022

Planning Commission Staff Report

Report Prepared by: Julie Nelson, Senior Planner

SUBJECT: General Plan Amendment #21-03 and Zone Change #429, initiated by Peter Lau on behalf of Bellevue Ranch Paseo, LLC, for approximately 8.5 acres of land generally located at the northeast corner of Bellevue Road and Barclay Way. The General Plan Amendment would change the General Plan land use designation from Neighborhood Commercial (CN) to Low-Medium Density (LMD) Residential. The Zone Change would change the Zoning designation from Planned Development (P-D) #73 to Residential Planned Development (RP-D) #63 to allow the construction of single-family homes. **PUBLIC HEARING**

ACTION: PLANNING COMMISSION:

Recommendation to City Council

- 1) Environmental Review #21-47 (*CEQA Section 15162 Findings*)
- 2) General Plan Amendment #21-03
- 3) Zone Change #429

CITY COUNCIL:

Approve/Disapprove/Modify

- 1) Environmental Review #21-47 (*CEQA Section 15162 Findings*)
- 2) General Plan Amendment #21-03
- 3) Zone Change #429

SUMMARY

The project site consists of approximately 8.5 acres of land generally located at the northeast corner of Bellevue Road and Barclay Way. The proposed General Plan Amendment would change the land use designation for this area from Neighborhood Commercial (CN) to Low-Medium Density (LMD) Residential and the Zone Change would change the zoning designation from Planned Development (P-D) #73 to Residential Planned Development (RP-D) #63. The proposed changes would revert the project site back to its original land use and make it consistent with the land use designations and design standards for the eastern half of the Paseo subdivision.

RECOMMENDATION

Planning Staff recommends that the Planning Commission recommend approval to the City Council

of Environmental Review #21-47 (CEQA Section 15162 Findings), General Plan Amendment #21-03, and Zone Change #429 (including the adoption of the Draft Resolution at Attachment A) subject to the conditions in Exhibit A and the findings/considerations in Exhibit B of the Draft Resolution at Attachment A of Planning Commission Staff Report #22-122.

DISCUSSION

The project site consists of approximately 8.5 acres of land generally located at the northeast corner of Bellevue Road and Barclay Way (Attachment B of Planning Commission Staff Report #22-122). The developer is requesting to change the General Plan land use designation from Neighborhood Commercial (CN) to Low-Medium Density (LMD) Residential and change the Zoning designation from Planned Development (P-D) #73 to Residential Planned Development (RP-D) #63 (refer to Attachment C of Planning Commission Staff Report #22-122). The project site was previously part of the Paseo subdivision (Attachment D of Planning Commission Staff Report #22-096) but, in 2011, was changed to allow commercial development on the project site. The developer is now requesting to revert the area back to its original land use to allow it to be developed with small-lot single-family homes consistent with the original design of the Paseo Subdivision. Additional information is provided in the Background section of this report.

Project Description

The proposed project consists of a General Plan Amendment to change the land use designation from Neighborhood Commercial (CN) to Low-Medium Density (LMD) Residential and to change the Zoning designation from Planned Development (P-D) #73 to Residential Planned Development (RP-D) #63. The adoption of the Zone Change would include design standards consistent with the standards for the eastern half of the Paseo subdivision. These standards are provided at Attachment F of Planning Commission Staff Report #22-122.

The project site consists of 75 individual lots. Of those lots, 57 are intended to have single-family dwellings constructed on them. The other 18 lots consist of open space, drainage basin, alleys, and landscape areas. The map at Attachment G of Planning Commission Staff Report #22-122 shows the lots that would have houses on them as well as identifying the additional 18 lots that are used for other purposes.

Surrounding uses as noted in Attachment B.

Surrounding Land	Existing Use of Land	City Zoning Designation	City General Plan Land Use Designation
North	El Capitan High School	P-D #42	School
South	Single-Family Dwellings (across Bellevue Road)	P-D #42	Low-Density (LD) and Low-Medium Density (LMD) Residential
East	Vacant	RP-D #63	Low-Medium Density (LMD) Residential

West	Vacant	P-D #42	Commercial Office (CO)
------	--------	---------	------------------------

Background

This property was annexed into the City in 2000 in connection with the Bellevue Ranch #2 Annexation. At that time, the project site was Zoned Residential Planned Development (RP-D) #63. RP-D #63 also included the eastern portion of what is now known as the Paseo Subdivision (Attachment D of Planning Commission Staff Report #22-122). In 2006, the City approved General Plan Amendment #06-04 and Site Utilization Plan Revision #1 to Residential Planned Development (RP-D) #63, which changed the land use designation from Low Density Residential to Low-Medium Density Residential to allow the construction of 156 small-lot single-family dwellings on approximately 17.64 acres. Subsequently, Conditional Use Permit #1096 and Tentative Subdivision Map #1294 were approved. On February 27, 2007, a Final Subdivision map for the Paseo Subdivision was recorded creating 142 single-family lots. Shortly thereafter, 6 homes were constructed on the corner of Bellevue Road and G Street. Unfortunately, the housing market began its fall shortly thereafter and no additional homes have been constructed. Although only 6 homes were constructed, all the improvements were installed (i.e., streets, curb, gutter, sidewalk, etc.) throughout the subdivision, including the current project site.

In 2011, the City approved a request from the property owner to change the western half of the subdivision to allow for commercial uses. General Plan Amendment #11-04 and Zone Change #413 changed the land use designations for the current project site Neighborhood Commercial (CN) and Planned Development (P-D) #73, respectively.

Also in 2011, Site Utilization Plan (SUP) Revision #2 to RP-D #63 was approved changing the land use from detached single-family dwellings to attached single-family dwellings for the eastern half of the Paseo subdivision.

On November 18, 2021, the Site Plan Review Committee approved minor modifications to the Site Utilization Plan for the eastern half of the Paseo Subdivision which changed the land use back to the originally approved detached single-family dwellings and made some minor modifications to the Design Standards for RP-D #63 (refer to Site Plan Application #484 at Attachment E of Planning Commission Staff Report #22-122). The approved Design Standards are provided at Attachment F of Planning Commission Staff Report #22-122. The changes proposed with this application would be consistent with these Design Standards.

This item was scheduled to go before the Planning Commission on February 9, 2022. In order to work out some details related to conditions of approval, the applicant requested the matter be continued to the March 9, 2022, Planning Commission meeting. All the issues related to the conditions of approval have been resolved.

Findings/Considerations

Please refer to Exhibit B of the Draft Planning Commission Resolution at Attachment A of Planning Commission Staff Report #22-122.

ATTACHMENTS

- A. Draft Planning Commission Resolution
- B. Location Map
- C. Land Use Changes
- D. Paseo Subdivision Final Map
- E. Site Plan #484
- F. Design Standards
- G. Map of Different Types of Lots
- H. House Plans
- I. CEQA Section 15162 Findings
- J. Presentation

Refer to Administrative Report Attachments 1 through 7 and Attachment 9 for Planning Commission Staff Report Attachments A through D, and F through I. Attachment J is not included with this report.

CITY OF MERCED
SITE PLAN REVIEW APPLICATION
RESOLUTION #484

MG Star, LLC, on behalf of Bellevue
Ranch Paseo, LLC, property owner

APPLICANT

Minor modifications to change the land
use from zero-lot line single-family
homes to detached single-family homes
and modify the setback, lot coverage,
and parking requirements for 79 lots
within Residential Planned
Development (RP-D) #63

PROJECT

P.O. Box 25543

ADDRESS

110-282 Montage Dr., 5006-5092
Mosaic Ave., 5006-5098 Palisade Ave.,
123-295 Portico Dr., and 5008-5095
Savannah Ave.

PROJECT SITE

Fresno, CA 93729

CITY/STATE/ZIP

170-021-001 to -028; 170-023-001 to -
003 & -005 to -008; 170-024-001 to
008 & -010 to -012; 170-042-001 to -
006; 170-043-001 to -006; 170-044-002
to -016 & -023 to -028

APN

559-994-1197

PHONE

Residential Planned Development (RP-
D) #63

ZONING

In accordance with Chapter 20.68.050 of the Merced City Zoning Ordinance, the Site Plan Review Committee reviewed and administratively approved Site Plan Review application #484 on November 18, 2021, submitted by MG Star, LLC, on behalf of Bellevue Ranch Paseo, LLC, property owner. The approval allows for minor modifications to the setback, lot coverage, and parking requirements for 79 lots within Residential Planned Development (RP-D) #63, generally located at the northwest corner of G Street and Bellevue Road within the Paseo Subdivision. Said property being more particularly described as Lots 29 through 83 and Lots 113 through 142 as shown on that subdivision map recorded in Volume 76, Page 39, Merced County Records; also known as Assessor's Parcel Number's (APN's) 170-021-001 to -028; 170-023-001 to -003, and -005 to -008; 170-024-001 to 008, and -010 to -012; 170-042-001 to -006; 170-043-001 to -006; 170-044-002 to -016, and -023 to -028.

WHEREAS, the proposal is exempt from the California Environmental Quality Act (CEQA), in accordance with Section 15305 (Minor Alterations in Land Use Limitations) and 15332 (In-Fill Development Projects); and,

WHEREAS, the Merced City Site Plan Review Committee makes the following Findings:

- A) The project site is located at the northwest corner of G Street and Bellevue Road (Exhibit A). The proposal complies with the General Plan designation of Low-Medium Density (LMD) Residential and the Zoning classification of Residential Planned Development (RP-D) #63.
- B) Design Standards for RP-D #63 were originally established by Ordinance No. 2227. General Plan Amendment #06-04 and Site Utilization Plan Revision #1 to RP-D #63 approved a change in the General Plan designation from Low Density (LD) Residential to Low-Medium Density (LMD) Residential and revised the Design Standards as provided in Ordinance No. 2251, adopted by the City Council on July 17, 2006.
- C) Vesting Tentative Subdivision Map #1294 for the Paseo subdivision was approved by the Planning Commission on September 6, 2006.
- D) A Final Map for the Paseo subdivision was recorded on February 27, 2007.
- E) Site Utilization Plan Revision #2 to R-PD #63 changed the land use designation for 79 lots to zero-lot line single-family homes. However, the Design Standards were not updated to reflect the zero-lot line design. Therefore, the Design Standards approved by Ordinance No. 2251 still apply. A comparison of the different Design Standards approved for this site along with the proposed Design Standards is provided at Exhibit B.
- F) The western half of this subdivision was changed to a Neighborhood Commercial General Plan designation in 2014.
- G) The Paseo subdivision was annexed into the City's Community Facilities District for Services (CFD #2003-2) as part of Annexation No. 7.
- H) Per Zoning Ordinance Section 20.40.050 (B) the parking requirements for small lot developments with lots between 3,000 and 4,000 square feet are two on-site parking spaces per unit. For typical residential lots, only one space is required. The proposed parking standard for RP-D #63 is 3 spaces per unit provided through a combination of two on-site parking spaces and one on-street parking space. Because the alleys are also fire lanes, parking would be prohibited in this area (Condition #17).
- I) The proposed changes to the Design Standards would apply to the 79 vacant lots and would allow the following (refer to the site plan at Exhibit C):

7' front yard setback	67% Lot Coverage
2.5' rear yard setback	3 Parking Spaces per Unit
3' side yard setback	

- J) The developer has proposed four floor plans, each with two different elevations to be used throughout the subdivision. Each floor plan is for a two-story home and includes a two-car garage (two plans have a tandem garage) (Exhibit D). Condition #11 Requires that there be a variation in floor plans and elevations throughout the subdivision with no two homes next to each other having the same elevation.

Required Findings for Site Plan Review

- K) Per Merced Municipal Code Section 20.68.050 – Site Plan Review Permit, the Site Plan Review Committee may approve an application for a Site Plan Review Permit only if all of the following findings can be made:

1. *The proposed project is consistent with the General Plan, and any adopted area, specific, community, or neighborhood plan.*

The proposed project is consistent with the Low-Medium Density (LMD) Residential General Plan designation. If the proposed modifications are approved to allow detached single-family homes and the design standards are approved, the project would comply with the requirements of Residential Planned Development (RP-D) #63.

2. *The proposed project complies with all applicable provisions of the Zoning Ordinance and Municipal Code.*

If the proposed modifications are approved, the project would comply with the Zoning Ordinance and the Site Utilization Plan for R-D #63. The proposed design standards would reduce the setbacks and lot coverage requirements to accommodate the proposed single-family dwellings for this subdivision.

3. *The design and layout of the proposed project will not interfere with the use and enjoyment of existing and future neighboring properties and structures.*

The subject site is located at the corner of G Street and Bellevue Road. There are six existing homes within the subdivision located at the corner of Palisade Avenue and Montage Drive (refer to the location map at Exhibit A). The proposed modification to allow detached homes would be consistent with the existing homes in the subdivision. These homes would be separated from any new homes by a 20-foot driveway. The proposed setbacks would be reduced from 4 feet to 2.5 feet. This would make the homes 1.5' feet closer than original intended for the existing homes. However, given the 20-foot-wide driveway, there should be no impact from the reduced setback.

4. *The proposed architectural design makes use of appropriate materials, texture and color, and will remain aesthetically appealing and appropriately maintained.*

The proposed design and materials is compatible with the existing homes in the subdivision. Conditions of approval are included to require the exterior of the homes and landscaping be maintained in an aesthetically please manner and all graffiti removed in a timely manner (Conditions #14 and #15).

5. *Any proposed landscaping design, including color, location, size, texture, type, and coverage of plant materials, as well as provisions for irrigation, maintenance, and protection landscaping elements, will complement structures and provide an attractive environment.*

All homes will be required to install landscaping and irrigation in compliance with Zoning Ordinance Section 20.36.050.

6. *The proposed design will not be materially detrimental to the public health, safety, or welfare, or be injurious to the property or improvements in the vicinity of the proposed project.*

The proposed project complies with the intended land use for the site. The construction of single-family homes would not be detrimental to the public health, safety, or welfare. Due to the reduced setbacks, Condition #13 is being added to prohibit fences between the structures if there is less than a 5-foot setback. This will allow for Fire Department access between the structures.

NOW, THEREFORE, BE IT RESOLVED that the Merced City Site Plan Review Committee does approve Site Plan Review Application #484 subject to the following conditions:

1. All conditions contained in Site Plan Review Resolution #79-1 (“Standard Conditions for Site Plan Review Application”) shall apply.
2. The proposed project shall be constructed in compliance with the Design Standards at Exhibit E, and as shown on Exhibit C (Site Plan) and Exhibit D (Floor Plans and Elevations), unless otherwise modified by the conditions within this resolution.
3. All applicable conditions of Planning Commission Resolution #2996 for General Plan Amendment #11-04 and Site Utilization Plan Revision #2 to Residential Planned Development (RP-D) #63 and Planning Commission Resolution #2896 for Conditional Use Permit #1096 shall apply, unless superseded by this approval.
4. Notwithstanding all other conditions, all construction and improvements shall be in strict accordance with Zoning, Building, and all other codes, ordinances, standards, and policies of the City of Merced.
5. All other applicable codes, ordinances, policies, etc., adopted by the City of Merced shall apply, including, but not limited to, the California Building Code

and Fire Codes. This may include adding a hydrant, as required by the Fire Department.

6. The developer/applicant shall indemnify, protect, defend (with counsel selected by the City), and hold harmless the City, and any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof, from any and all claims, actions, suits, proceedings, or judgments against the City, or any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof to attack, set aside, void, or annul, an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board, or legislative body, including actions approved by the voters of the City, concerning the project and the approvals granted herein. Furthermore, developer/applicant shall indemnify, protect, defend, and hold harmless the City, or any agency or instrumentality thereof, against any and all claims, actions, suits, proceedings, or judgments against any governmental entity in which developer/applicant's project is subject to that other governmental entity's approval and a condition of such approval is that the City indemnify and defend (with counsel selected by the City) such governmental entity. City shall promptly notify the developer/applicant of any claim, action, suits, or proceeding. Developer/applicant shall be responsible to immediately prefund the litigation cost of the City including, but not limited to, City's attorney's fees and costs. If any claim, action, suits, or proceeding is filed challenging this approval, the developer/applicant shall be required to execute a separate and formal defense, indemnification, and deposit agreement that meets the approval of the City Attorney and to provide all required deposits to fully fund the City's defense immediately but in no event later than five (5) days from that date of a demand to do so from City. In addition, the developer/applicant shall be required to satisfy any monetary obligations imposed on City by any order or judgment.
7. The developer/applicant shall construct and operate the project in strict compliance with the approvals granted herein, City standards, laws, and ordinances, and in compliance with all State and Federal laws, regulations, and standards. In the event of a conflict between City laws and standards and a State or Federal law, regulation, or standard, the stricter or higher standard shall control.
8. All plans and supporting documents submitted for Building Permits shall meet or exceed the building codes in effect at the time of building permit application submittal. Plans shall be drawn by a licensed design professional. The construction work shall be performed by an appropriately licensed Contractor.
9. Full public improvements shall be installed/repared if the permit value of the project exceeds \$100,000.00. Public improvements may include, but not be limited to, repairing/replacing the sidewalk, curb, gutter, street corner ramp(s), and other relevant City of Merced/State/Federal standards and regulations.
10. The elevations provided at Exhibit D are to be minimum standards, not optional upgrades.

11. A variation of floor plans and elevations shall be used throughout the subdivision. In no case, shall the same elevation be used on two homes that are side by side or directly across the street from each other.
12. The Site Plan shows marking on the streets to delineate parking spaces. If the street is striped for parking spaces, it shall be the responsibility of the Homeowner's Association to maintain the striping. The City will not maintain the striping.
13. No fencing shall be allowed between the homes if there is less than a 5-foot side yard setback.
14. All lots shall be provided with landscaping and irrigation in compliance with Zoning Ordinance Section 20.36.050. The landscaping shall be regularly maintained and kept in an aesthetically pleasing manner.
15. The exterior of all homes shall be regularly maintained, and all garbage and debris shall be kept out of public view. Graffiti shall be removed in a timely manner. If graffiti is painted over, a color that matches, or closely matches the surface being painted shall be used.
16. Refuse containers shall not be left on the street or in public view, except as allowed by Merced Municipal Code Section 8.04.740.
17. All alleys shall be marked as fire lanes and posted as "No Parking." The Homeowner's Association shall be responsible for enforcing this restriction.

If there are any questions concerning these conditions and recommendations, please contact Julie Nelson at (209) 385-6967.

11/18/2021

DATE



SIGNATURE

Senior Planner

TITLE

Exhibits:

- A) Location map
- B) Design Standard Comparison
- C) Site Plan
- D) Floor Plans & Elevations
- E) Proposed Design Standard for RP-D #63
- F) Categorical Exemption

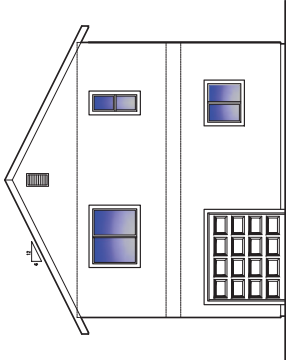


 Paseo Subdivision Vacant Lots

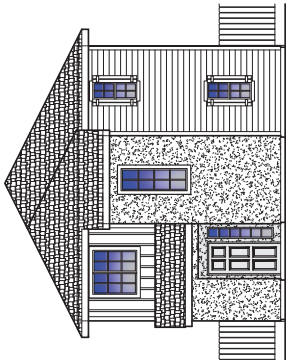
EXHIBIT A

Paseo Subdivision
Proposed Development Standards

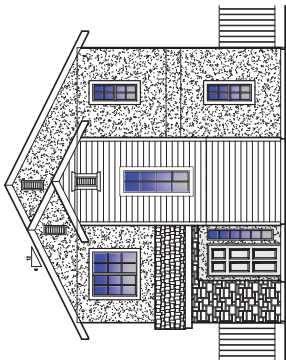
Standard	Originally Approved	Current	Proposed
Lot Size	3,500 s.f.	1860 s.f. interior lots/2,100 s.f. corner lots	Same as current
Units/Acre	104/17.64	150 units/17.64 acres	85 units/8.14 acres
Density	5.9	8.5 units/acre	10.4 units/acre
Setbacks	8' front yard 10' rear yard (except for alley loaded units) 3' side yard	7' to 10' front yard 4' rear yards 4' side yards	7' front yard 2.5' rear yard (25' between buildings with alleys) 3' side yards
Building Heights	35' Maximum	35' Maximum	35' Maximum
Distance Between Buildings	6' house side to house side	10' house side to house side	6' house side to house side 25' rear to rear at alleys
Lot coverage	60%	52%	67%
Building Densities	1 unit per lot	1 unit/lot	1 unit/lot
Parking Required	Average 5 spaces for each unit (includes tandem, driveway, and on-street parking)	Average 5 spaces for each unit (includes tandem, driveway, and on-street parking)	3 spaces per lot (garage & on-street)
Landscaping Requirements	All Plan material appropriate for Sunset Zones 8 & 9, focus on low water plants, programmable automatic controllers; mixed species trees; reduced water & maintenance focus for turf.	All Plan material appropriate for Sunset Zones 8 & 9, focus on low water plants, programmable automatic controllers; mixed species trees; reduced water & maintenance focus for turf.	All Plan material appropriate for Sunset Zones 8 & 9, focus on low water plants, programmable automatic controllers; mixed species trees; reduced water & maintenance focus for turf.



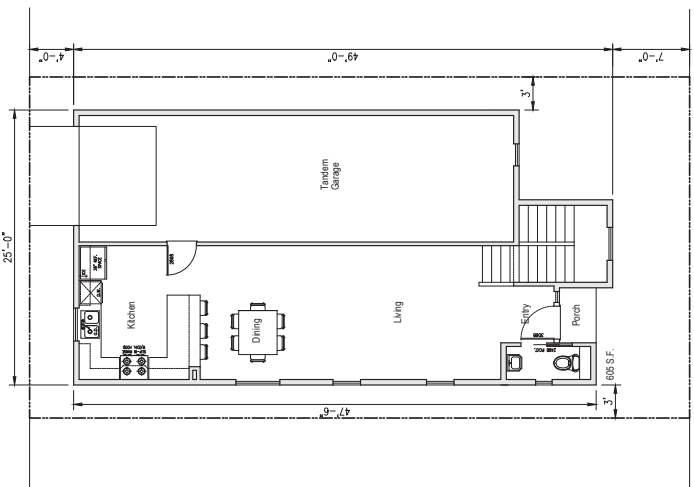
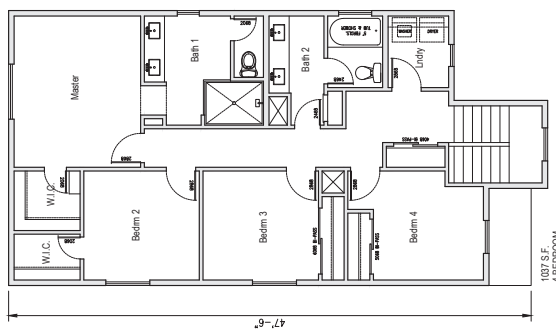
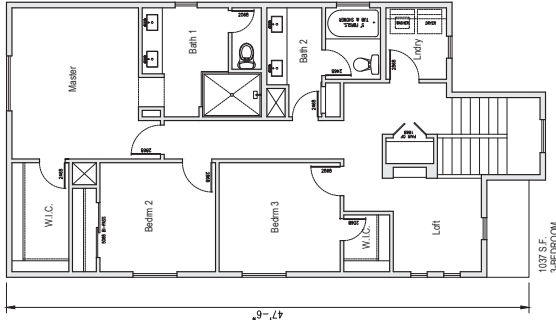
Plan 1
Rear Elevation

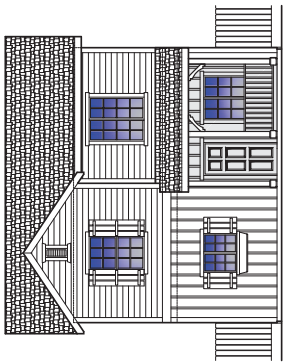


Plan 1
Front Elevation 'B'

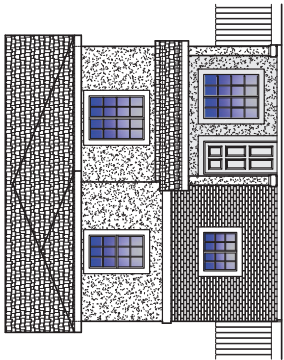


Plan 1
Front Elevation 'A'
1642 S.F. - 3 Bedroom with Loft or
4 Bedroom - 2 Car Garage

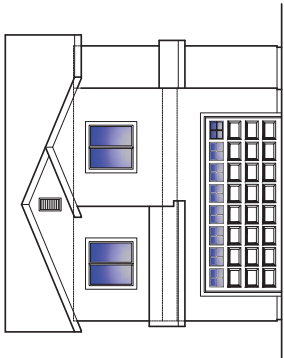




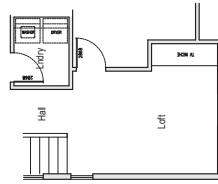
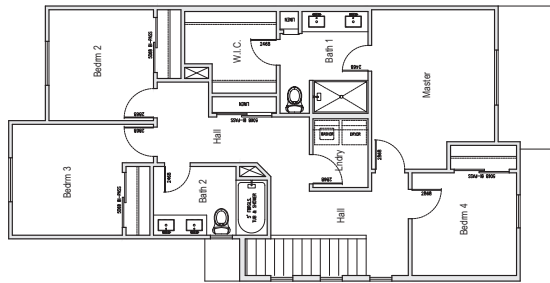
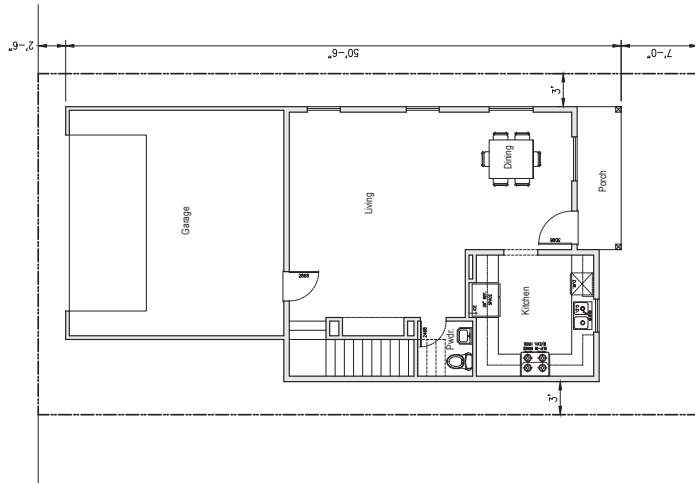
Plan 2
 Front Elevation 'A'
 1691 S.F. - 3/4 Bedroom
 Opt. Loft - 2 Car Garage



Plan 2
 Front Elevation 'B'



Plan 2
 Rear Elevation



PRELIMINARY ELEVATIONS & FLOOR PLAN FOR
PASEO SUBDIVISION
 JOB SITE:
 NORTHWEST CORNER OF BELLEVUE RD. & G' STREET
 CITY OF MERCED, CA 95348

PREPARED FOR:
MC STAR, LLC
 Attn: Mubarak, Geham
 P.O. Box 25547
 Merced, CA 95328
 Ph: (559) 984-1197

SHEET CONTAINS:
 - Preliminary Site Plan

PROJECT DATA
 Date: October, 2021
 Checked By: Jim Xu
 Drawn By: Rick R.
 Job No.: 21-187
 SHEET NUMBER:

GOLDEN VALLEY
 ENGINEERING & SURVEYING
 1700 BAYVIEW
 P.O. Box 340
 Merced, CA 95328
 Ph: (209) 723-3200
 Fax: (209) 722-3254

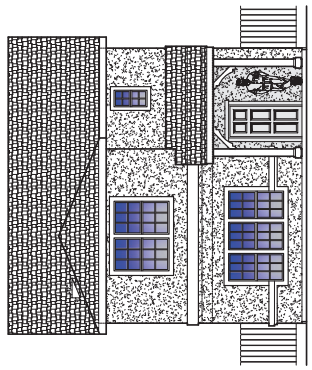
PROFESSIONAL ENGINEER
 License No. 50817
 License State: California
 License Expiration: 12/31/2022

REGISTERED SURVEYOR
 License No. 10000
 License State: California
 License Expiration: 12/31/2022

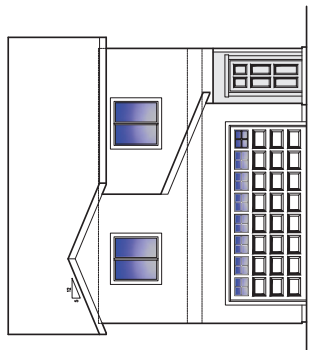
These drawings were prepared by Golden Valley Engineering & Surveying, Inc. (GVE&S) under the supervision of the Professional Engineer and Registered Surveyor named herein. The Professional Engineer and Registered Surveyor are not responsible for the accuracy of the information provided on these drawings. The user of these drawings is advised to verify the accuracy of the information provided on these drawings. Golden Valley Engineering & Surveying, Inc. is not responsible for the accuracy of the information provided on these drawings. Golden Valley Engineering & Surveying, Inc. is not responsible for the accuracy of the information provided on these drawings.



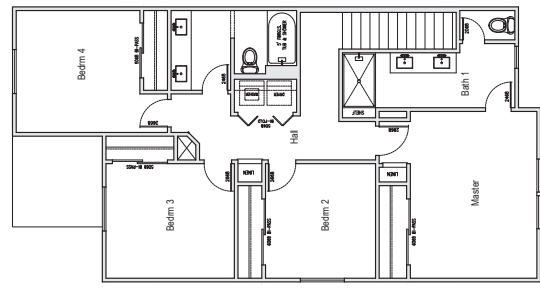
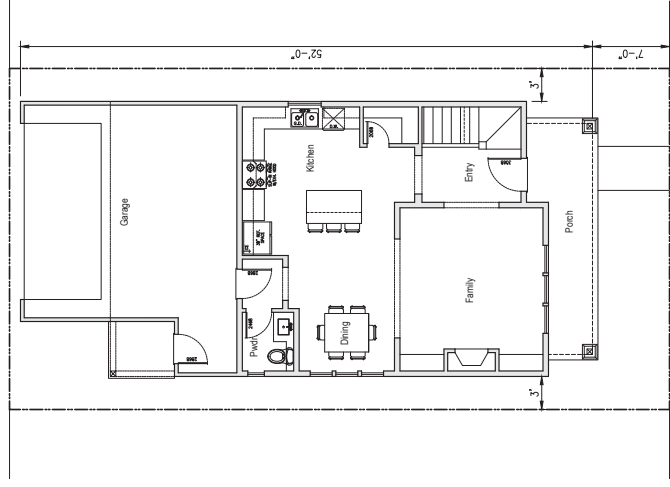
PLAN 3
 Front Elevation 'A'
 1724 S.F. - 4 Bedroom - 2 Car



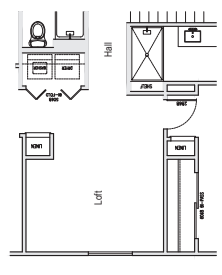
PLAN 3
 Front Elevation 'B'



PLAN 3
 Rear Elevation



1034 S.F.
 4-Bedroom



PRELIMINARY ELEVATIONS & FLOOR PLAN FOR
PASEO SUBDIVISION
 JOB SITE:
 NORTHWEST CORNER OF BELLEVUE RD. & G' STREET
 CITY OF MERCED, CA 95348

PREPARED FOR:
MG STAR, LLC
 Attn: Mubarak, Geham
 P.O. Box 255639
 Phoenix, AZ 85029
 Ph: (559) 964-1197

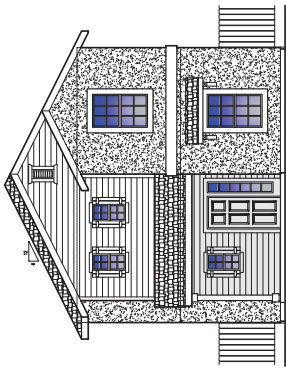
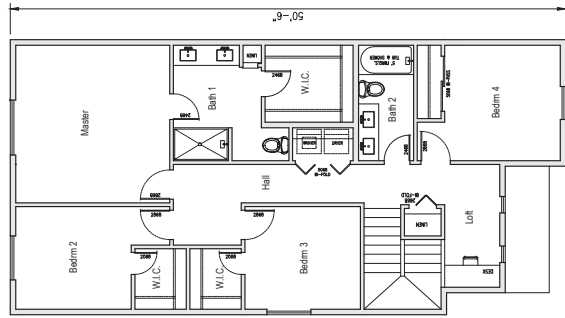
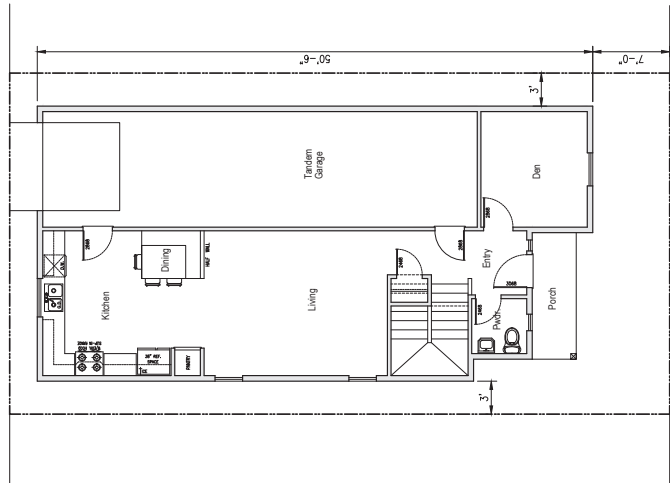
DATE CONTAINS:
 - Preliminary Site Plan

PROJECT DATA
 Date: October, 2021
 Owner: Jim Au
 Drawn By: Rick R.
 Job No.: 21-167
 SHEET NUMBER:

GOLDEN VALLEY
 ENGINEERING & SURVEYING
 1700 River Street
 P.O. Box 3430
 Merced, CA 95341
 Ph: (209) 723-3200
 Fax: (209) 723-3254

PROFESSIONAL ENGINEER
 License No. 50814
 License State of California
 Surveyor License No. 10000
 License State of California

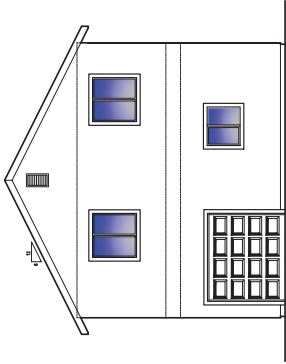
REGISTERED PROFESSIONAL ENGINEER
 License No. 50814
 License State of California
 Surveyor License No. 10000
 License State of California



PLAN 4
 Front Elev. 'A'
 1857 S.F. - 4 Bedroom - 2 Car Garage



PLAN 4
 Front Elev. 'B'



PLAN 4
 Rear Elevation

PRELIMINARY ELEVATIONS & FLOOR PLAN FOR
PASEO SUBDIVISION
 JOB SITE:
 NORTHWEST CORNER OF BELLEVUE RD. & G STREET
 CITY OF MERCED, CA 95348

FORWARD FOR:
MG STAR, LLC
 Attn: Mubarak, Geham
 P.O. Box 25567
 Merced, CA 95328
 Phone: (559) 384-1197

SHEET CONTAINS:
 - Preliminary Site Plan

PROJECT DATA
 Date: October, 2021
 Checked By: Jim Xu
 Drawn By: Rick R.
 Job No.: 21-187
 SHEET NUMBER:

GOLDEN VALLEY
 ENGINEERING & SURVEYING
 1700 BAYVIEW
 SUITE 100
 MERCED, CA 95348
 PH: (209) 723-3200
 FAX: (209) 722-3254

PROFESSOR
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 LICENSE NO. 50823
 REGISTERED PROFESSIONAL SURVEYOR
 LICENSE NO. 10000

THESE PLANS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER OR SURVEYOR IN THE STATE OF CALIFORNIA. I AM NOT PROVIDING THESE PLANS TO ANY OTHER PARTY WITHOUT MY WRITTEN CONSENT. I AM NOT PROVIDING THESE PLANS TO ANY OTHER PARTY WITHOUT MY WRITTEN CONSENT. I AM NOT PROVIDING THESE PLANS TO ANY OTHER PARTY WITHOUT MY WRITTEN CONSENT.

Design Standards for Residential Planned Development (RP-D) #63	
Lot Size	1,860 s.f. interior lots/2,100 s.f. corner lots
Units/Acre	79 units/8.14 acres
Density	10.4 Units/acre
Setbacks	7' front yard 2.5' rear yard (25' between buildings with alleys) 3' side yards
Building Heights	35' Maximum
Distance Between Buildings	6' house side to house side* 25 rear to rear at alleys *No side yard fences allowed if less than a 5-foot side yard setback is provided.
Lot Coverage	67%
Parking Required	3 spaces per lot (garage & on-street)
Landscaping Requirements	All Plan material appropriate for Sunset Zones 8 & 9, focus on low water plants, programmable automatic controllers; mixed species trees; reduced water & maintenance focus for turf.

NOTICE OF EXEMPTION

To: _____ Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

From: (Public Agency)
City of Merced
678 West 18th St.
Merced, CA 95340

X County Clerk
County of Merced
2222 M Street
Merced, CA 95340

Project Title: Site Plan Review #484

Project Applicant: MG Star, LLC on behalf of Bellevue Ranch Paseo, LLC

Project Location (Specific): 110-282 Montage Dr., 5006-5092 Mosaic Ave.,
5006-5098 Palisade Ave., 123-295 Portico Dr., and 5008-5095 Savannah Ave.

APN: 170-021-001 to -028; 170-023-001 to -003 & -005 to -008; 170-024-001 to 008 & -010 to
-012; 170-042-001 to -006; 170-043-001 to -006; 170-044-002 to -016 & -023 to -028

Project Location - City: Merced

Project Location - County: Merced

Description of Nature, Purpose, and Beneficiaries of Project:

Minor modifications to change the land use from zero-lot line single-family homes to detached single-family homes and modify the setback, lot coverage, and parking requirements for 79 lots within Residential Planned Development (RP-D) #63. There is no change in density.

Name of Public Agency Approving Project: City of Merced

Name of Person or Agency Carrying Out Project: Mubarek Geham of MG Star, LLC on
behalf of Bellevue Ranch Paseo, LLC

Exempt Status: (check one)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- X Categorical Exemption. Section Number: Section 15305 and 15332
- Statutory Exemptions. State Code Number: _____.
- General Rule (Sec. 15061 (b)(3))

Reasons why Project is Exempt: This project consists of minor alterations to land use requirements including setbacks, lot coverage, and parking requirements. It changes the Site Utilization Plan Revision land use designation from zero-lot line single-family units to single-family detached units (the original land use designation for the site). Additionally, the combined acreage of the 79 lots is approximately 3.64 acres. The site is consistent with the General Plan and Zoning designations and is served by City utilities.

Lead Agency: City of Merced

Contact Person: Julie Nelson, Senior Planner

Area Code/Telephone: (209) 385-6858

Signature:  _____ **Date:** 11/8/21 **Title:** Senior Planner

X Signed by Lead Agency **Date Received for Filing at OPR:** _____
(If applicable)

Authority Cited: Sections 21083 and 21110. Public Resources Code
Reference: Sections 21108, 21152, and 21152.1. Public Resources Code

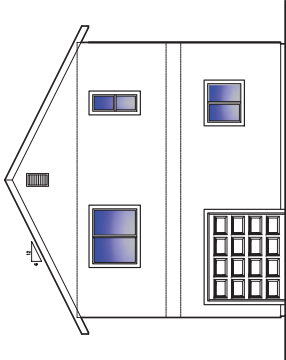
Design Standards for Residential Planned Development (RP-D) #63	
Lot Size	1,860 s.f. interior lots/2,100 s.f. corner lots
Units/Acre	79 units/8.14 acres
Density	10.4 Units/acre
Setbacks	7' front yard 2.5' rear yard (25' between buildings with alleys) 3' side yards
Building Heights	35' Maximum
Distance Between Buildings	6' house side to house side* 25 rear to rear at alleys *No side yard fences allowed if less than a 5-foot side yard setback is provided.
Lot Coverage	67%
Parking Required	3 spaces per lot (garage & on-street)
Landscaping Requirements	All Plan material appropriate for Sunset Zones 8 & 9, focus on low water plants, programmable automatic controllers; mixed species trees; reduced water & maintenance focus for turf.

Different Lot Types in Project Area

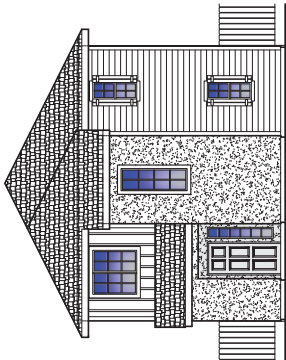


- Single-Family Lots
- Alleys, Landscape, Basin
- P-D #73

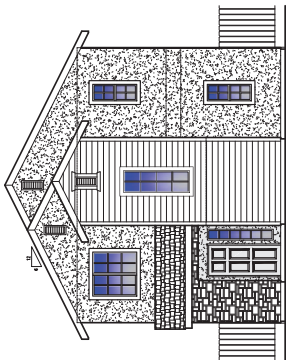




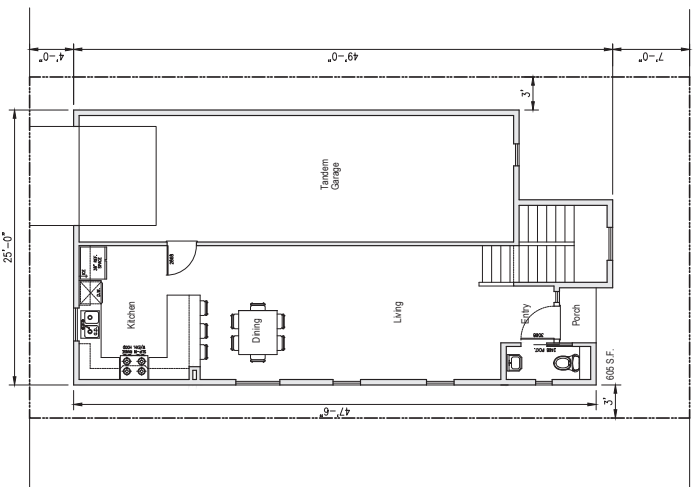
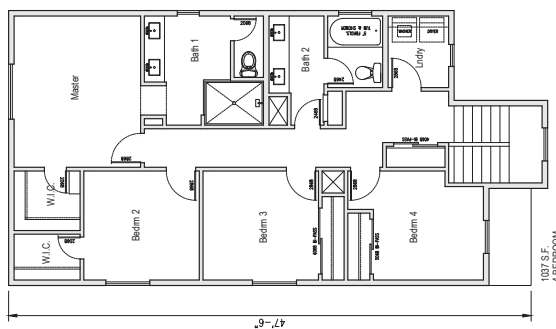
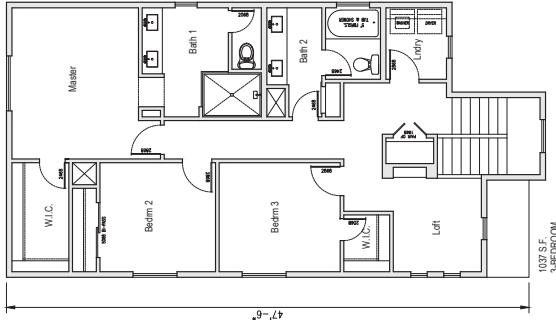
Plan 1
 Rear Elevation

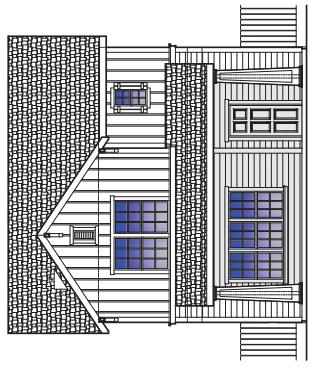


Plan 1
 Front Elevation 'B'

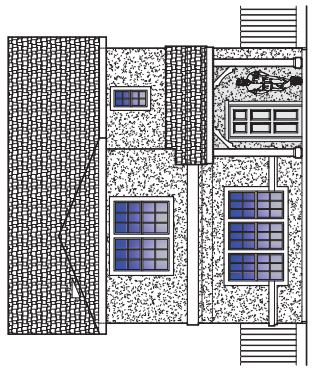


Plan 1
 Front Elevation 'A'
 1642 S.F. - 3 Bedroom with Loft or
 4 Bedroom - 2 Car Garage

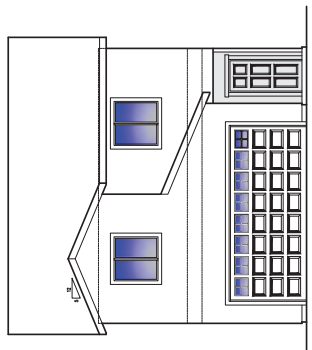




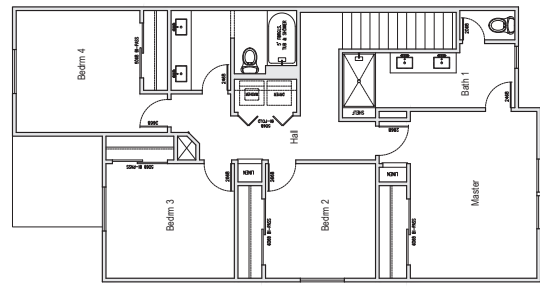
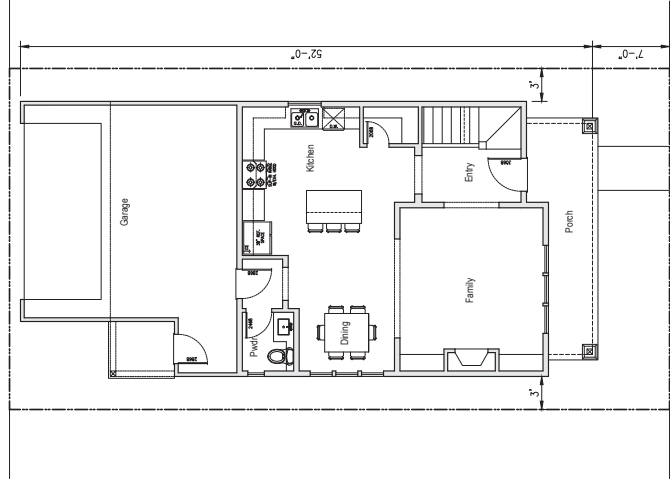
PLAN 3
 Front Elevation 'A'
 1724 S.F. - 4 Bedroom - 2 Car



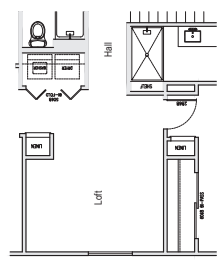
PLAN 3
 Front Elevation 'B'



PLAN 3
 Rear Elevation



1034 S.F.
 4-Bedroom



PRELIMINARY ELEVATIONS & FLOOR PLAN FOR
PASEO SUBDIVISION
 JOB SITE:
 NORTHWEST CORNER OF BELLEVUE RD. & G' STREET
 CITY OF MERCED, CA 95348

PREPARED FOR:
MG STAR, LLC
 Attn: Mubarak, Geham
 P.O. Box 255639
 Phoenix, AZ 85029
 Ph: (559) 984-1197

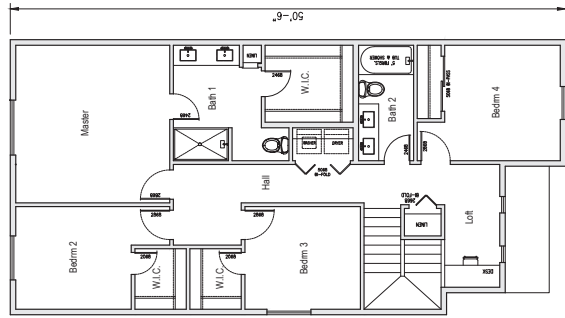
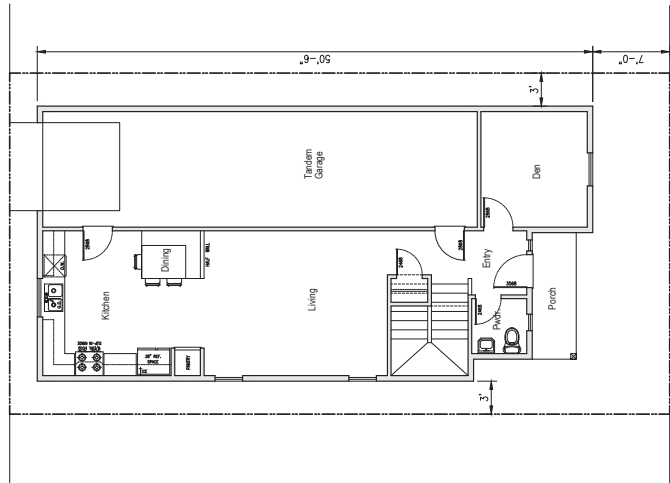
DATE CONTAINS:
 - Preliminary Site Plan

PROJECT DATA
 Date: October, 2021
 Created By: Jim Au
 Drawn By: Rick R.
 Job No.: 21-187
 SHEET NUMBER:

GOLDEN VALLEY
 ENGINEERING & SURVEYING
 1700 River Street
 P.O. Box 340
 Merced, CA 95341
 Ph: (209) 723-3200
 Fax: (209) 723-3254

PROFESSOR
 STATE OF CALIFORNIA
 LICENSE NO. 10000
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 GOLDEN VALLEY ENGINEERING & SURVEYING, INC.
 1700 RIVER STREET
 P.O. BOX 340
 MERCED, CALIFORNIA 95341
 PHONE: (209) 723-3200
 FAX: (209) 723-3254

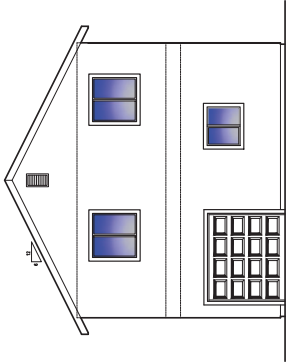
These drawings were prepared by Golden Valley Engineering & Surveying, Inc. (GVE&S) under the supervision and seal of the Professional Engineer, Mubarak, Geham. GVE&S is a duly licensed Professional Engineering Firm in the State of California. The drawings were prepared for the project described herein and are not to be used for any other project without the written consent of GVE&S. The drawings are the property of GVE&S and shall remain confidential. No part of these drawings may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of GVE&S.



PLAN 4
 Front Elev. 'A'
 1857 S.F. - 4 Bedroom - 2 Car Garage



PLAN 4
 Front Elev. 'B'



PLAN 4
 Rear Elevation

PRELIMINARY ELEVATIONS & FLOOR PLAN FOR
PASEO SUBDIVISION
 JOB SITE:
 NORTHWEST CORNER OF BELLEVUE RD. & G STREET
 CITY OF MERCED, CA 95348

PREPARED FOR:
MG STAR, LLC
 Attn: Mubarak, Geham
 P.O. Box 25567
 Phoenix, AZ 85029
 Phone: (509) 964-1197

SHEET CONTAINS:
 - Preliminary Site Plan

PROJECT DATA
 Date: October, 2021
 Checked By: Jim Au
 Drawn By: Rick R.
 Job No.: 21-187
 SHEET NUMBER:

GOLDEN VALLEY
 ENGINEERING & SURVEYING
 1700 River Street, Suite 100
 P.O. Box 340
 Merced, CA 95341
 Ph: (209) 723-3200
 Fax: (209) 722-3254

PROFESSOR
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 LICENSE NO. 50827
 STATE OF CALIFORNIA

These drawings were prepared by Golden Valley Engineering & Surveying, Inc. (GVE&S) under the supervision of the Professional Engineer, Rick R. Rasmussen, License No. 50827, State of California. GVE&S is a registered professional engineering firm in the State of California. The drawings are the property of GVE&S and shall not be reproduced, copied, or used in any way without the written consent of GVE&S. The drawings are prepared for the project described herein and are not to be used for any other project without the written consent of GVE&S. The drawings are prepared for the project described herein and are not to be used for any other project without the written consent of GVE&S.