

GPA #19-03 / SUP Revision #3 to PD #72 / ERC #19-28

Public Hearing - 01/21/20

*Yosemite & G LLC;
Yosemite Crossing Mixed Use Center*



PLANNING DESIGN CONSULTANTS
1400 FOLLOWS ROAD, SUITE 100
CLAYTON, CA 94520
925.734.1000
WWW.CENTRAL-DESIGN.COM

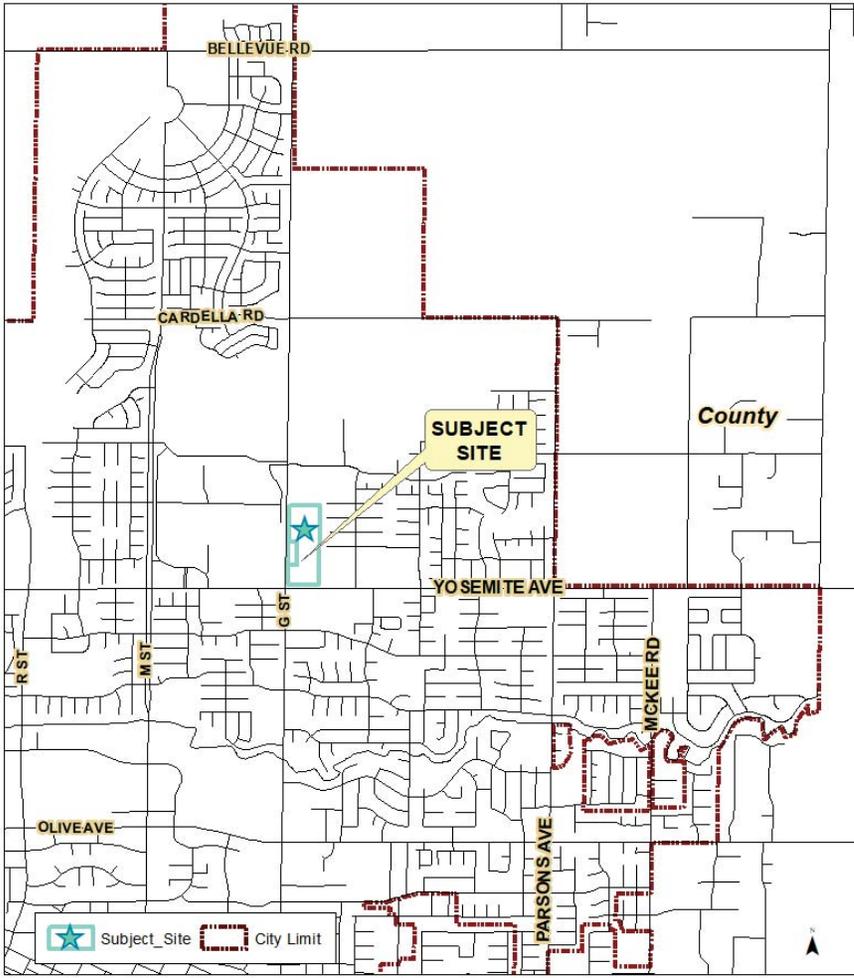
PROJECT
SCHEMATIC MASTER SITE PLANS FOR
YOSEMITE CROSSING
YOSEMITE AVENUE AND G STREET
MERCED, CALIFORNIA 95340

STATUS
Current Release Date
10/2/20
Planning Submittal
Plan Check Submittal

REVISIONS
△
△
△
△
△

IDENTIFICATION
Scale
1" = 50' of
Project Coordinator
Date Issued
Project No.
Sheet

ALL DESIGN, PREPARED AND IN ALL PARTS HEREBY AND THE LIABILITY OF CONTRACTOR SHALL BE THE DESIGNER'S RESPONSIBILITY. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF INFORMATION, RECORDS AND DATA SUPPLIED BY OTHERS. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF INFORMATION, RECORDS AND DATA SUPPLIED BY OTHERS. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF INFORMATION, RECORDS AND DATA SUPPLIED BY OTHERS.



Disclaimer: This document was prepared for general inquiries only. The City of Merced is not liable for errors or omissions that might occur. Official information concerning specific parcels should be obtained from recorded or adopted City documents.

PROXIMITY MAP



Northeast Corner of W. Yosemite Ave. and G St.

The applicants propose the creation of a mixed-use development on the project site.

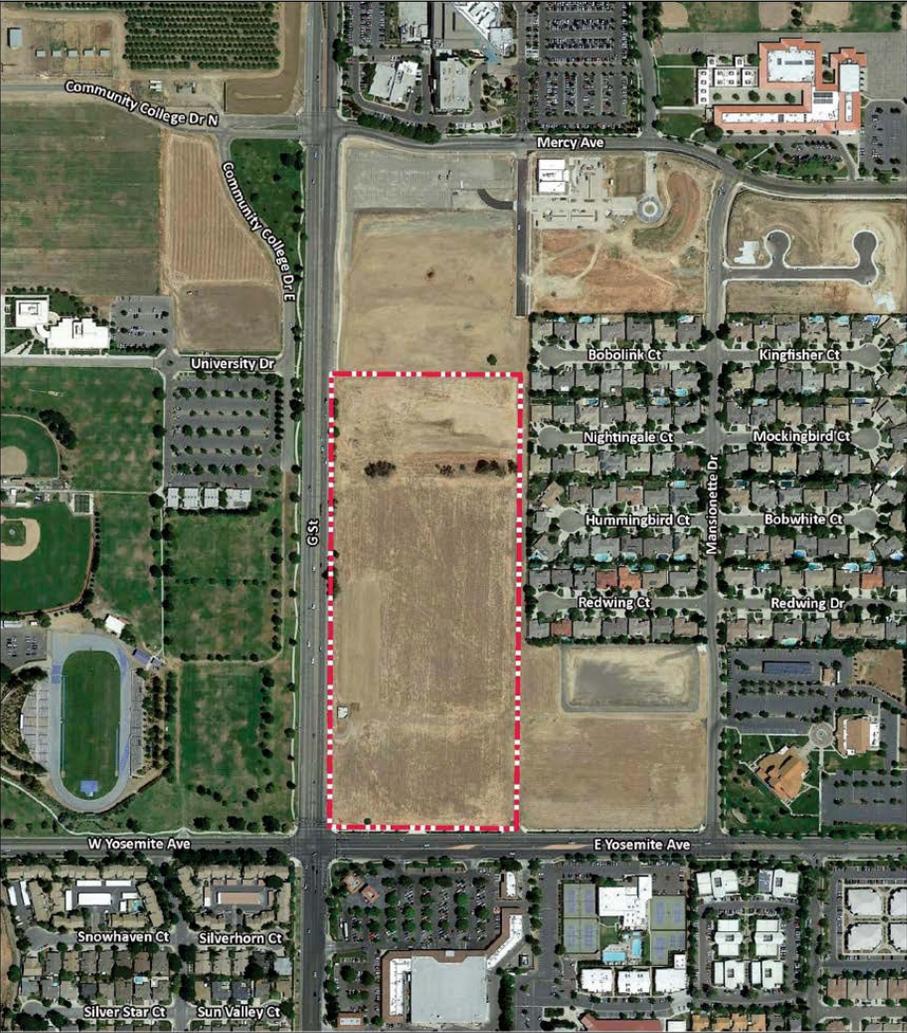


FIGURE 2

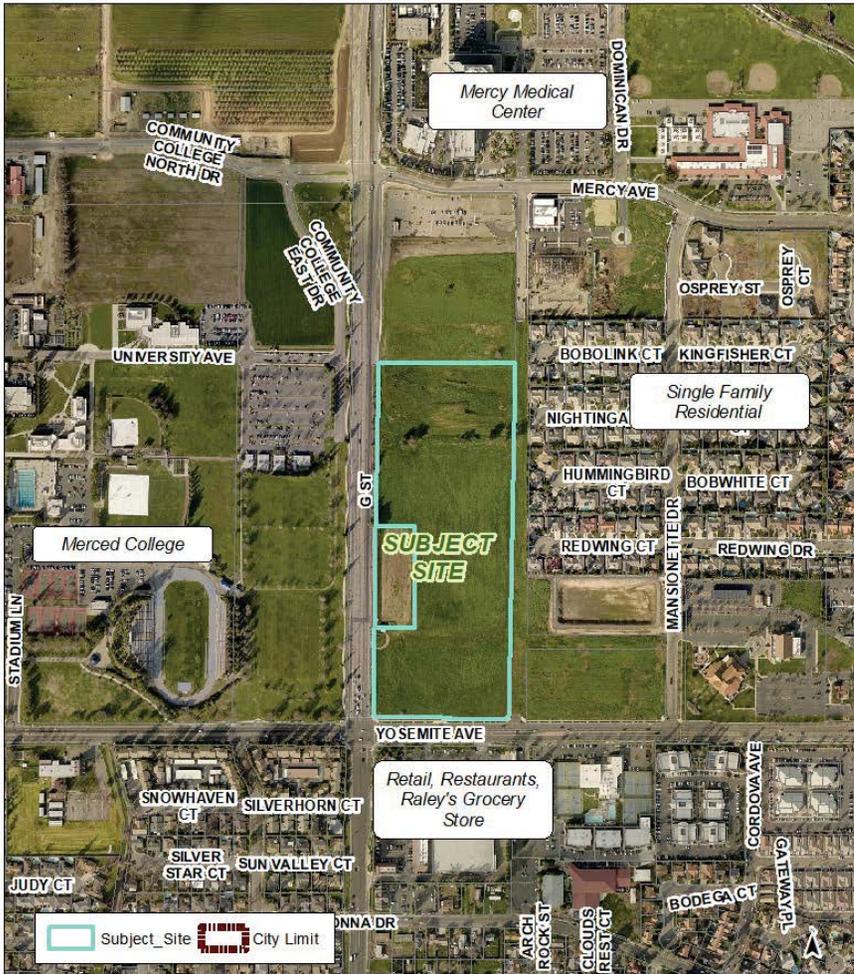
Aerial View of Site

The Site is currently vacant other than City of Merced Storm Pump Station #10.

LSA



 Project Site



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SUBJECT SITE & SURROUNDING USES



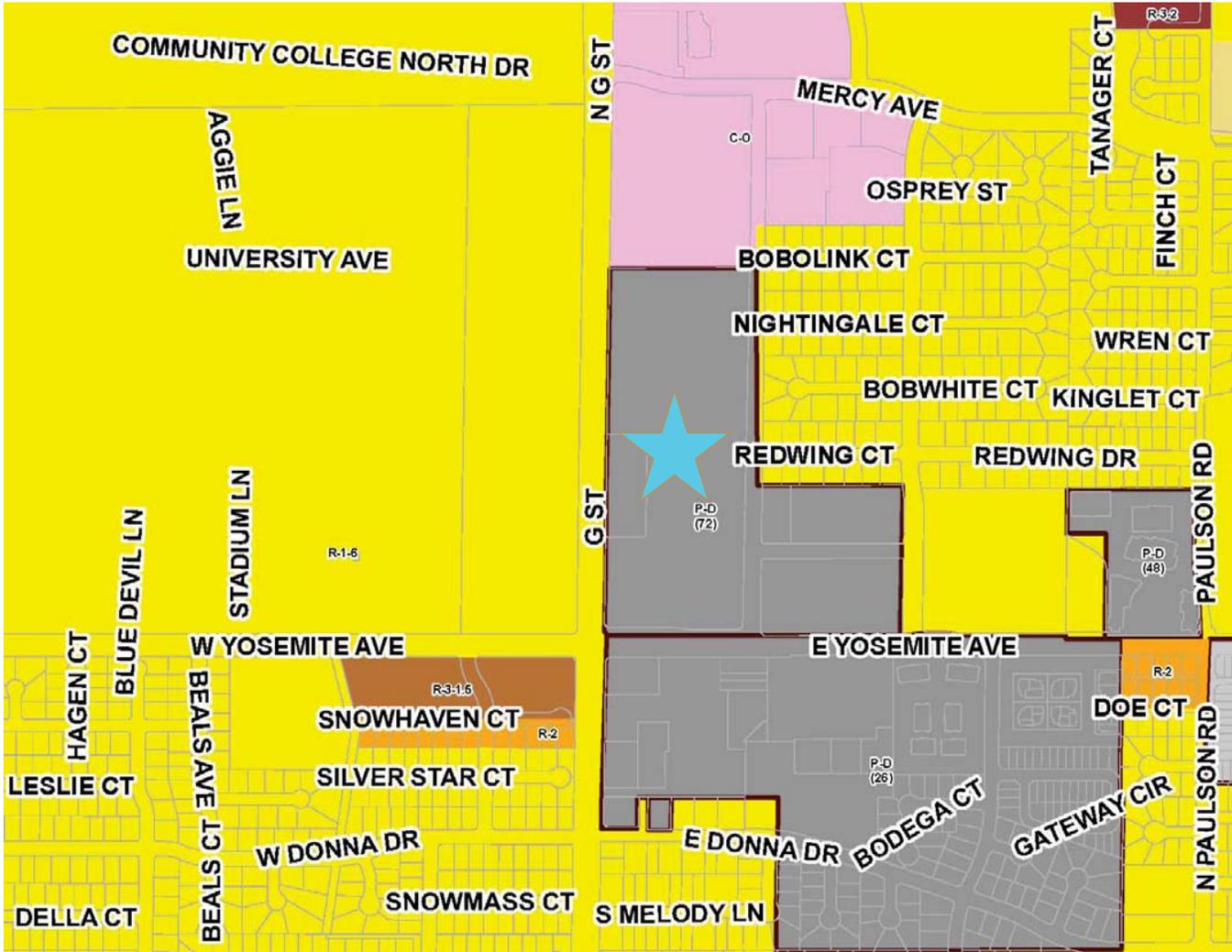
Surrounding Uses

North- Dignity Health Medical Center and Vacant Lot

South- Retail, Restaurants, Grocery Store (across Yosemite Ave.)

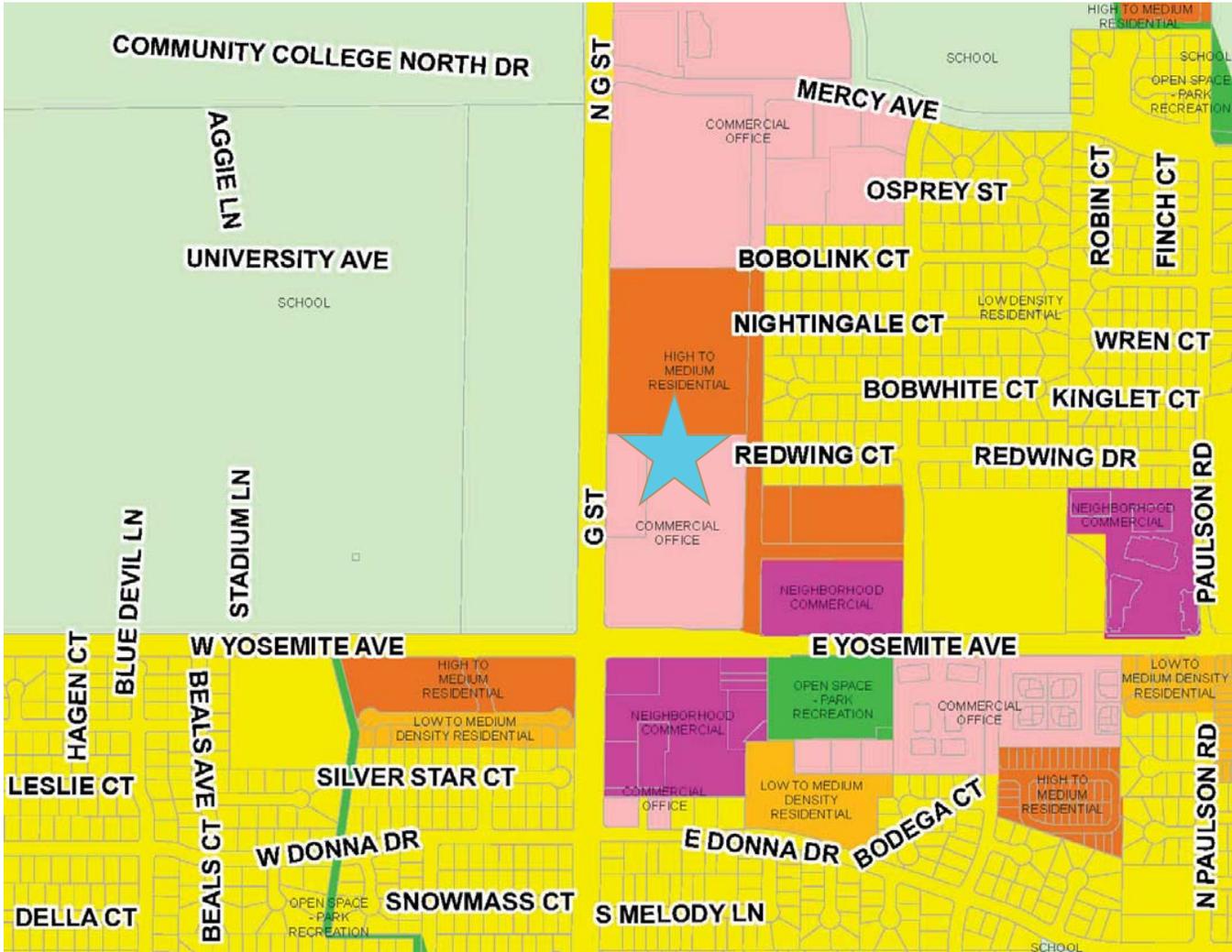
East- Single-Family Residential (across extended Sandpiper Ave.)

West- Merced College (across G St.)



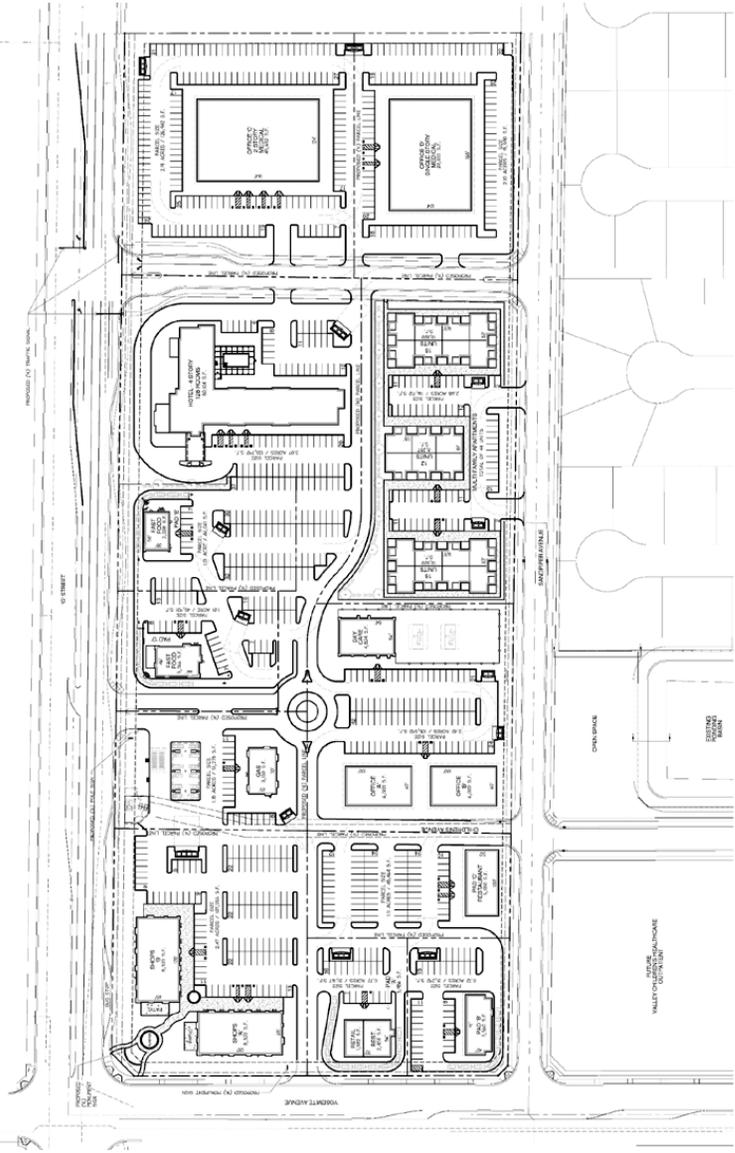
Zoning

The current zoning of the site is Planned Development (#72). A Site Utilization Plan (SUP) Revision is proposed to accomplish the project.



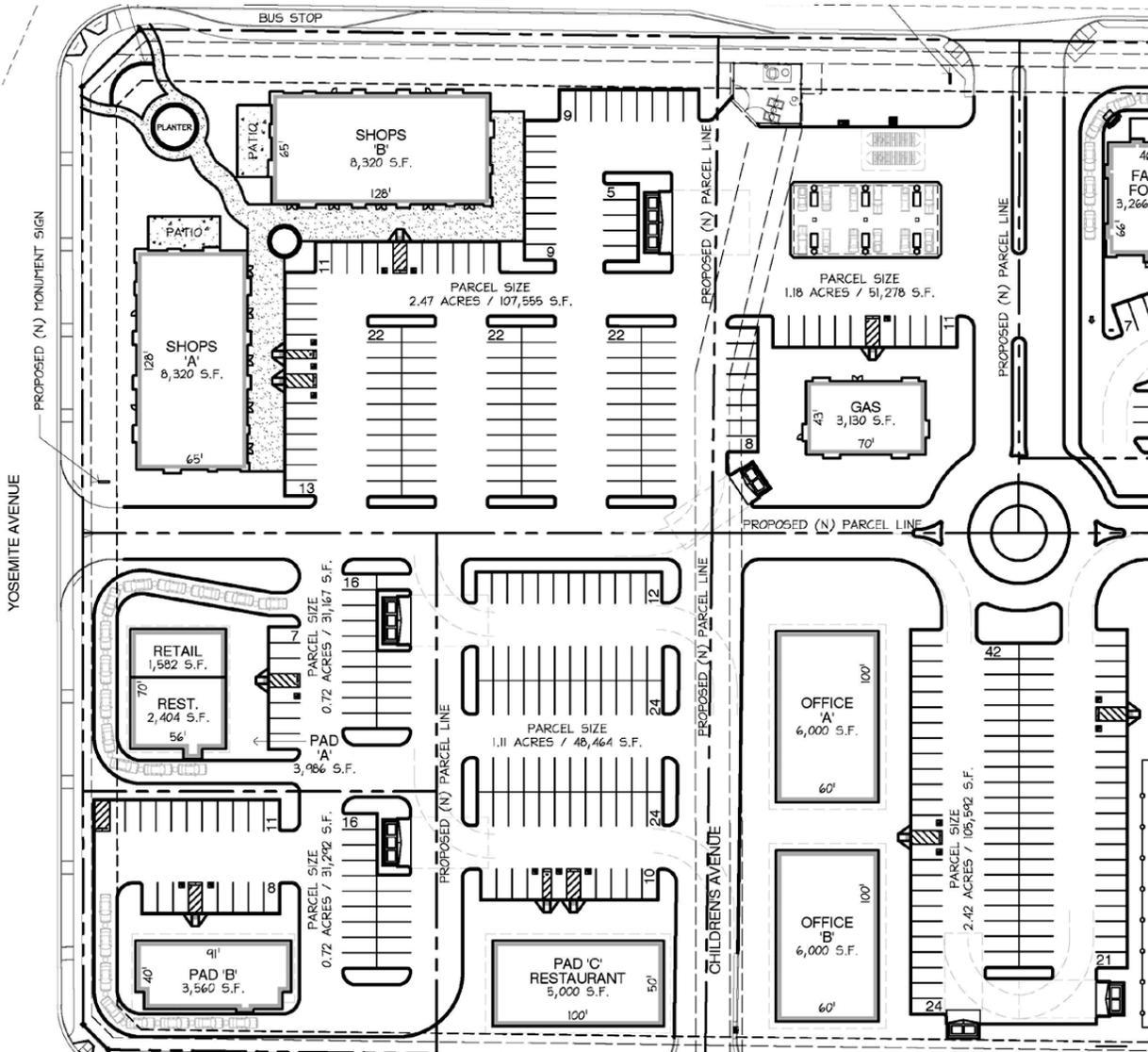
General Plan

The current designation of the site is split between Commercial Office (CO) and High to Medium Density Residential (HMD). A General Plan Amendment (GPA) to Neighborhood Commercial (CN) is proposed.



Site Plan

Once fully developed, the site will include the extension of Sandpiper Drive from Yosemite Avenue to Mercy Avenue, and a stoplight on G Street near the northern limit of the project.



Southern Portion

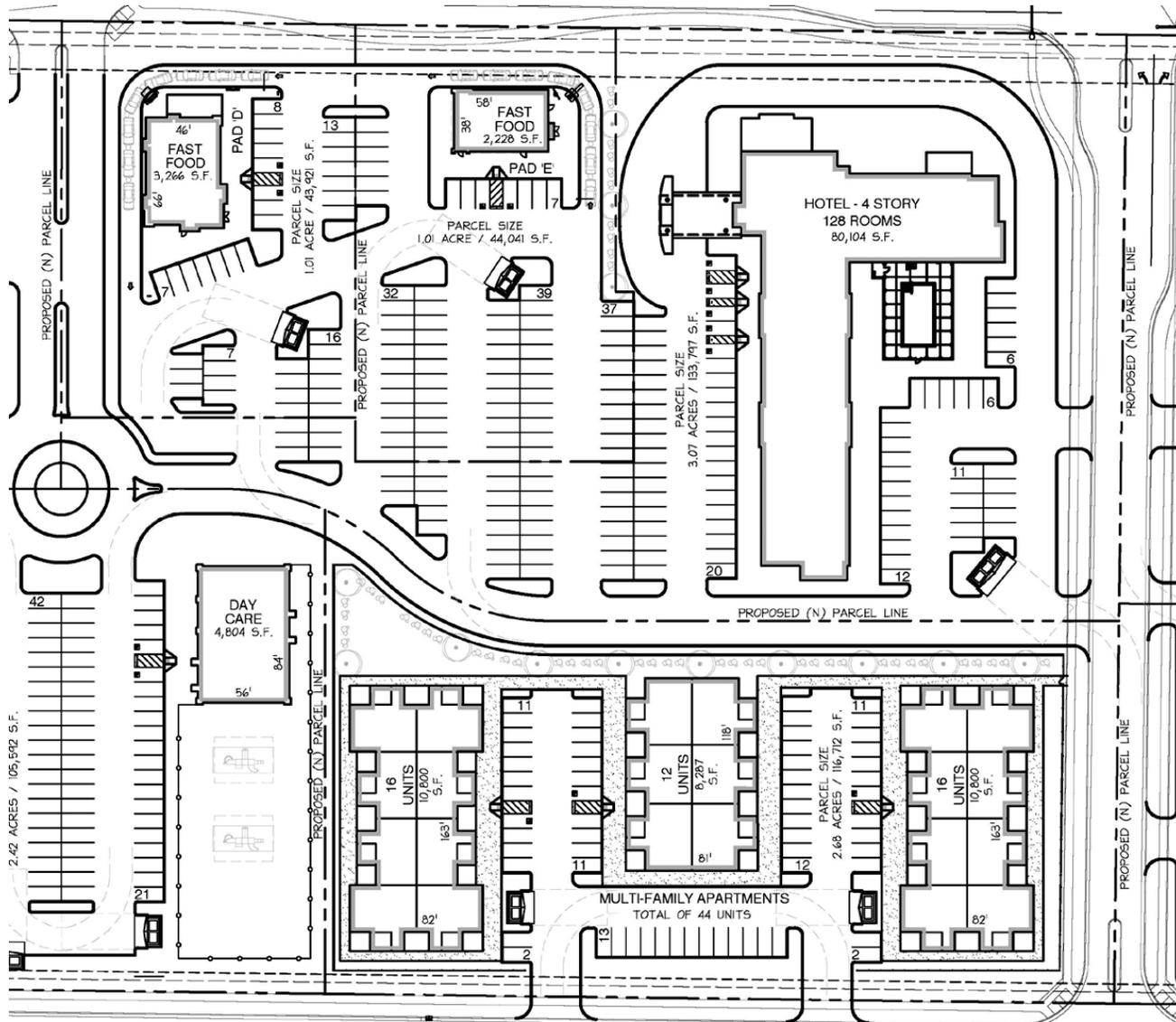
18,222 SF for General Retail

7,404 SF for Restaurants

3,560 SF for Bank

3,150 SF for Gas/Service

12,000 SF for Office



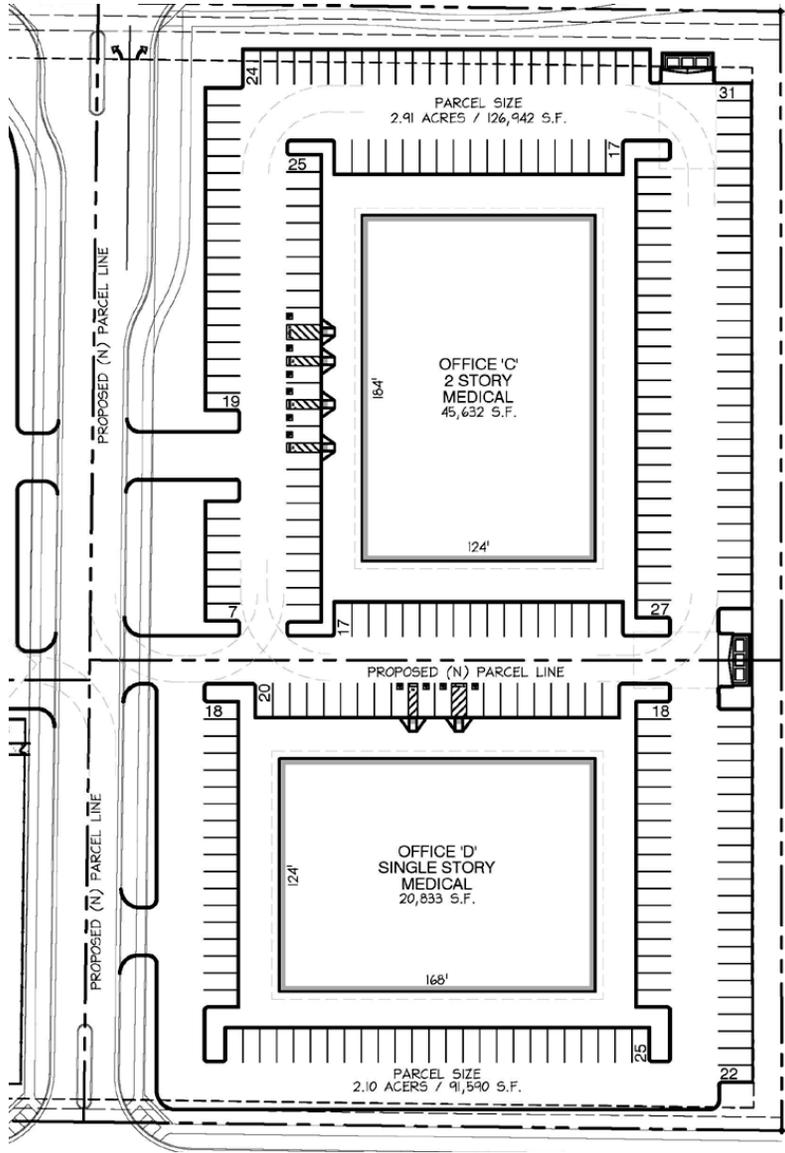
Central Portion

5,494 SF for Fast Food with Drive Thru

4,804 SF for Day Care

80,104 SF for 4-Story Hotel

29,887 SF for 2-Story Multi-Family Housing

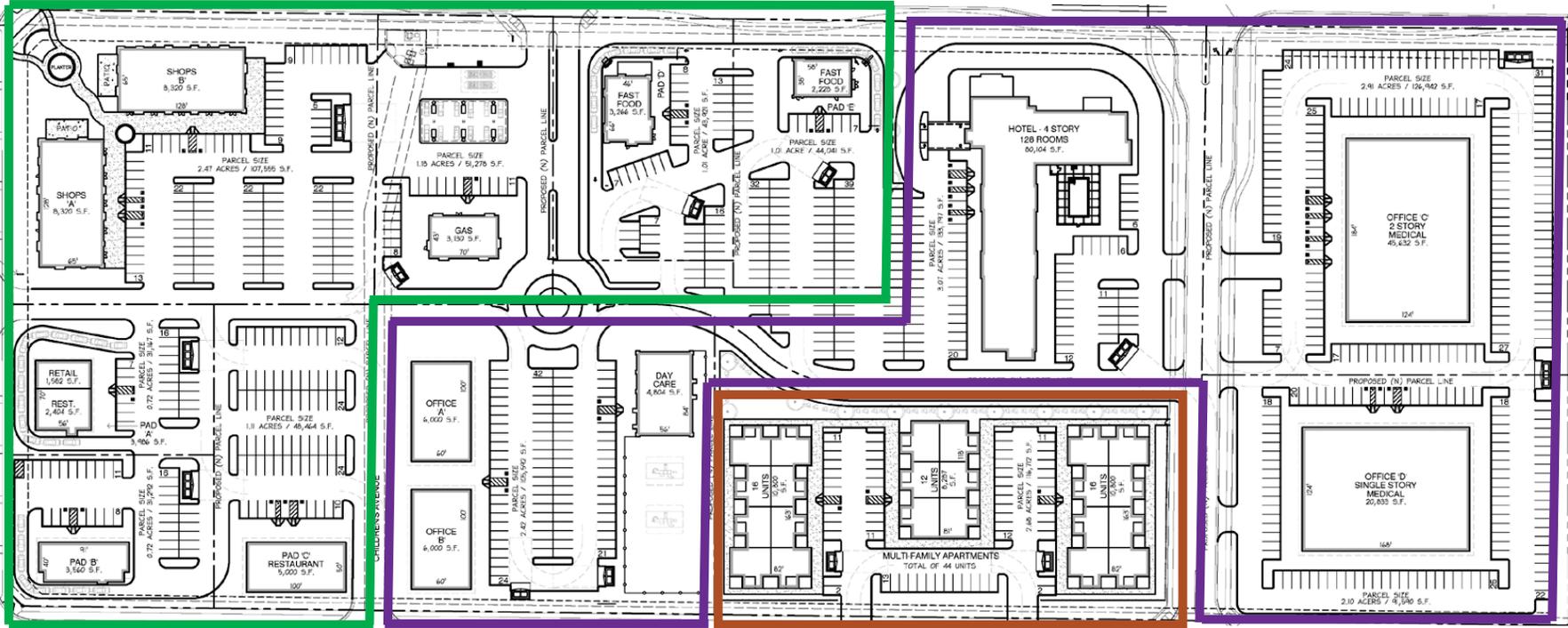


Northern Portion

46,632 SF for 2-Story Medical Office

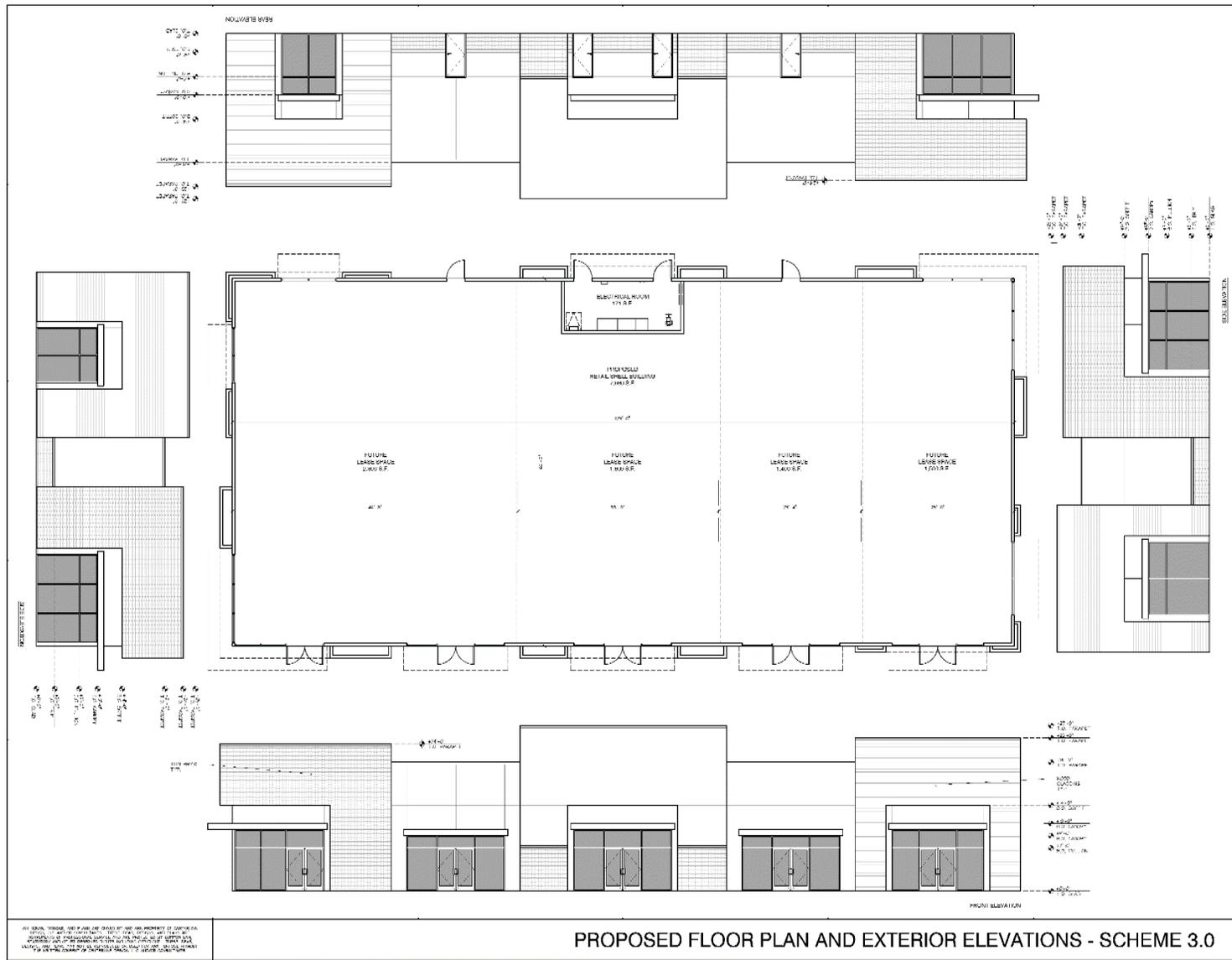
20,833 SF for 1-Story Medical Office

(66,465 SF total)



Phasing

- Phase 1
- Phase 2
- Phase 3



PROJECT
 SCHEMATIC PLANS FOR:
 TRUE NORTH PROPERTIES - PROPOSED 7K RETAIL SHELL BUILDING
 YOSEMITE AVENUE AND G STREET
 MERCED, CALIFORNIA 95340

STATUS

Current Release Date	01-10-24
Planning Submitted	
Plan Check Submitted	

REVISIONS

△	
△	
△	
△	

IDENTIFICATION

Scale	AS SHOWN
Project Coordinator	DAVID HANCOCK
Project No.	18-01
Sheet	A-1.0

ALL DIMENSIONS SHOWN ON THESE PLANS ARE BASED ON THE MOST RECENT RECORD DRAWINGS AND FIELD SURVEY DATA. THE USER SHALL VERIFY THE ACCURACY OF ALL DIMENSIONS AND LOCATIONS BEFORE CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.

PROPOSED FLOOR PLAN AND EXTERIOR ELEVATIONS - SCHEME 3.0

Floor Plans/Exterior Elevations



Sample Rendering

PREVIOUSLY APPROVED USES

19,540 SF

*General and/or
Medical Office*

2,500 SF

*Fast Food
Restaurant (no
Drive-Thru)*

4,536 SF

Bank

7,930 SF

*Family-Style
Restaurant*

24,000 SF

*Up to 3-Story
Hotel with 84
Units*

GPA #10-02

NEIGHBORHOOD OUTREACH

Held at Cruickshank Middle School May 30, 2019, at 6:00 PM

Key Changes as a result of the meeting:

- *Eliminated Car Wash in response to neighborhood concerns about noise*
- *Modified Site Layout to realign the multi-family portion of the project further north, giving the site a better integration with the surrounding community*
- *In response to concerns regarding hotel signage, staff added Condition #40, restricting the location and direction of illuminated signs above the first floor to prevent impact on the eastern or northern surrounding properties*

Process Specifics

✓ **Multi-Family Housing**

Requires Site Plan Review Permit rather than a CUP, and if on a parcel abutting or across from an R-1 property, requires a publicly noticed hearing at the Site Plan Review Meeting.

✓ **Hotel**

Requires Site Plan Review Permit rather than a CUP, and if on a parcel abutting or across from an R-1 property, requires a publicly noticed hearing at the Site Plan Review meeting, but will not require an additional CUP.

✓ **Restaurants**

Selling alcohol for consumption on-site will require only a Site Plan Review Permit without further requirement for a CUP or public hearing for interface.

✓ **Gas/Service Stations**

Requires only a Site Plan Review Permit unless the station sells alcohol, in which case a CUP will be required, a PCN may be required, but an additional public hearing for interface will not be required.

✓ **Day Care Centers**

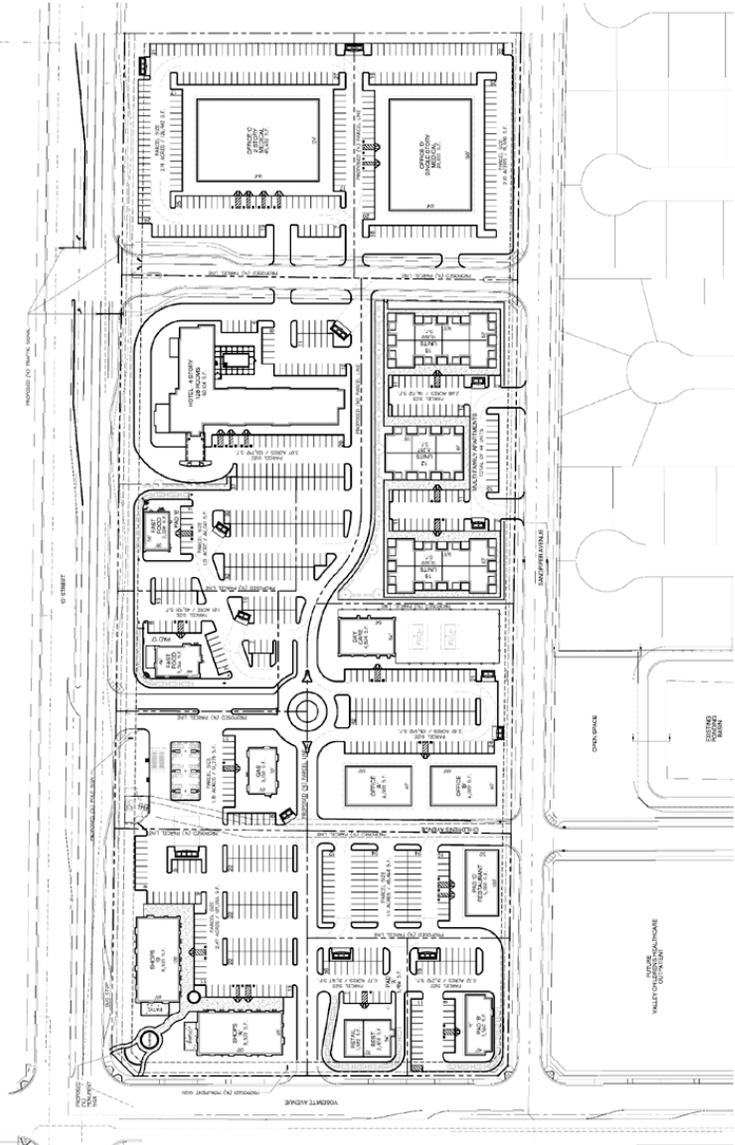
Requires only a Site Plan Review Permit without further requirement for a Minor Use Permit or public hearing for interface.

✓ **Drive-through/Drive-up**

Requires only a Site Plan Review Permit, not a CUP or public hearing for interface.

✓ **Other**

General retail uses, professional offices, restaurants, and banks require only a Site Plan Review Permit without need for a public hearing for interface.



Site Plan

Once fully developed, the site will include the extension of Sandpiper Drive from Yosemite Avenue to Mercy Avenue, and a stoplight on G Street near the northern limit of the project.

ENVIRONMENTAL CLEARANCE

Environmental Review Checklist #19-28

Planning Staff conducted an environmental review of the project in accordance with the requirements of the California Environmental Quality Act, and a Draft Mitigated Negative Declaration (i.e., no significant effects in this case because of the mitigation measures and/or modifications described in Initial Study #19-28) is being recommended.

- At the time of this writing, staff has received a comment regarding the Initial Study from Mr. Paul Wilson. An additional letter supporting the project was also provided by a representative from Valley Children's Healthcare, which plans to construct a facility on a currently vacant parcel to the east of the project.*

CITY COUNCIL ACTION

Approve/Disapprove/Modify		
<i>Environmental Review #19-28</i>	<i>General Plan Amendment #19-03</i>	<i>Site Utilization Plan Revision #3 to Planned Development #72</i>

On December 4, 2019, the Planning Commission held a public hearing to consider this application. At that meeting, the Planning Commission voted 7-0 to approve Resolution #4034, recommending approval of the above items to the City Council.