

**RESOLUTION NO. 2025-\_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF MERCED, CALIFORNIA,  
DENYING ENVIRONMENTAL REVIEW #24-25  
(NEGATIVE DECLARATION), AND DENYING  
GENERAL PLAN AMENDMENT #24-02 AND SITE  
UTILIZATION PLAN REVISION #3 TO PLANNED  
DEVELOPMENT #20**

WHEREAS, Eric Gonsalves on behalf of Yosemite 1380, LLC, the property owner, applied for General Plan Amendment #24-02 and Site Utilization Plan Revision #3 to Planned Development #20. The General Plan Amendment would change the General Plan land use designation from Commercial Office (CO) to Business Park (BP) for 2.72 acres and from Commercial Office (CO) to High Medium Density (HMD) residential for the remaining 4.48 acres. The Site Utilization Plan Revision would change the land use designation within Planned Development (P-D) #20 from "Commercial Office" to "Self-Storage" for 2.72 acres, and from "Commercial Office" to "Residential" for 4.48 acres. The subject site is located at 1380 E. Yosemite Avenue and 3595 Parsons Avenue, and is generally located on the southwest corner of East Yosemite Avenue and Parsons Avenue. The subject site is also known at Merced County Assessor's Parcel Number (APN) 006-050-068 and 006-050-072; and,

WHEREAS, the Planning Commission of the City of Merced held a noticed public hearing on May 19, 2025, at which time all those interested in the matter were provided the opportunity to speak or provide written or oral testimony regarding the application; and

WHEREAS, after hearing all of the evidence and testimony, the Planning Commission motioned to continue the item to the April 9, 2025. At the April 9, 2025 hearing the Planning Commission directed staff to prepare a resolution to recommend denial for General Plan Amendment #24-02 and Site Utilization Plan Revision #3 to Planned Development #20; and

WHEREAS, on May 7, 2025, after hearing all of the evidence and testimony, the Planning Commission adopted Resolution #4152, recommending that the City Council deny the General Plan Amendment, Site Utilization Plan Revision, and Environmental Review (Negative Declaration); and

WHEREAS, on April 10, 2025 the applicant submitted an appeal letter to the City Council appealing the Planning Commission's recommendation of denial within the City's appeal period; and

WHEREAS, the City Council held another noticed public hearing on July 7, 2025, at which time all those interested in the matter were provided another opportunity to speak or to provide written or oral testimony regarding the application.

WHEREAS, the Merced City Council after thorough consideration and evaluation of the application, finds that there is substantial evidence to deny General Plan Amendment #24-01, and Site Utilization Plan Revision #3 to Planned Development #20.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MERCED DOES HEREBY RESOLVE, DETERMINE, FIND, AND ORDER AS FOLLOWS:

SECTION 1. That the City Council of the City of Merced hereby denies General Plan Amendment #24-02 and Site Utilization Plan Revision #3 to Planned Development #20.

PASSED AND ADOPTED by the City Council of the City of Merced at a regular meeting held on the \_\_\_\_ day of \_\_\_\_\_ 202\_, by the following vote:

AYES: Council Members:

NOES: Council Members:

ABSENT: Council Members:

ABSTAIN: Council Members:

APPROVED:  
MATTHEW SERRATTO, MAYOR

\_\_\_\_\_  
Mayor

ATTEST:  
D. SCOTT MCBRIDE, CITY CLERK

BY: \_\_\_\_\_  
Assistant/Deputy City Clerk

(SEAL)

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

Craig Cornwell 7/1/2025  
City Attorney Date