

**GENERAL PLAN AMENDMENT #24-02
SITE UTILIZATION PLAN REVISION #3 TO PLANNED
DEVELOPMENT #20
&
APPEAL OF SITE PLAN REVIEW PERMIT #551 AND
MINOR USE PERMIT #24-13**

**NEW SELF-STORAGE FACILITY AND SINGLE-FAMILY RESIDENTIAL
SUBDIVISION**

S/W CORNER OF E. YOSEMITE AVE & PARSONS AVE

PRIOR MEETINGS

PC MEETING MARCH 19, APRIL 9, AND MAY 7

- THE COMMISSION HEARD A PREVIOUS VERSION OF THE PROPOSED PROJECT ON MARCH 19 AND VOTED TO CONTINUE THE HEARING TO THE APRIL 9 MEETING.
- AT THE APRIL 9 PC HEARING THE COMMISSION DIRECTED STAFF TO PREPARE RESOLUTIONS OF DENIAL AND ADOPTED SAID RESOLUTION ON MAY 7.
- APPLICANT APPEALED THE COMMISSION'S ACTION TO THE COUNCIL

CC MEETING JULY 7

- CITY COUNCIL HEARD THE APPLICANT'S APPEAL AND DIRECTED STAFF TO HELP COORDINATE A NEIGHBORHOOD MEETING WITHIN 20 DAYS AND FOR THE PROJECT TO BE HEARD BY THE PLANNING COMMISSION FOR CONSIDERATION BEFORE BEING HEARD AGAIN BY THE CITY COUNCIL.

NEIGHBORHOOD MEETING JULY 22

PC MEETING SEPTEMBER 17

- THE COMMISSION REVIEWED A REVISED VERSION OF THE PROJECT AND VOTED TO RECOMMEND DENIAL TO THE CITY COUNCIL OF GPA, SUP REVISION OF PD, AND FAILED TO GET SUFFICIENT VOTES TO APPROVE SP AND MUP. HOWEVER, VTSM WAS APPROVED.



Single-Family Residences

Church

Single-Family Residences

Single-Family Residences

Medical Offices

Subject Site

8.05 Acres

Single-Family Residences

Bob
Carpenter
Park

YOSEMITE AVE

PARSONS AVE

NOT PART OF THIS
DEVELOPMENT

BUILDING A

BUILDING E

BUILDING B

BUILDING C

BUILDING D

BUILDING F

STREET B

STREET A

LOTA

LOT B

BASIN

1

2

3

4

28 27 26 25 24

23

22

21

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19

18

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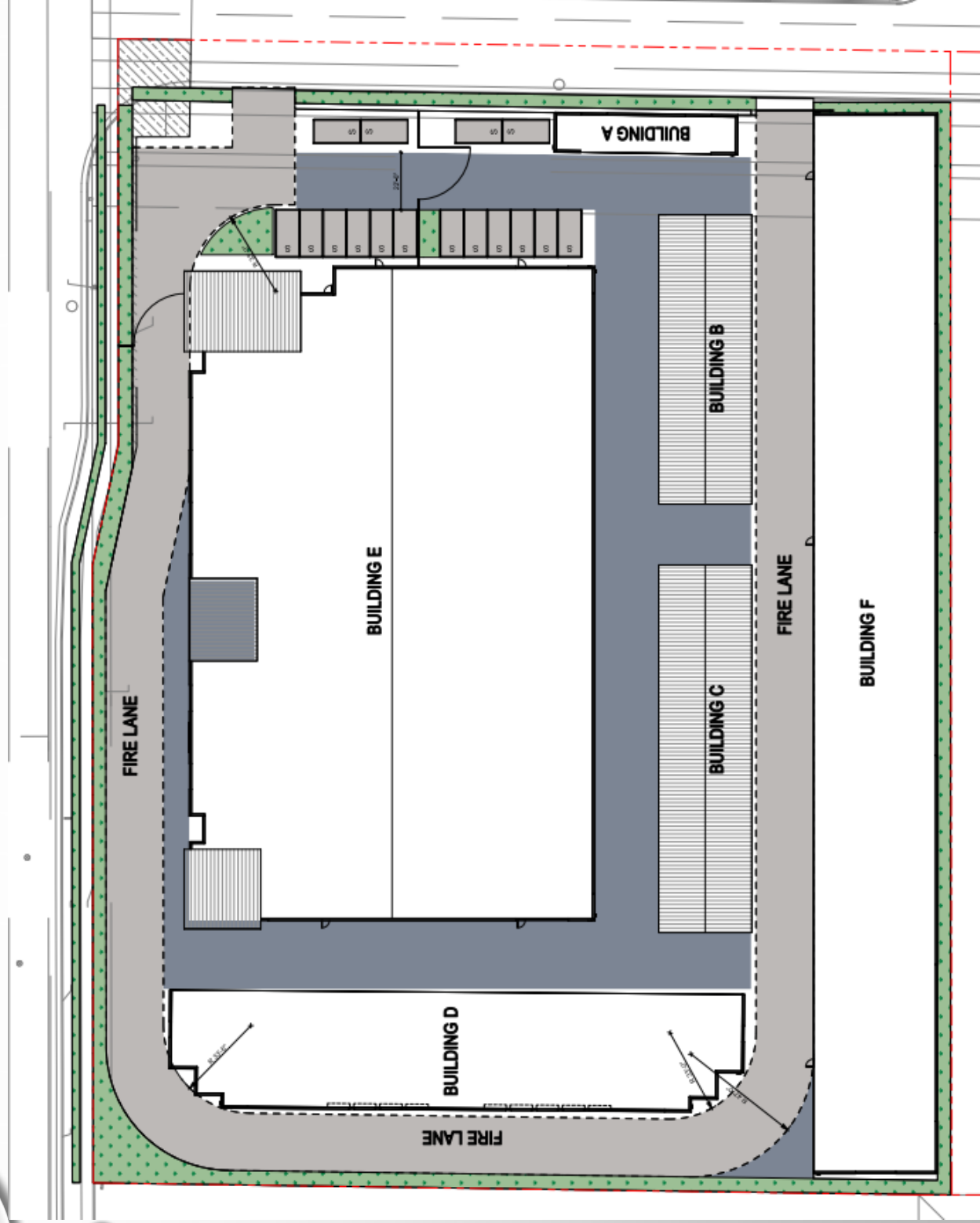
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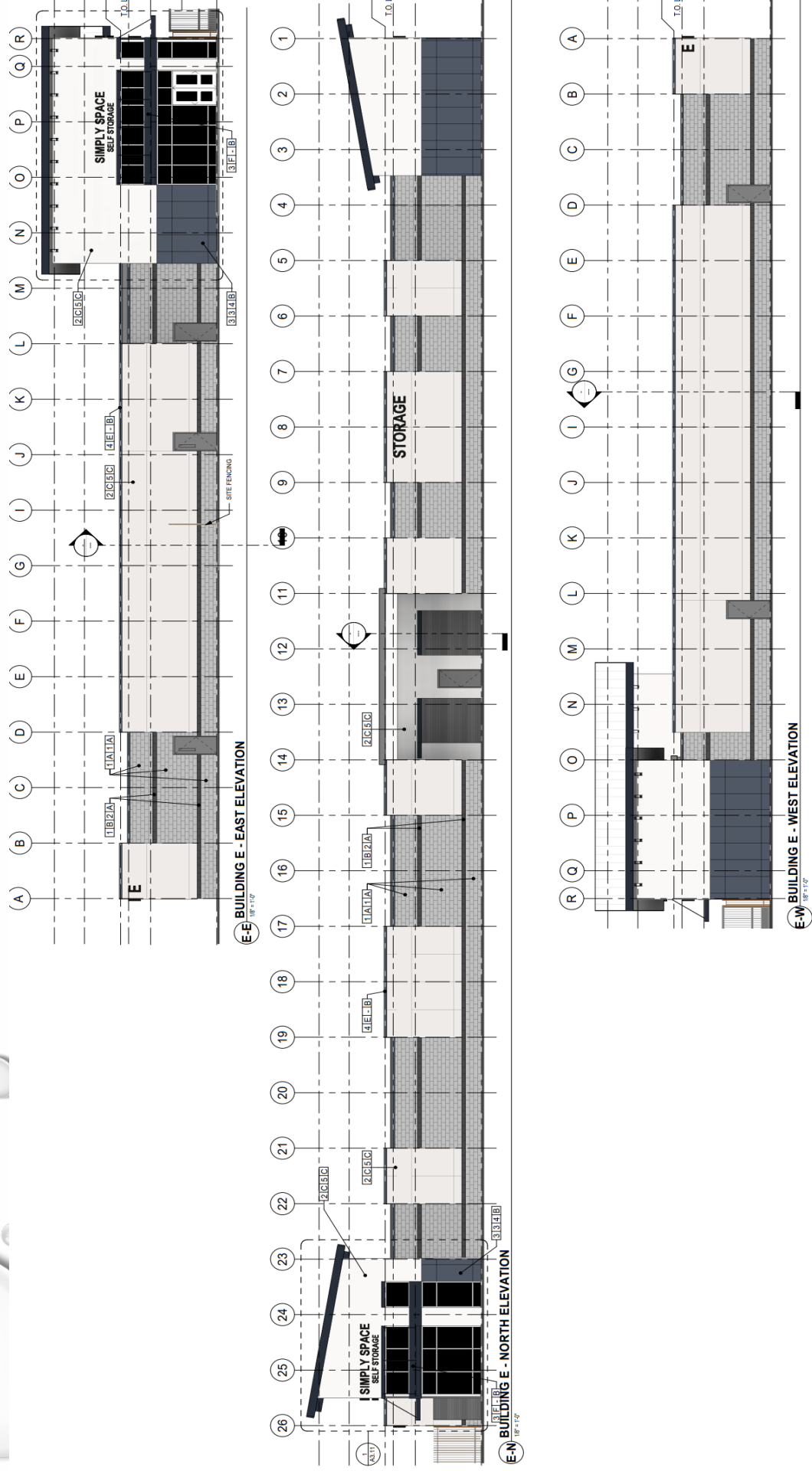
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15

- 500 Storage Units
- 28 Residential Lots

SELF-STORAGE

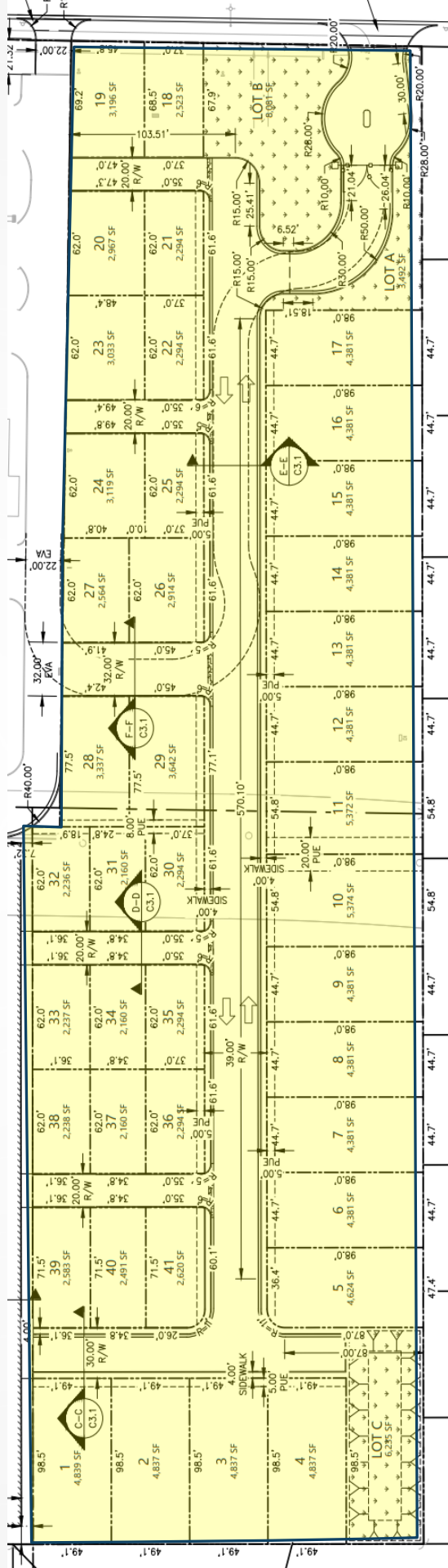




Frontage along E. Yosemite Avenue

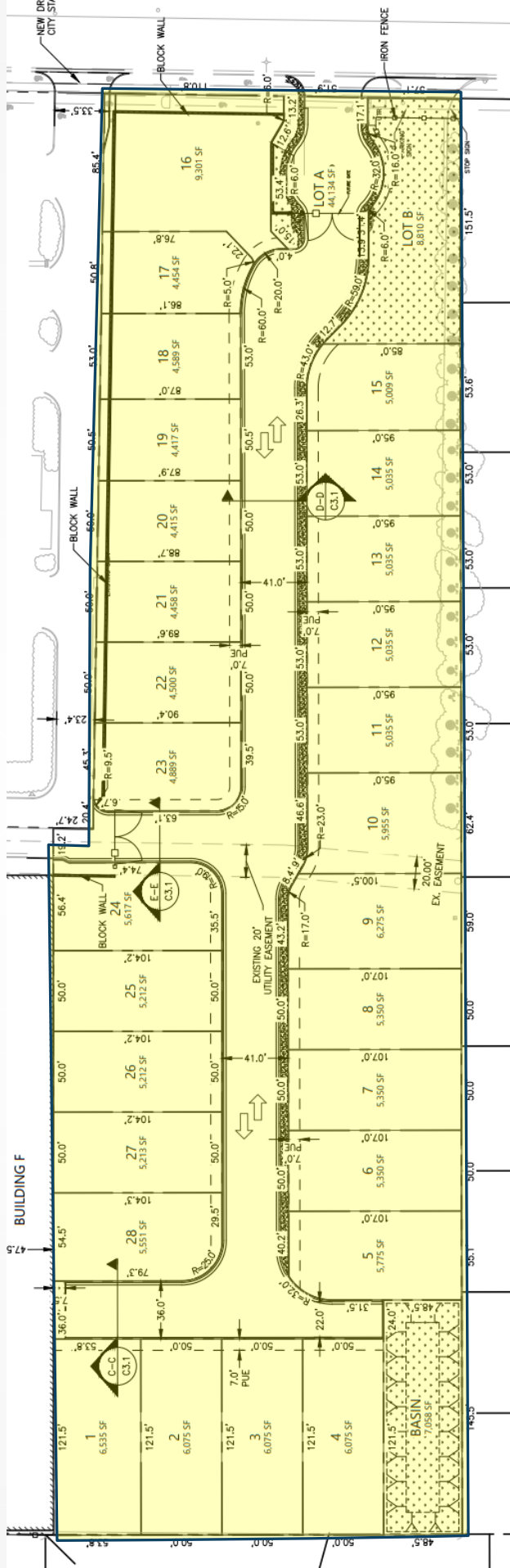
Office space and storage units with stucco finish with stone veneer accents and large storefront windows

PREVIOUS PROPOSAL



- 41 RESIDENTIAL UNITS
- HIGH MEDIUM DENSITY GENERAL PLAN DESIGNATION
- MIX OF SINGLE AND TWO STORY

NEW PROPOSAL



- 28 RESIDENTIAL UNITS
- LOW MEDIUM DENSITY GENERAL PLAN DESIGNATION
- SINGLE STORY ON LOTS 1-15 (WEST AND SOUTH PL)
- MIX OF SINGLE AND TWO-STORY ON LOTS 16-28

PROPOSED ELEVATIONS



Plan 1 - Santa Barbara

Plan 1 - Modern Farmhouse

Plan 2 - Santa Barbara

Plan 1 - European Cottage

Plan 2 - Modern Farmhouse

Plan 2 - English Cottage

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

Lots 1-15 to be all single story

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

Lots 15-28 to be a mixture of single and two story with a max height of 32'

CONDITIONS

- CONDITION #24 - THE SELF-STORAGE FACILITY MAY OPERATE DAILY BETWEEN 7:00 A.M. AND 7:00 P.M.
- CONDITION #28 - LOTS 1-15 AS SHOWN ON THE MAP AT ATTACHMENT F OF STAFF REPORT #25-835 SHALL BE SINGLE STORY.
- 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.
- CONDITION #33 - ALL STREETS WITHIN THE SUBDIVISION SHALL BE PRIVATE STREETS AND SHALL BE PRIVATELY MAINTAINED. AN EASEMENT FOR UTILITIES AND ACCESS SHALL BE GRANTED TO THE CITY OF MERCED WITH THE FINAL MAP.
- CONDITION #43 - THE DEVELOPER SHALL ESTABLISH A HOMEOWNER'S ASSOCIATION (HOA) (OR APPROVED ALTERNATIVE) GOVERNING THIS PROJECT. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL STREETS AND LANDSCAPING WITHIN THE DEVELOPMENT AS WELL AS SWEEPING/CLEANING OF ALL INTERIOR STREETS. PRIOR TO THE FINAL MAP APPROVAL, THE HOA AND ANY CONDITIONS, COVENANTS AND RESTRICTIONS (CC&R'S) SHALL BE REVIEWED AND APPROVED BY THE CITY ATTORNEY.

CITY COUNCIL ACTION

MOTION #1 PROJECT APPROVAL:

- **ADOPT A RESOLUTION** APPROVING GENERAL PLAN AMENDMENT #24-02 AND APPEAL OF PLANNING COMMISSION DENIAL OF SP #551 AND MUP #24-13
- **INTRODUCE AN ORDINANCE** APPROVING SITE UTILIZATION PLAN REVISION #3 TO PLANNED DEVELOPMENT (P-D) #20
- APPROVE LEGISLATIVE ACTION AGREEMENT
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MOTION #2 PROJECT DENIAL:

- **ADOPT A RESOLUTION** DENYING GENERAL PLAN AMENDMENT #24-02 AND SUP REV #3 TO P-D #20 AND APPEAL OF PLANNING COMMISSION DENIAL OF SP#551 AND MUP #24-13
- **ADOPT A MOTION** DENYING AN ORDINANCE APPROVING SITE UTILIZATION PLAN REVISION #3 TO PLANNED DEVELOPMENT #20
- DENY LEGISLATIVE ACTION AGREEMENT
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