

City of Merced
Planning Division
Attn: Francisco Mendoza-Gonzalez
678 West 18th Street, Second Floor
Merced, CA 95340

RE: Appeal to City Council – Planning Commission Decision

April 8, 2024

Dear Mr. Mendoza-Gonzales,

Please allow this letter to serve as our formal request to appeal the decision of the Merced Planning Commission on April 3, 2024. Specifically, we wish to appeal the disapproval of General Plan Amendment #23-05, Zone Change #434, Environmental Review #23-45, Establishment of Planned Development (P-D) #8, Conditional Use Permit #1276, Site Plan Review Permit #538 and Minor Use Permit #24-02.

Our basis for the appeal is based on several factors:

- At the time our group began the process of entitling the subject site, we confirmed that it was not a part of the City's RHNA allocation and as such, a rezone would not impact the City's Housing Element. This was a major factor in making the decision to pursue the General Plan Amendment and Rezone.
- According to Radius+ Market Analysis dated November 2, 2023, Merced's storage inventory is underserved by more than 320,000 square feet based on its current population.
- On August 2nd, 2023, Public Storage identified Merced Council District Four as having the greatest current need for self-storage – currently having no facilities within its boundary.
- The parcel in question has remained undeveloped for over 40 years and no applications have ever been submitted to the City of Merced.
- In terms of traffic and its potential impact to the surrounding area, the Average Daily Trips generated by a storage facility are vastly smaller than what a potential multi-family project would generate.
- The location of the project site creates a good balance between the existing commercial sites at G Street Olive and the neighborhoods it needs to serve. The Simply Space at Yosemite and R is a good example of a similar circumstance.

We feel that the Planning Commission's decision was based on their sole preference for a potential higher-density residential project at this location instead of evaluating the merits of our plan. We look forward to the opportunity to present these items to the Council and answering any additional questions they may have for us.

United Storage Capital, LLC



ATTACHMENT C