



ADMINISTRATIVE REPORT

File #: 25-835

Meeting Date: 9/17/2025

Planning Commission Staff Report

Report Prepared by: Valeria Renteria, Associate Planner, Development Services Department

SUBJECT:

General Plan Amendment #24-02/ Site Utilization Plan Revision #3 to Planned Development #20/ Vesting Tentative Subdivision Map #1332 / Site Plan Review Permit #551/ Minor Use Permit #24-13, initiated by Eric Gonsalves, on behalf of Yosemite 1380 LLC, property owner. The General Plan Amendment would change the General Plan land use designation from Commercial Office (CO) to Business Park (BP) for 3.02 acres and from Commercial Office (CO) to Low Medium Density (LMD) residential for the remaining 4.85 acres. The Site Utilization Plan Revision would change the land use designation within P-D #20 from Commercial Office to Self-Storage for 3.02 acres and to Residential for the remaining 4.85 acres. The Minor Use Permit would be for interface review to allow commercial development adjacent to or across from a Low Density Residential (R-1-6) Zone. The Site Plan Review Permit would allow the development a self-storage facility (approximately 500 storage units). The vesting tentative subdivision map would divide the self-storage from the residential lots and create the 28 residential lots. *PUBLIC HEARING*

ACTION: PLANNING COMMISSION:

Recommendation to City Council:

- 1) Environmental Review #24-25 (*Negative Declaration*)
- 2) General Plan Amendment #24-02
- 3) Site Utilization Plan Revision #3 to Planned Development #20

Approve/Disapprove/Modify:

- 1) Environmental Review #24-25 (*Negative Declaration*)
- 2) Vesting Tentative Subdivision Map #1332
- 3) Site Plan Review Permit #551
- 4) Minor Use Permit #24-13

[subject to City Council approval of General Plan Amendment #24-02, and Site Utilization Plan Revision #3 to Planned Development #20]

SUMMARY

The Project site consists of two parcels that total approximately 8.05 acres located at 1380 Yosemite Avenue (APN: 006-050-068) and 3595 Parsons Avenue (APN: 006-050-072) (Attachment C). The subject site has a General Plan designation of Commercial Office (CO) and a Zoning classification of Planned Development(P-D) #20. The subject site is surrounded by a variety of uses which include

residential to the east, south, and west, a religious institution to the north and University Surgery Center adjacent northeast of the project site.

The applicant is requesting approval to develop 28 single-family homes and a self-storage facility. Of the 28 residential lots, lots 1-15 would be single story homes and lots 16-28 would be a mix of single- and two-story homes. The proposed residential lots would range in size between 4,365 square feet and 8,930 square feet. These lots would be located within the southern portion of the subject site on approximately 4.85 acres. The remaining 3.02 acres would be used to establish a self-storage facility with 500 storage units. The applicant has provided a site plan, floor plan, and elevations (Attachments E and F) for this proposal.

RECOMMENDATION

General Plan Amendment and Site Utilization Plan Revision to Planned Development

Planning staff recommends that the Planning Commission make a recommendation to the City Council of Environmental Review #24-25 (Negative Declaration), General Plan Amendment #24-02, and Site Utilization Plan Revision #3 to Planned Development #20 (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.

Vesting Tentative Subdivision Map, Site Plan Review Permit, and Minor Use Permit

Planning staff recommends that the Planning Commission approves Vesting Tentative Subdivision Map #1332, Site Plan Review Permit #551 and Minor Use Permit #24-13 (including the adoption of the Draft Resolution at Attachment B) subject to the conditions in Exhibit A, the findings/considerations in Exhibit B of the Draft Resolution, and contingent upon City Council approval of General Plan Amendment #24-02 and Site Utilization Plan Revision #3 to Planned Development (P-D) #20.

DISCUSSION

Project Description

The Project site consists of two parcels that total approximately 8.05 acres located at 1380 Yosemite Avenue (APN: 006-050-068) and 3595 Parsons Avenue (APN: 006-050-072) (Attachment C). The subject site has a General Plan designation of Commercial Office (CO) and a Zoning classification of Planned Development (P-D) #20. The subject site is surrounded by a variety of uses which include residential to the east, south, and west, a religious institution to the north and University Surgery Center immediately to the northeast vicinity of the project site.

The applicant is requesting approval to develop 28 single-family homes and a self-storage facility. Of the 28 residential lots, lots 1-15 would be single story homes and lots 16-28 would be a mix of single- and two-story homes. The proposed residential lots would range in size between 4,365 square feet and 8,930 square feet. These lots would be located within the southern portion of the subject site on approximately 4.85 acres. The remaining 3.02 acres would be used to establish a self-storage facility.

The developer has provided six different elevation styles as shown at Attachment F. These styles include architectural concepts named Santa Barbara, Modern Farmhouse, European Cottage, and English Cottage. They include a variety of earthtone colors and a mixture a material such as stucco,

board and baton, stone veneers, and shingled roofs.

The northern portion of the parcel along E. Yosemite Avenue would be reserved for the self-storage facility with approximately 500 storage units. The applicant has provided a site plan, floor plans, and elevations for this proposal. Attachment E illustrates the proposed structures (Site Plan, Floor Plan, and Elevations). The storage facility would be composed of five storage buildings; the office would be attached into one of those storage buildings. The office would be the most visible structure to the public located along E. Yosemite Avenue. The exterior of the office would consist of walls with stucco finish, stone veneer accents, and storefront windows. The storage spaces would range in dimensions between 5 feet by 5 feet, and 10 feet by 25 feet. The storage buildings would have a metal finish. The back of the storage units along the eastern, southern and western property lines would consist of a 12 to 14-foot-tall block wall. The northern property line would be secured with a wrought iron perimeter fence.

Surrounding uses as noted in Attachment C.

Surrounding Land	Existing Use of Land	City Zoning Designation	City General Plan Land Use Designation
North	Single-Family Homes and church (across E. Yosemite Avenue)	Low Density Residential (R-1-6)	Low Density Residential (LDR)
South	Single-Family Homes	Low Density Residential (R-1-6)	Low Density Residential (LDR)
East	Single-Family Homes and University Surgery Center	Low Density Residential (R-1-6) and Planned Development (P-D) #20	Low Density Residential (LDR) and Commercial Office (CO)
West	Single-Family Homes	Low Density Residential (R-1-6)	Low Density Residential (LDR)

Background

The subject site (approximately 8.05 acres) was annexed into the City in 1980, as part of the Southwest Yosemite and Parsons Annexation (Annexation No. 137). This annexation incorporated approximately 121.24 acres of land into the City limits. The subject site is designated for Commercial Office (CO); however, the site has remained vacant for several decades.

The storage facility is similar in size to other existing storage facilities in the community such as Simply Space Self Storage, Central Self Storage, Cal Storage, etc. These storage facilities are surrounded by residential zones. In 2023, the City Council approved a similar project for the applicant for a combination self-storage facility, and long-term boat and recreational vehicle parking at 1965 W. Olive Avenue which is currently under construction.

Public hearing notices were mailed to 93 property owners within 300 feet of the project site 3 weeks

prior to this meeting and published in the Merced County Times on August 29, 2025. The initial study prepared for this project was also published in the Merced City Website on August 29, 2025.

The Planning Commission considered a previous version of this proposed during the Planning Commission Meeting of March 19, 2025. The public comment period was opened and residents from the surrounding area raised their concerns regarding the project and adequate time being given to review the project. The Planning Commission voted unanimously to continue the item to the Planning Commission meeting of April 9, 2025.

At the April 9 Planning Commission meeting, the Planning Commission directed staff to prepare a resolution recommending denial for General Plan Amendment #24-02, Site Utilization Plan Revision #3 to Planned Development (P-D) #20, and another resolution denying Vesting Tentative Subdivision Map #1332, Site Plan Review Permit #551, Minor Use Permit #24-13 and associated environmental review based on the reasons provided by the Planning Commission.

The Planning Commission adopted these resolutions on May 7, 2025, which the applicant appealed.

The appeal was heard at the City Council July 7, 2025, where the public hearing was opened and residents from the surrounding areas expressed their concerns about the project. The Council asked questions to the residents and the applicant. Council voted to send the proposal back to the Planning Commission and require that the applicant host a neighborhood meeting within 20 days of that Council meeting.

A neighborhood meeting was held at Merced City Hall in the Sam Pipes Conference Room on July 22, 2025. Meeting invitations were provided to the neighborhood prior to the meeting. Approximately 30 residents attended the neighborhood meeting.

Based on the discussion at that meeting with the neighbors, the applicant made changes to the project. Those changes include but are not limited to:

1. A decrease in residential density: from 41 dwelling units to 28 dwelling units.
2. An increase in lot size.
3. A restriction of "single story housing units" for lots adjacent to southern neighbors. Other units in the interior would be allowed up to 2 stories.
4. Rear setbacks that exceed the rear neighbor R-1-6 requirements (15 feet for the proposed PD vs. down to 5 feet for the southern neighboring properties).
5. A reduction of operating hours for the storage facility from 7 AM to 7 PM (instead of 10 PM).

Findings/Considerations

Please refer to Exhibit B of the Draft Planning Commission Resolution at Attachment A for the Findings related to General Plan Amendment 24-02 and Site Utilization Plan Revision #3 to Planned Development (P-D) #20. Please refer to Exhibit B of the Draft Planning Commission Resolution at Attachment B for the Findings related to Vesting Tentative Subdivision Map #1332, Site Plan Review Permit #551 and Minor Use Permit #24-13.

ATTACHMENTS

- A. Draft Planning Commission Resolution - General Plan Amendment and Site Utilization Plan Revision to Planned Development
- B. Draft Planning Commission Resolution - Vesting Tentative Subdivision, Site Plan Review, and Minor Use Permit
- C. Location Map
- D. Land Use Map
- E. Site Plan, Floor Plans, and Elevations for Self-Storage facility
- F. Site Plan, Floor Plans, and Elevations for Residential
- G. Planned Development Standards
- H. Initial Study (Negative Declaration) (Available at Attachment 8 of Staff Report #25-977)
- I. Tentative Subdivision Map
- J. TSM Findings
- K. Public Comments from first proposal (Available at Attachment 14 of Staff Report #25-977)
- L. Presentation

CITY OF MERCED
Planning Commission

Resolution #4152

WHEREAS, the Merced City Planning Commission at its regular meeting of September 17, 2025, held a public hearing and considered **General Plan Amendment #24-02 and Site Utilization Plan Revision #3 to Planned Development (P-D) #20**, initiated by Eric Gonsalves, on behalf of Yosemite 1380 LLC, property owner for the properties located at 1380 E Yosemite Avenue and 3595 Parsons Avenue. The General Plan Amendment would change the General Plan land use designation from Commercial Office (CO) to Business Park (BP) for 3.02 acres and from Commercial Office (CO) to Low Medium Density (LMD) residential for the remaining 4.85 acres. The Site Utilization Plan Revision would change the land use designation within P-D #20 from Commercial Office to Self-Storage for 3.02 acres and to Residential for the remaining 4.85 acres. The approximate 8.05-acre subject site is generally located on the southwest corner of E. Yosemite Ave and Parsons Ave. The property being more particularly described as Lots “A” and “B”, as shown on that certain map entitled “Oakmount Village Unit No. 5,” recorded in Volume 46, Page 38 of Merced County Records; also known as Assessor’s Parcel Number (APN) 006-050-068 and 006-050-072; and,

WHEREAS, the Merced City Planning Commission concurs with Findings/Considerations A through H of Staff Report #25-835 (Exhibit B of Planning Commission Resolution #4152); and,

WHEREAS, the Merced City Planning Commission concurs with the Findings for Planned Development (P-D) Zoning Districts in Merced Municipal Code Section 20.20.020 (J); and,

NOW THEREFORE, after reviewing the City’s Initial Study and Draft Environmental Determination, and fully discussing all the issues, the Merced City Planning Commission does resolve to hereby recommend to City Council adoption of a Negative Declaration regarding Environmental Review #24-25, and recommend approval of General Plan Amendment #24-02 and Site Utilization Plan Revision #3 to Planned Development (P-D) #20, subject to the Conditions set forth in Exhibit A attached hereto and incorporated herein by this reference.

Upon motion by Commissioner _____, seconded by Commissioner _____, and carried by the following vote:

AYES: Commissioner(s)

NOES: Commissioner(s)

ABSENT: Commissioner(s)

ABSTAIN: Commissioner(s)

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September 17, 2025

Adopted this 17th of September 2025

Chairperson, Planning Commission of
the City of Merced, California

ATTEST:

Secretary

Exhibits:

Exhibit A – Conditions of Approval

Exhibit B – Findings/Considerations

Conditions of Approval
Planning Commission Resolution # 4152
General Plan Amendment #24-02
Site Utilization Plan Revision #3 to Planned Development #20

1. The proposed General Plan Amendment and Site Utilization Plan Revision shall be as shown on the Proposed Land Use Map at Attachment D of Planning Commission Staff Report #25-835.
2. Any project constructed on this site shall comply with all Design/Development Standards (Attachment G of Planning Commission Staff Report #25-835) adopted by Revision #3 of Planned Development (P-D) #20.
3. In compliance with Merced Municipal Code Section 20.20.020 Q, all projects shall require a Site Plan Review Permit or Minor Use Permit at the discretion of the Director of Development Services to address conformance to the Design Standards approved with this Planned Development Establishment. This does not replace the requirement for any other approval for a specific use required by the Zoning Ordinance.
4. Approval of the General Plan Amendment and Site Utilization Plan Revision is subject to the applicant(s) entering into a written Legislative Action Agreement that they agree to all the conditions and shall pay all City and school district fees, taxes, and/or assessments, in effect on the date of any subsequent subdivision and/or permit approval, any increase in those fees, taxes, or assessments, and any new fees, taxes, or assessments, which are in effect at the time the building permits are issued, which may include public facilities impact fees, a regional traffic impact fee, Mello-Roos taxes— whether for infrastructure, services, or any other activity or project authorized by the Mello-Roos law, etc. Payment shall be made for each phase at the time of building permit issuance for such phase unless an Ordinance or other requirement of the City requires payment of such fees, taxes, and/or assessments at an earlier or subsequent time. Said agreement to be approved by the City Council prior to the adoption of the ordinance, resolution, or minute action.
5. The proposed project shall comply with all standard Municipal Code and Subdivision Map Act requirements as required by the City Engineering Department.

6. The Project shall comply with all applicable conditions set forth in the resolutions for Annexation No. 137 (Southwest Yosemite and Parsons Annexation) previously approved for this site.
7. All other applicable codes, ordinances, policies, etc., adopted by the City of Merced shall apply.
8. The developer/owner is required to finance the annual operating costs for police and fire services as well as storm drainage, public landscaping, street trees, streetlights, parks and open space, which may include a financing mechanism such as a Community Facilities District (CFD). Procedures for financing these services and on-going maintenance shall be before final map approval or issuance of a certificate of occupancy for any building, whichever comes first. Developer/Owner shall submit a request agreeing to such a procedure, waiving right to protest and post deposit as determined by the City Engineer to be sufficient to cover procedure costs and maintenance costs expected prior to first assessments being received.
9. 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.

10. 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.

Findings and Considerations
Planning Commission Resolution #4152
General Plan Amendment #24-02
Site Utilization Plan Revision #3 to Planned Development (P-D) #20

FINDINGS/CONSIDERATIONS:

General Plan Compliance and Policies Related to This Application

- A) If the General Plan Amendment is approved, the northern 3.02 acres of the proposed project would comply with the General Plan land use designation of Business Park (BP), which allows self-storage facilities with a Site Plan Review permit. The southern 4.85 acres of the subject site would comply with the General Plan Designation of Low Medium Density (LMD) residential which allows for residential subdivisions. The project would also comply with the Zoning classification of Planned Development (P-D) #20 with the change in land use designation from Commercial Office to Low Medium Density Residential and Self-Storage.

The proposed project, with conditions of approval, would help achieve the following General Plan land use policies:

Policy L-3.2: Encourage Infill Development and a Compact Urban Form

The proposed project would develop an approximate 8.05-acre site that has been vacant for decades. Developing this site addresses some maintenance issues associated with undeveloped parcels, such as overgrown weeds (fire hazard), vandalism, and loitering which could impact neighboring parcels. In addition, infill development is an efficient use of development that utilizes existing infrastructure within City limits as opposed to annexing land that requires expanding City infrastructure and services.

General Plan Amendment - Findings

- B) Chapter 20.82 (General Plan Amendments) outlines procedures for considering General Plan Amendments, but does not require any specific findings to be made for approval. However, Planning practice would be to provide objective reasons for approval or denial. These findings can take whatever form deemed appropriate by the Planning Commission and City Council. Based on State law and case law, the following findings are recommended:

1. The proposed amendment is deemed to be in the public interest.

The proposed amendment is deemed to be in the public interest

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OF PLANNING COMMISSION RESOLUTION #4152

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because it will provide employment, and storage options so that residential properties are not overcrowded with personal items resulting in blight from items stored outside. The project also proposes housing which will help alleviate the housing needs in the community.

2. *The proposed amendment is consistent and compatible with the rest of the General Plan and any implementation programs that may be affected.*

As shown under Finding A, the proposed development meets the General Plan Goals and Policies regarding promoting infill developments. The proposed project would comply with the General Plan designation of Business Park (BP) and Low Medium Density Residential (LMD) if the General Plan Amendment is approved.

3. *The potential impacts of the proposed amendment have been assessed and have been determined not to be detrimental to the public health, safety, or welfare.*

The proposed project does not include any uses that would be detrimental to the public health, safety, and welfare of the City. Implementation of the conditions of approval and adherence to all applicable Building Codes, Fire Codes, and City Standards would prevent the project from having any detrimental effect on the health, safety, and welfare of the City as a whole.

4. *The proposed amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA).*

The proposed General Plan Amendment has been processed in accordance with all applicable California Government Code sections. In addition, Planning staff has conducted an environmental review (#24-25) of the project in accordance with the requirements of the California Environmental Quality Act (CEQA), and a Negative Declaration (see Attachment G of Planning Commission Staff Report #25-835) has been recommended.

Zoning Code Compliance for Planned Development Establishments or Revision

- C) Per Merced Municipal Code Section 20.20.20 (J) Planned Development (P-D) Zoning Districts, an application for Planned Development Establishment or Revision with an accompanying Preliminary Site Utilization Plan can only be approved if the following findings can be made.

1. *The proposed development is consistent with the goals, policies, and actions of the General Plan and any applicable specific plan and community plan.*

The proposed Planned Development would change the land use designation for the approximately 8.05-acre subject site from Commercial Office (CO) to Self-Storage and Residential. This use would be consistent with the General Plan if General Plan Amendment #24-02 is approved. As described in Finding A above, the project would help achieve Land Use Policy L-3.2 by encourage in-fill development.

2. *The site for the proposed development is adequate in size and shape to accommodate proposed land uses.*

The project site is approximately 8.05 acres, and would be used for 500 storage units and 28 residential lots. The storage facility is similar in size to other existing storage facilities in the community (Simply Space Self Storage, Central Self Storage, Cal Storage, etc.). The residential lots south of the self-storage facility would serve as a transition in between the self-storage and the single-family residences to the south of the project site. The project site is considered adequate in size and shape to accommodate the proposed land uses.

3. *The site for the proposed development has adequate access considering the limitations of existing and planned streets and highways.*

The proposal would have adequate access to existing and planned streets and highways. The proposed development would have access to E. Yosemite Avenue and Parsons Avenue through driveways along the northern and eastern property line. The project proposes a new private road that would connect to Parsons Ave for the residential development. These internal streets would be constructed to Merced City Standards as required in Condition #17 of Planning Commission Resolution #4153 for the Vesting Tentative Subdivision Map #1332, Site Plan Review Permit #551 and Minor Use Permit #24-13 at Attachment B of Planning Commission

Staff Report #25-835).

4. *Adequate public services exist or will be provided to serve the proposed development.*

City utilities such as water and sewer main lines as well as storm drain lines are directly available to the north at E. Yosemite Avenue and to the east at Parsons Avenue. These lines are adequate to serve the project.

5. *The proposed development will not have a substantial adverse effect on surrounding property, will be compatible with the existing and planned land use character of the surrounding area, and will enhance the desirability of the area and have a beneficial effect.*

There may be some temporary impacts such as vibration, noise, and dust during construction, but as described under Finding F – Neighborhood Impact, the proposed development would not have a substantial adverse effect on surrounding property, will be compatible with the existing and character of the surrounding area, and will enhance the desirability of the area and have a beneficial effect.

6. *The proposed development carries out the intent of the Planned Development zoning district by providing a more efficient use of the land and an excellence of site design greater than that which could be achieved through the application of established zoning standards.*

The proposed development provides efficient use of land optimizing the property by revising the existing Planned Development to allow for the self-storage and residential subdivision as infill development on the site. This is attainable through specific development standards proposed as part of the revision #3 to Planned Development (P-D) #20. These standards are provided at Attachment G of Planning Commission Staff Report #25-835.

7. *Each individual unit of the proposed development, in each phase as well as the total development, can exist as an independent unit capable of creating a good environment in the locality and being in any stage as desirable and stable as the total development.*

The proposed development consists of a self-storage facility along the northern portion of the property. The southern portion of the subject site would have a residential subdivision. This self-storage facility and residential development are capable of creating a good environment in the locality and being in any stage as desirable and stable as the total

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development.

8. *Any deviation from the standard ordinance requirements is warranted by the design and additional amenities incorporated in the development plan, which offer certain unusual redeeming features to compensate for any deviations that may be permitted.*

As shown on Attachment E of Staff Report #25-835, the proposal includes decorative block building walls along the western and eastern property lines that include a mixture of color finishes that go beyond a standard concrete masonry unit wall.

9. *The principles incorporated in the proposed development plan indicate certain unique or unusual features, which could not otherwise be achieved under the other zoning district.*

The proposed use would allow development of the entire parcel. By allowing a deviation in the setback requirements, the proposed development is able to provide a fully developed self-storage facility including parking and use an attractive design and color palette for the buildings on the northern portion of the site. The southern portion of the site would also accommodate more residential units with a deviation in setback requirements. Without the deviation in the setback requirement, the development would not be able to provide sufficient storage spaces and number of residences to make the development feasible. This could lead to the site remaining empty and susceptible to blight.

Revision #3 to Planned Development #20 would allow this development to deviate from the standard zoning requirements, allowing the project to move forward in a more streamlined approach. Planned Developments were specifically designed to allow such unique designs.

Planned Development Standards

- D) Specific development standards are typically established within a Planned Development. The applicant could propose a standard City Zoning classification; however, by proposing a Planned Development, the developer has the opportunity to request unique development standards that deviate from the City's typical requirements. Through the Revision of a Planned Development, the developer has requested a number of development standards specific to this development as shown in Attachment G of Staff Report #25-835.

Traffic/Circulation

- E) The proposed development includes a self-storage facility with approximately 500 storage units, and a residential subdivision of 28 units located on an approximately 8.05-acre vacant parcel located at 1380 E Yosemite Avenue and 3595 Parsons Avenue. The project site fronts an arterial road to the north (E. Yosemite Avenue) and a collector road to the east (Parsons Avenue). Vehicle access would be available from a driveway along E. Yosemite Avenue and Parsons Avenue. The nearest major north-south road is G Street (arterial road) which is designed to carry large volumes of traffic traveling throughout the community. G Street provides access to Highway 99 that connects Merced with other regional communities throughout the State.

Vehicle Miles Traveled

The self-storage facility project is comprised of land uses estimated to generate 109 vehicle trips per day, and the residential portion is estimated to generate 264 vehicle trips per day, totaling of 373 vehicle trips per day. Based on the MCAG guidelines, projects that are low trip generators can be screened out of a quantitative VMT Analysis. Projects that are consistent with the Merced Vision 2030 General Plan have a low trip generator threshold of 1,000 average daily trips and projects that are not consistent with the Merced Vision 2030 General Plan have a low trip generator threshold of 500 average daily trips. This Project is not consistent with the Merced Vision 2030 General Plan but generates less than 500 daily trips. As a result, this Project is screened out from a quantitative VMT analysis and this Report serves as the required VMT Analysis for this Project.

Improvements

The development requires the construction of a street network connecting the residential subdivision to Parsons Ave. This street network would generally be built to Merced City Standards (Condition #17 of Planning Commission Resolution #4153 – Attachment B of Planning Commission Staff Report #25-835). This may require making minor modifications to the site plan that would need to be reviewed and approved by the Director of Development Services.

Neighborhood Impact

- F) The subject site is surrounded by a variety of uses which include residential to the east, south, and west, a religious institution to the north across E Yosemite Avenue and University Surgery Center adjacent to the northeast. The subject site is designated Commercial Office (CO) as a land use designation that is compatible with the surrounding uses. Even though the applicant is proposing a General Plan designation of Business Park and Low Medium Density Residential, the proposed use of self-storage and residential subdivision is expected to produce less traffic than expected for a Commercial Office development and would not significantly alter the traffic patterns throughout the neighborhood.

The site is surrounded with residential uses to the west and south of the proposed project. The self-storage facility would consist of a 12 to 14-foot-tall block wall that would screen the self-storage facility from the adjacent residential uses and reduce noise and privacy concerns. To create additional compatibility with the surrounding sites to help reduce concerns regarding noise, lighting, and privacy, there are conditions requiring the parking lot lights and building lights be shielded so that lighting does not “spill-over” to adjacent parcels (Conditions #22 of Planning Commission Resolution #4153 Attachment B of Planning Commission Staff Report #25-835); controlled hours of operation only allowing operation between 7 a.m. and 7 p.m. (Condition #24 of Planning Commission Resolution #4153 Attachment B of Planning Commission Staff Report #25-835).

Public hearing notices were sent to all property owners within 300 feet of the project site. The City received public comment letters and a petition for the previous hearings shown on Attachment K of Staff Report #25-835. In these letters, neighbors expressed their concerns for the proposed self-storage facility and residential development. The letters and petition were generally in opposition of the project.

Housing Opportunity

- G) The proposed would change the General Plan designation from Commercial Office (CO) to Business Park (BP) for approximately 3.02 acres and Low Medium Density (LMD) residential for approximately 4.85 acres. As such,

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zoning at this location currently does not allow for any residential uses. Thus, by changing the land use designation to Business Park and Low Medium Density Residential, the site goes from no potential of having any residential units constructed at its current designation, to 6 to 12 units per acre in the proposed Low Medium Density residential portion of the project.

Staff believes this site would be good for Low Medium Density residential given that the site fronts a major collector road (Parsons Avenue), and its close proximity to multiple shopping centers within 750 feet of the site, a park, and school.

Environmental Clearance

H) Infill projects over 5 acres or projects that don't comply with Zoning/General Plan designations require an Initial Study, per the California Environmental Quality Act (CEQA). In this case, the project is over 5 acres (at 8.05 acres), and the site is not consistent with Zoning or the General Plan, requiring an Initial Study. An Initial Study includes a wide range of analysis required by the State covering an array of subjects including, but not limited to, impacts on vehicle miles traveled, air quality, biological resource, public services, cultural resources, and City utilities. Planning staff has conducted an environmental review of the project in accordance with the requirements of CEQA and concluded that Environmental Review #24-25 results in a Negative Declaration as the proposal would not have a significant effect on the environment (Attachments H of Planning Commission Staff Report #25-835) and does not require the preparation of an Environmental Impact Report. A copy of the Initial Study with a Negative Declaration can be found at Attachment H of Planning Commission Staff Report #25-835.

CITY OF MERCED
Planning Commission

Resolution #4153

WHEREAS, the Merced City Planning Commission at its regular meeting of September 17, 2025, held a public hearing and considered **Vesting Tentative Subdivision Map #1332, Site Plan Review Permit #551 and Minor Use Permit #24-13** initiated by Eric Gonsalves, on behalf of Yosemite 1380 LLC, property owner for the property located at 1380 E Yosemite Avenue and 3595 Parsons Avenue. The Vesting Tentative Subdivision Map would separate the self-storage from the residential lots and create 28, single-family, residential lots. The Site Plan Review Permit would allow the development of a self-storage facility with approximately 500 storage units. The Minor Use Permit would be for interface review to allow commercial development adjacent to or across from Low Density Residential (R-1-6) Zone. The approximate 8.05-acre subject site is generally located on the southwest corner of E. Yosemite Ave and Parsons Ave. The property being more particularly described as Lots “A” and “B”, as shown on the certain map entitled “Oakmount Village Unit No. 5”, recorded in Volume 46, page 38 of Merced County Records; also known as Assessor’s Parcel Number (APN) 006-050-068 and 006-050-072; and,

WHEREAS, the Merced City Planning Commission concurs with Findings/Considerations A through L of Staff Report #25-835 (Exhibit B of Planning Commission Resolution #4153); and,

WHEREAS, the Merced City Planning Commission concurs with the Findings for Minor Use Permits in Merced Municipal Code Section 20.68.020 (E) and Site Plan Review Permits in Merced Municipal Code Section 20.68.050 (F) as outlined in Exhibit B; and,

NOW THEREFORE, after reviewing the City’s Initial Study and Draft Environmental Determination, and fully discussing all the issues, the Merced City Planning Commission does resolve to hereby adopt a Negative Declaration regarding Environmental Review #24-25, and approve Vesting Tentative Subdivision Map #1332, Site Plan Review Permit #551 and Minor Use Permit #24-13, subject to the Conditions set forth in Exhibit A attached hereto and incorporated herein by this reference.

Upon motion by Commissioner _____, seconded by Commissioner _____, and carried by the following vote:

AYES: Commissioner(s)

NOES: Commissioner(s)

ABSENT: Commissioner(s)

ABSTAIN: Commissioner(s)

PLANNING COMMISSION RESOLUTION #4153

Page 2

September 17, 2025

Adopted this 17th day of September 2025

Chairperson, Planning Commission of
the City of Merced, California

ATTEST:

Secretary

Exhibits:

Exhibit A – Conditions of Approval

Exhibit B – Findings/Considerations

Conditions of Approval
Planning Commission Resolution # 4153
Vesting Tentative Subdivision Map #1332
Site Plan Review Permit #551
Minor Use Permit #24-13

1. The proposed project shall be constructed/designed as shown on Exhibit 1 (Site Plan, Floor Plans and Elevation at Attachments E and F of Planning Commission Staff Report #25-835), and as modified by the conditions of approval within this resolution.
2. The Project shall comply with all applicable conditions set forth in the resolutions for Annexation No. 137 (Southwest Yosemite and Parsons Annexation) previously approved for this site.
3. All other applicable codes, ordinances, policies, etc., adopted by the City of Merced shall apply.
4. The developer/owner is required to finance the annual operating costs for police and fire services as well as storm drainage, public landscaping, street trees, streetlights, parks and open space, which may include a financing mechanism such as a Community Facilities District (CFD) or, assessment district. Procedures for financing these services and on-going maintenance shall be initiated before final map approval or issuance of a certificate of occupancy for any building, whichever comes first. Developer/Owner shall submit a request agreeing to such a procedure, waiving right to protest and post deposit as determined by the City Engineer to be sufficient to cover procedure costs and maintenance costs expected prior to first assessments being received.
5. 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

EXHIBIT A
OF PLANNING COMMISSION RESOLUTION #4153

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.

6. 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.
7. The project shall comply with all requirements of the California Building Code and all flood requirements of the Federal Emergency Management Agency (FEMA), as well as the requirements for the California Urban Level of Flood Protection (CA 200-year flood).
8. All landscaping in the public right-of-way shall comply with State Water Resources Control Board Resolution No. 2015-0032 "To Adopt an Emergency Regulation for Statewide Urban Water Conservation" and the City's Water Conservation Ordinance (Merced Municipal Code Section 15.42). Xeriscape or artificial turf shall be used in place of natural sod or other living ground cover. If turf is proposed to be installed in park-strips or on-site, high quality artificial turf (approved by the City Engineer and Development Services Director) shall be installed. All irrigation provided to street trees, parking lot trees, or other landscaping shall be provided with a drip irrigation or micro-spray system. All landscaping shall comply with the City's Water Efficient Landscape Ordinance (MMC Section 20.36.030).
9. All landscaping shall be kept healthy and maintained in good condition and any damaged or missing landscaping shall be replaced immediately.
10. Trees and or fast-growing vines or other plants shall be planted on or near the block wall along E Yosemite Avenue to soften the visibility of the site. Details to be worked out with Planning staff during the building permit stage.

11. 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, and street corner ramp(s), so that they comply with ADA standards and other relevant City of Merced/State/Federal standards and regulations.
12. Any missing or damaged improvements along the property frontage shall be installed/repared to meet City Standards. Any improvements that don't meet current City Standards shall be replaced to meet all applicable standards.
13. The applicant shall work with the City's Refuse Department to determine the proper location for a trash enclosure at the self-storage facility and if a recycling container will be required to comply with AB 341. The container(s) shall be enclosed within a refuse enclosure built to City Standards.
14. All mechanical equipment shall be screened from public view.
15. The parking lot layout shall comply with all applicable City Standards. Parking lot trees shall be provided at a ratio of one tree for every six parking spaces provided for customers (this does not apply to the long-term parking spaces). These trees shall be installed per the City's Parking Lot Landscape Standards, shall be a minimum of 15-gallons, and be of a type that provides a 30-foot minimum canopy at maturity (trees shall be selected from the City's approved tree list).
16. The driving aisles of the self-storage facility shall be paved with an impervious surface, as approved by the City Engineer.
17. The driving aisles in the self-storage facility and internal streets in the residential subdivision shall be designed to meet all City of Merced Engineering and Fire Department requirements, including those pertaining to turning radius, unless otherwise approved by the city engineer.
18. All vehicular gates shall be provided with a "click-to-enter" access and remote controls shall be provided to the City of Merced Police, Fire, and Public Works Departments. The device used shall be approved by the City prior to installation.
19. All gates shall be provided with a Knox box, as required by the Fire Department.
20. All service drives including the access and egress gates shall be posted as Fire Lanes. All signs and markings shall be as required by the Fire Department.
21. The developer shall use proper dust control procedures during site development in accordance with San Joaquin Valley Air Pollution Control District rules.

22. Parking lot lights and building lights shall be shielded or oriented in a way that does not allow “spill-over” onto adjacent lots or be a nuisance to adjacent residential properties. This shall be done in compliance with the California Energy Code requirements. Any lighting on the building shall be oriented to shine downward and not spill-over onto adjacent parcels.
23. The project shall comply with all the Post Construction Standards required to comply with State requirements for the City’s Phase II MS-4 Permit (Municipal Separate Storm Sewer System).
24. The self-storage facility may operate daily between 7:00 a.m. and 7:00 p.m. Hours of operation may be adjusted at the discretion of the Director of Development Services.
25. Dwelling within the storage units is prohibited
26. Minor modifications to the site plan, floor plan, or elevations may be reviewed and approved by the Director of Development Services as allowed by Merced Municipal Code Section 20.20.020 (O).
27. This resolution for a Vesting Tentative Subdivision Map (VTSM #1332), Site Plan Review (SP #551) and Minor Use Permit (#24-13) does not become effective until the General Plan Amendment (GPA #24-02) and Site Utilization Plan Revision (#3 to Planned Development #20) are approved by the City Council.
28. Lots 1-15 as shown on the map at Attachment F of Staff Report #25-835 shall be single story.
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.
30. There must be a minimum 26-foot-wide unobstructed area around all the hydrants within the subdivision or one side of the road must be a permanent fire lane to comply with Fire Department requirements. Details to be reviewed and approved by the Fire Department prior to building permit approval.
31. The applicant shall dedicate all necessary street right-of-way and easements as needed for irrigation, utilities, drainage, landscaping, and open space during the Final Map stage as required by the City Engineer.
32. The developer shall provide all utility services to each lot, including sanitary sewer, water, electric power, gas, telephone, and cable television, or as otherwise required by the City engineer. All new utilities are to be undergrounded.

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.
34. Any work done by the City of Merced to maintain utilities shall be restored to City Standards. Any decorative treatments shall be the responsibility of the Homeowner's Association (HOA) to repair/replace.
35. The gates at the entrances shall be setback a minimum of 20 feet from the roadway to allow stacking room for at least two vehicles. Gate width on each side of the entrance/exit shall be at least 14 feet wide.
36. Fire hydrants shall be installed along street frontages and throughout the gated subdivision to provide fire protection to the area. The hydrants shall meet all City of Merced standards and shall comply with all requirements of the City of Merced Fire Department. Final location of the fire hydrants shall be determined by the Fire Department.
37. All dwellings shall be designed to include fire sprinklers as required by the California Fire Code.
38. The developer shall provide construction plans and calculations for all landscaping and public maintenance improvements. All such plans shall conform to City standards and meet approval of the City Engineer.
39. Plans shall meet current codes at the time of building permit application submittal. Building permit applications shall comply with the newest enacted California Building Codes. Plans shall be drawn by a licensed California design professional.
40. At the building permit stage, the site plans for each lot shall include a minimum 3-foot by 6-foot concrete pad located in the side yard or backyard for the storage of 3 refuse containers.
41. All undeveloped areas shall be maintained free of weeds and debris.
42. Sewer manholes shall be installed as required by the Engineering Department (if needed).
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.

**Findings and Considerations
Planning Commission Resolution # 4153
Vesting Tentative Subdivision Map #1332
Site Plan Review Permit #551
Minor Use Permit #24-13**

FINDINGS/CONSIDERATIONS:

General Plan Compliance and Policies Related to This Application

- A) If the General Plan Amendment is approved, the norther 3.02 acres of the proposed project would comply with the General Plan land use designation of Business Park (BP), which allows self-storage facilities with a Site Plan Review permit. The southern 4.85 acres of the proposed would comply with the General Plan Designation of Low Medium Density (LMD) residential which allows for residential subdivisions. The project would also comply with the Zoning classification of Planned Development (P-D) #20 with the change in land use designation from Commercial Office to low Medium Density Residential and Self-Storage.

The proposed project, with conditions of approval, will help achieve the following General Plan land use policies:

Policy L-3.2: *Encourage Infill Development and a Compact Urban Form*

The proposed project would develop an approximate 8.05-acre site that has been vacant for decades. Developing this site addresses some maintenance issues associated with undeveloped parcels, such as overgrown weeds (fire hazard), vandalism, and loitering which could impact neighboring parcels. In addition, infill development is an efficient use of development that utilizes existing infrastructure within City limits as opposed to annexing land that requires expanding City infrastructure and services.

Traffic/Circulation

- B) The proposed development includes a self-storage facility with approximately 500 storage units, and a residential subdivision located on an approximately 8.05-acre vacant parcel located at 1380 E Yosemite Avenue and 3595 Parsons Avenue. The project site fronts an arterial road to the north (E. Yosemite Avenue) and a collector road to the east (Parsons Avenue). Vehicle access would be available from a driveway along E. Yosemite Avenue and Parsons

Avenue. The nearest major north-south road being G Street (arterial road) which is designed to carry large volumes of traffic traveling throughout the community. G Street provides access to Highway 99 that connects Merced with other regional communities throughout the State.

Vehicle Miles Traveled

The self-storage facility project is comprised of land uses estimated to generate 109 vehicle trips per day, and the residential portion is estimated to generate 264 vehicle trips per day totaling 373 vehicle trips per day. Based on the MCAG guidelines, projects that are low trip generators can be screened out of a quantitative VMT Analysis. Projects that are consistent with the Merced Vision 2030 General Plan have a low trip generator threshold of 1,000 average daily trips, and projects that are not consistent with the Merced Vision 2030 General Plan have a low trip generator threshold of 500 average daily trips. This Project is not consistent with the Merced Vision 2030 General Plan, but generates less than 500 daily trips. As a result, this Project is screened out from a quantitative VMT analysis and this Report serves as the required VMT Analysis, for this Project.

Improvements

The development requires the construction of a street network connecting the residential subdivision to Parsons Ave. This street network shall be built to Merced City Standards (Condition #17 Planning Commission Resolution #4133 – Attachment B of Planning Commission Staff Report #25-835). This may require making minor modifications to the site plan that would need to be reviewed and approved by the Director of Development Services.

Public Improvements/City Services

- C) Any damaged or missing public improvements shall be repaired if the permit value of the project exceeds \$100,000.00. The need for repairs or replacement of any missing improvements would be evaluated at the building permit stage by the City's Engineering Department (Condition #11).

Parking

- D) Per Merced Municipal Code Table 20.38 -1- Off Street Parking Requirements, the parking requirements for Public/Mini Storage is 1 parking stall per 50 storage units or 5 spaces, whichever is greater. Based on the proposed 500 storage units, the site is required to have at least 10 parking stalls. With the office unit, the site should have a minimum of 11 parking spaces. The

proposed project meets these requirements by providing 16 parking spaces for the self-storage facility.

The parking requirements for Single Family Dwellings is 1 parking stall per unit. The proposed residential development proposes a two-car garage per unit which would meet and exceed the parking requirements.

Site Design

- E) The proposed development includes a residential subdivision of 28 lots and a self-storage facility. Of the 28 residential lots, lots 1-15 would be single story homes and lots 16-28 would be a mix of single- and two-story homes. The proposed residential lots would range in size between 4,365 square feet and 8,930 square feet. These lots would be located within the southern portion of the subject site on approximately 4.85 acres. The remaining 3.02 acres would be used to establish a self-storage facility.

Development Standards for the 28 residential lots shall meet standards set on Attachment G - Planned Development Standards of Staff Report #25-835. Because this site has a zoning classification of Planned Development, the building design/elevations shall be reviewed and approved by Planning Staff prior to issuance of a building permit for this subdivision. The minimum parking requirement for single-family homes is one parking space per unit. However, each one of these units would have two parking spaces located within a garage.

The northern portion of the parcel along E. Yosemite Avenue, would be reserved for the self-storage facility with approximately 500 storage units. The applicant has provided a site plan, floor plans, and elevations for this proposal. Attachment E illustrates the proposed structures (Site Plan, Floor Plan, and Elevations). The storage facility would be composed of five storage buildings; the office would be attached into one of those storage buildings. The office would be the most visible structure to the public located along E Yosemite Avenue. The exterior of the office would consist of terra cotta tile roofing, walls with stucco finish, stone veneer accents, and storefront windows. The storage spaces would range in dimensions between 5 feet by 5 feet, and 10 feet by 25 feet. The storage buildings would have a metal finish. The back of the storage units along the eastern, southern and western property lines would consist of a 12 to 14-foot-tall block wall. The northern property line would be secured with a wrought iron perimeter fence.

Elevations

- F) The elevations shown at Attachment E illustrate the proposed structures for this project. The ground floor leasing office would be front facing E. Yosemite Avenue. This structure would be approximately 27 feet tall with the exterior consisting of concrete walls, columns and beam finish carborundum-rubbed and painted, and storefront windows.

The storage units along the southern property line would range in dimension between 5 feet by 10 feet, and 10 feet by 12 feet. The storage units would be approximately 16 feet in height. The back of the storage units along the eastern, southern, and western property lines would consist of a 12 to 14-foot-tall block wall. The northern property line would be secured with a wrought iron perimeter fence. As required by Condition #10 of Planning Commission Resolution #4153, landscaping or trees would be installed along the northern property line (along E. Yosemite Avenue) to soften the visibility of the site.

Landscaping

- G) The proposal does not include a landscape plan, but all future landscaping for mulch, shrubs, turf, or trees should be drought tolerant and all irrigation systems must comply with the latest requirements for water conservation (Condition #8). In addition, parking lot trees shall be installed as required by the City's Parking Lot Landscape Standards at a minimum ratio of one tree for every six parking spaces. Parking lot trees shall be selected from the City's approved tree list, providing a 30-foot minimum canopy at maturity (Condition #15). If needed, street trees would be installed along E. Yosemite Avenue as required by City standards. All trees shall be planted away from the City's 10-foot visual corner triangle area.

Neighborhood Impact

- H) The subject site is surrounded by a variety of uses which include residential to the east south and west, the Episcopal Church of the Resurrection to the north across E. Yosemite Avenue and University Surgery Center immediately to the northeast. The subject site is designated Commercial Office (CO) as a land use designation that is compatible with the surrounding uses. Even though the applicant is proposing a General Plan designation of Business Park and Low Medium Density Residential, the proposed use of self-storage and residential subdivision is expected to produce less traffic than expected for a

Commercial Office development and would not significantly alter the traffic patterns throughout the neighborhood.

The site is surrounded with residential uses to the west and south of the proposed project. The proposed residential subdivision would serve as a buffer/transition from the proposed self-storage facility and the existing single-family residences to the south. Additionally, the south elevation of Building F (self-storage facility) includes a concrete-masonry unit façade that ranges from 12 to 14-feet in height. This block wall façade serves to screen the self-storage facility (from the adjacent residential uses) and reduce noise and privacy concerns. To create additional compatibility with the surrounding sites to help reduce concerns regarding noise, lighting, and privacy, there are conditions requiring the parking lot lights and building lights be shielded so that lighting does not “spill-over” to adjacent parcels (Conditions #22); controlled hours of operation only allowing operation between 7 a.m. and 7 p.m. (Condition #24).

Public hearing notices were sent to all property owners within 300 feet of the project site. At the time that this report was prepared, the City had not received any comments regarding this project.

Minor Use Permit Findings

- I) In order for the Planning Commission to approve or deny a conditional use permit or minor use permit, they must consider the following criteria and make findings to support or deny each criteria per MMC 20.68.020 (E) – Findings for Approval.

1. *The proposed use is consistent with the purpose and standards of zoning district, the general plan, and any adopted area or neighborhood plan, specific plan, or community plan.*

As shown under Finding A, if the General Plan Amendment is approved, the proposed project would comply with the General Plan land use designation of Business Park (BP) which allows self-storage facilities with a site plan review permit and Low Medium Density Residential (LMD) for the proposed residential subdivision. The project would also comply with the Zoning classification of Planned Development (P-D) #20 if the Revision #3 to Planned Development #20 is approved.

2. *The location, size, design, and operating characteristics of the proposed use will be compatible with the existing and future land uses in the vicinity of the subject property.*

As shown under Finding E - Site Design, Finding F - Elevations, and Finding H – Neighborhood Impact, staff has determined that the location, size, design, and operating characteristics of the proposal would be compatible with existing and future land uses in the vicinity. The proposed operation is relatively quiet and generates low traffic counts. In addition, Condition #24 limits the business hours of operation between 7 a.m. and 7 p.m. daily for the self-storage facility.

3. *The proposed use will not be detrimental to the public health, safety, and welfare of the city.*

This proposal will require building permits with compliance with the California Building Code. During plan check staff will review the proposal for matters concerning health and safety. With approval of the conditions within this resolution, staff does not anticipate that the approval of this request would adversely affect the public health, safety, and welfare of the City.

4. *The proposed use is properly located within the City and adequately served by existing or planned services and infrastructure.*

The proposed development is considered in-fill development which is properly located within the City and adequately served by existing services and infrastructure such as street access, sewer connections, water connections, and other utilities.

Site Plan Review Findings

- J) A Site Plan Review Permit is required for the self-storage portion of this project for two reasons: 1) to develop a project within a Planned Development Zone; and, 2) because a public/mini storage is listed as a use that requires site plan review under the Land Use Table 20.10-1 – Permitted Land Uses in the Commercial Zoning Districts. This section applies to Planned Development Zones with General Plan designations of Business Park, unless specific land uses are identified by the Site Utilization Plan. Therefore, in order for the Planning Commission to approve or deny a site plan review permit, they must consider the following criteria and make findings to support or deny each criteria. The Findings required by MMC Section 20.68.050 (F) “Findings for

Approval for Site Plan Review Permits” are provided below, along with recommended reasons to support each finding.

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

As described in Finding A above, the project meets the requirements of the General Plan if the proposed General Plan Amendment for this development is approved. There are no other area, specific, or neighborhood plans for this area.

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

Approval of the proposed Site Plan Review Permit and implementation of the Vesting Tentative Subdivision Map #1332, Site Plan Review #551, and Minor Use Permit #24-13 would bring the project into compliance with the applicable provisions of the Zoning Ordinance and Municipal Code.

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.*

There may be some temporary impacts such as vibration, noise, and dust during construction, but as shown under Finding E -Site Design, Finding F - Elevations, and Finding H – Neighborhood Impact, staff believes that the location, size, design, and operating characteristics of the proposal would be compatible with the existing and future land uses in the vicinity. Therefore, with the implementation of the conditions of approval, the proposed project would not interfere with the enjoyment of the existing and future land uses in the vicinity.

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

As shown under Finding F – Elevations, the applicant is proposing a typical design for a mini storage with a mixture of materials, colors, and textures. The building exterior would consist of a stucco finish with stone veneers. Landscaping and a wrought iron perimeter fence would be installed along the north elevation (E. Yosemite Avenue). The landscaping would be consistent with the landscaping placed at the neighboring medical offices. All structures onsite would generally consist of a uniform design and aesthetic. Staff believes that the

EXHIBIT B

OF PLANNING COMMISSION RESOLUTION #4130

proposed architectural design makes use of appropriate materials, texture, and color.

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

The proposal does not include a landscape plan at the moment. Landscaping would be reviewed at the building permit stage. Trees would be planted throughout the parking lot and along street frontages (if required by Public Works). Parking lot trees would have to conform with minimum City Standards regarding quantity (1 tree per 6 required parking stalls), gallon size (15 gallons), and branch width (30-foot canopy). Parking lot trees shall be from the City's list of approved tree species found within City Engineering Standards. Street trees shall be reviewed by the Engineering and Public Works Departments to ensure conformance with City Standards in regard to species type, irrigation plan, and tree spacing. All landscaping must comply with local regulations and State regulations regarding water conservation, as found under Merced Municipal Code Section 20.36 – Landscaping, and affiliated sections found under the WELO Act (MMC 17.60).

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 does not include any uses that would be detrimental to the public health, safety, and welfare of the City with implementation of the conditions of approval for the Vesting Tentative Subdivision Map, Site Plan Review Permit, and Minor Use Permit. Implementation of the conditions of approval and adherence to all Building and Fire Codes, and City Standards would prevent the project from having any detrimental effect on the health safety, and welfare of the City.

Housing Opportunity

- K) The proposed would change the General Plan designation from Commercial Office (CO) to Business Park (BP) for approximately 3.02 acres and Low Medium Density (LMD) residential for approximately 4.85 acres. As such, zoning at this location currently does not allow residential uses. Thus, by changing the land use designation to Business Park and Low Medium

EXHIBIT B OF PLANNING COMMISSION RESOLUTION #4130

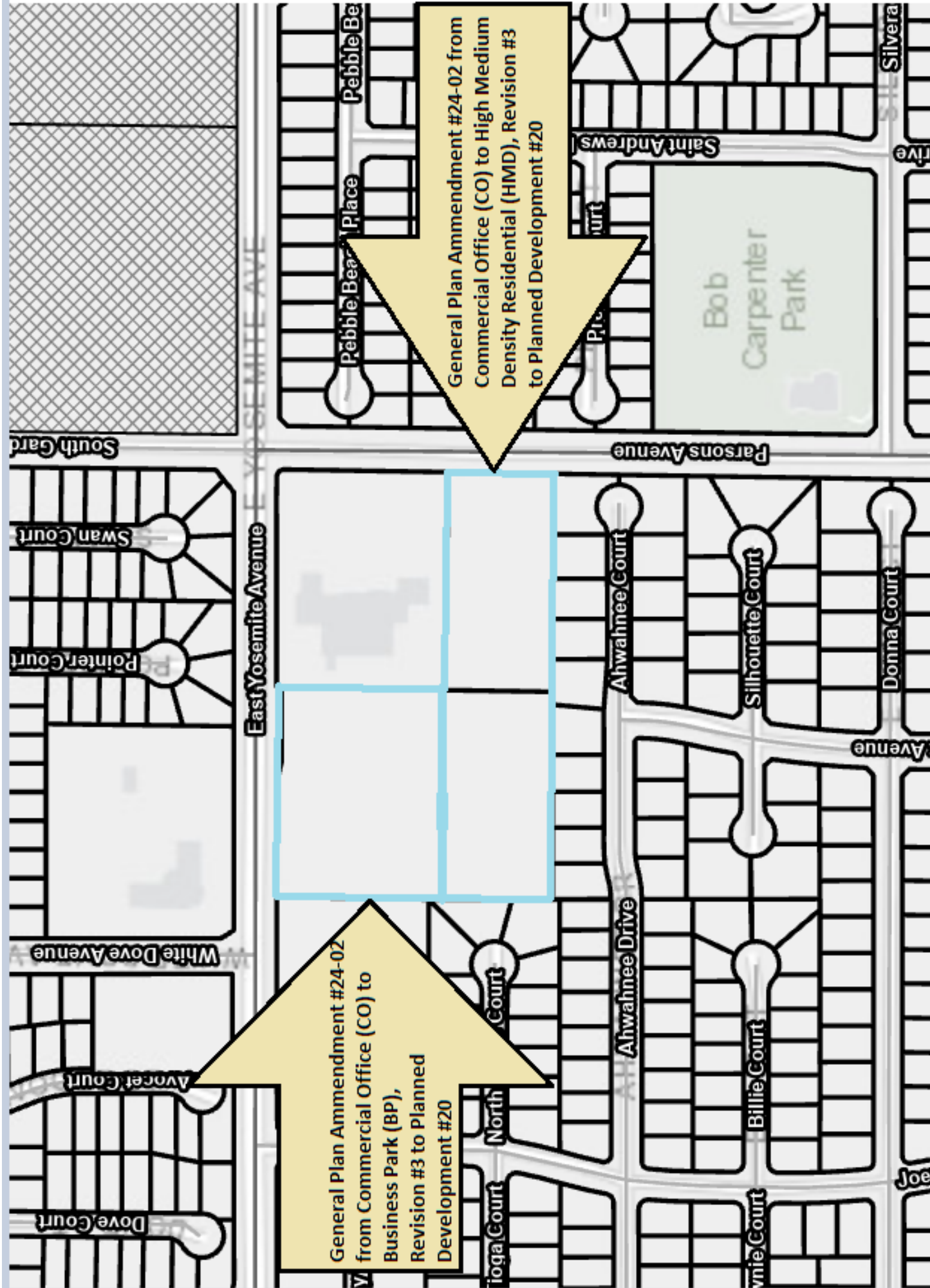
Density Residential, the site goes from no potential of having any residential units constructed at its current designation, to 6 to 12 units per acre in the proposed Low Medium Density residential portion of the project.

This site would be good for Low Medium Density residential uses given that the site fronts a major collector road (Parsons Avenue) and is in close proximity to multiple shopping centers (within 750 feet of the site), a park and a school.

Environmental Clearance

- L) Infill projects over 5 acres or projects that don't comply with Zoning/General Plan designations require an Initial Study, per the California Environmental Quality Act (CEQA). In this case, the project is over 5 acres (at 8.05 acres), and the site is not consistent with Zoning or the General Plan requiring an Initial Study. An Initial Study includes a wide range of analysis required by the State covering an array of subjects including, but not limited to, impacts on vehicle miles traveled, air quality, biological resource, public services, cultural resources, and City utilities. Planning staff has conducted an environmental review of the project in accordance with the requirements of CEQA and concluded that Environmental Review #24-25 results in a Negative Declaration as the proposal would not have a significant effect on the environment (Attachment H of Planning Commission Staff Report #25-835) and does not require the preparation of an Environmental Impact Report. A copy of the Initial Study with a Negative Declaration can be found at Attachment H of Planning Commission Staff Report #25-835.





MERCED SELF STORAGE

1380 E YOSEMITE
MERCED, CA
ISSUED
MAY 21, 2024



Attachment E



PROGRESS SET
NOT FOR CONSTRUCTION

THE CIRIUS COMPANY
YOSEMITE 1380, LLC
755 E YOSEMITE SUITE J
MERCED, CA 95340

YOSEMITE - MERCED SS
1380 E YOSEMITE
MERCED, CA

[illegible]

PROJECT NO.:	23104
PROJECT MGR.:	DSG
DRAWN BY:	DRW
CHECKED BY:	AOR

COVER SHEET

G0.00

Information Technology Management & Information Systems

[illegible]



Unit Type Schedule	
LEVEL	Count
10x25	64
10x20	24
10x15	172
10x12	40
10x10	87
10x5	42
5x10	58
5x5	13

KEYNOTES:

YOSEMITE & PARSONS



YOSEMITE & PARSONS



Plan 1 - Santa Barbara

Plan 1 - Modern Farmhouse

Plan 2 - Santa Barbara

Plan 1 - European Cottage

Plan 2 - Modern Farmhouse

Plan 2 - English Cottage

FRONT LOAD STREETSCAPE

The Cirrus Company
Merced, CA

YOSEMITE & PARSONS
Merced, CA

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2025 BSB Design, Inc.

July 23, 2025 | 24-0792.00



REVISIONS		
NO.	DESCRIPTION	DATE

TENTATIVE MAP
 YOSEMITE AVE SUBDIVISION
 1380 E YOSEMITE AVE
 APN: 006-050-068 / 006-050-072
 MERCED
 CALIFORNIA

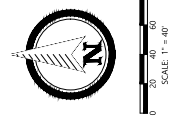
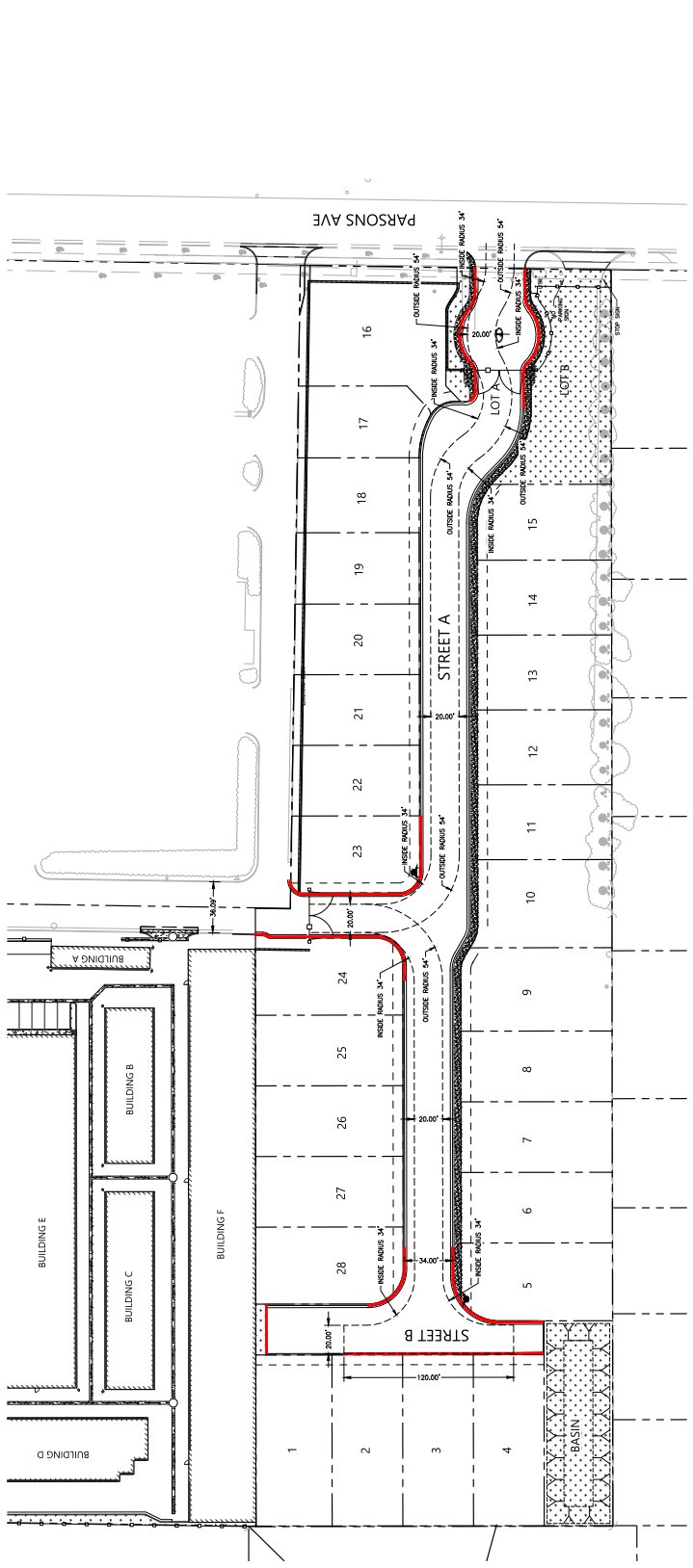
PROFESSIONAL SEAL
 NOT FOR CONSTRUCTION

SHEET TITLE
 SITE PLAN
 SCALE: 1" = 40'

DRAWN BY: ABV/TG
 CHECKED BY: YI

PROJECT #
 23148
 DATE
 09/02/2025
 SHEET #
 C3.0

LEGEND:
 ----- PROPOSED FIRE LANE
 ————— PAINTED RED CURB



DEVELOPMENT STANDARDS
Yosemite Ave. x Parsons Ave
Self-Storage & Residential Subdivision

The following information contains Development Standards for the E Yosemite Avenue x Parsons Ave self-storage facility and residential subdivision at 1380 E Yosemite Ave and 3595 Parsons Ave through the Revision #3 of Planned Development (P-D) #20

DEVELOPMENT STANDARDS FOR E YOSEMITE AVENUE X PARSONS AVENUE SELF-STORAGE

	P-D #20
Exterior yard/front setbacks for all primary and secondary structures	10 Feet
Interior yard/side and rear setbacks for all primary and secondary structures (from east, west, and south property lines)	Zero-Lot Line

DEVELOPMENT STANDARDS FOR E YOSEMITE AVENUE X PARSONS AVENUE RESIDENTIAL SUBDIVISION LOTS 1-15

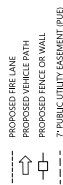
	P-D #20
Exterior yard/front setbacks for all primary and secondary structures	10 feet
Interior yard/side setbacks for all primary and secondary structures	4 feet
Rear Setbacks	15 feet
Fence height (Side Yard)	6 feet

Lots 1-15 to be all single story

**DEVELOPMENT STANDARDS FOR E YOSEMITE AVENUE X
PARSONS AVENUE RESIDENTIAL SUBDIVISION LOTS 16-28**

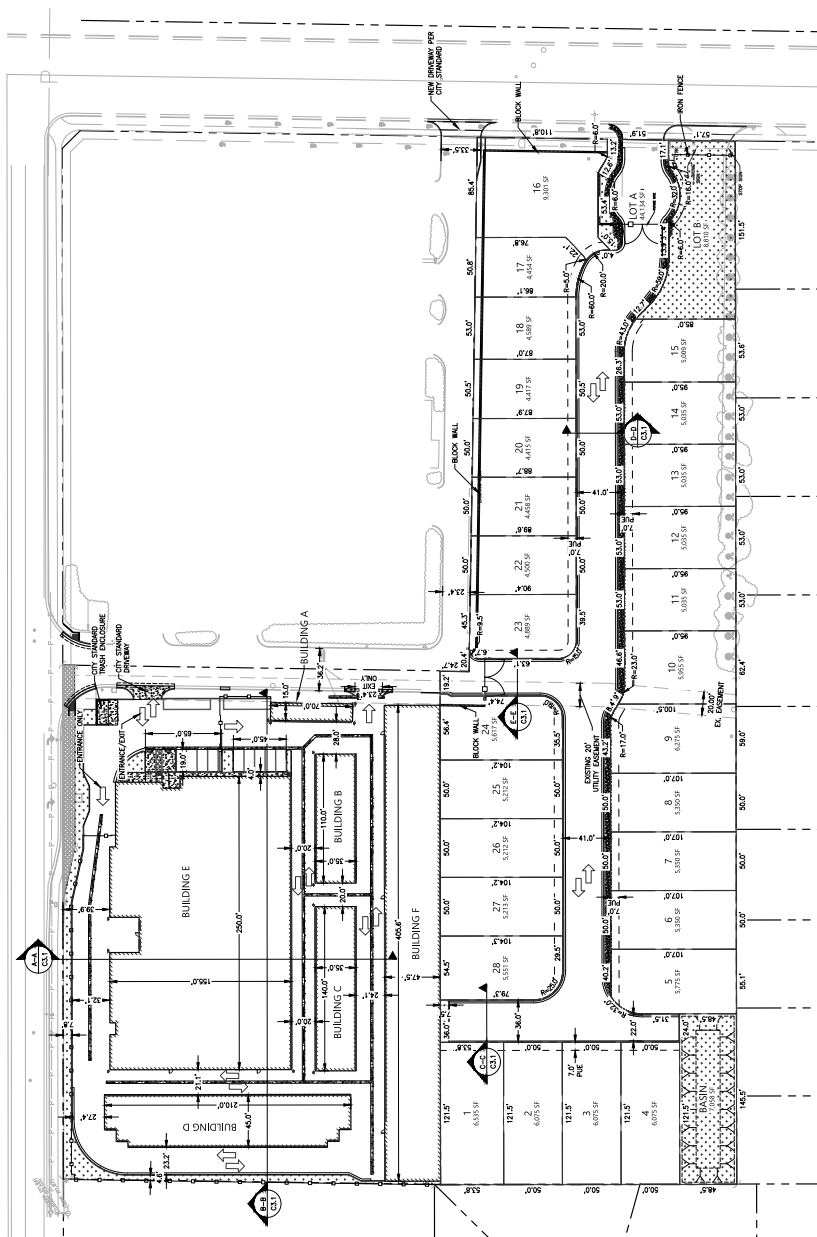
	P-D #20
Exterior yard/front setbacks for all primary and secondary structures	10 Feet
Interior yard/side setbacks for all primary and secondary structures	4 feet
Rear Setbacks	15 feet
Fence Height (Side Yard)	6 feet

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

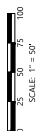


NOTES:

- ALL IMPROVEMENTS WITHIN CITY RIGHT-OF-WAY SHALL BE THE CITY'S FINANCIAL RESPONSIBILITY. OTHERWISE REQUIRED BY THE CITY OR STATE, IMPROVEMENTS SHALL BE PROVIDED BY AN ALTERNATE DESIGNER.
- THE LANDS SHALL BE MARKED WITH RED CURB AND "NO PARKING THE LAND N.P." RED LETTERS EVERY 50 FEET ON CENTER.
- IF AN ARCHEOLOGICAL AND/OR ANTHROPOLOGICAL MATERIALS ENCOUNTERED DURING PROJECT CONSTRUCTION, THE PROJECT SHALL BE STOPPED IMMEDIATELY. THE PROJECT SHALL BE IMMEDIATELY CONTACTED (HUMAN REMAINS, THE PROJECT COUNTRY, COUNTRIES SHALL BE POSSIBLY NATIVE AMERICAN, IN THE NATIVE AMERICAN HERITAGE AND THE CALIFORNIA ARCHEOLOGICAL INVENTORY (SOUTHERN SAN JOAQUIN VALLEY INFORMATION RECORDING AND ASSESSMENT), AN ARCHEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT. THE SITE SHALL BE FORMALLY RECORDED, AND RECOMMENDATIONS MADE TO THE CITY TO DO A FURTHER SITE INVESTIGATION ON THE ARCHEOLOGICAL PRESERVATION. THE INVESTIGATION SHALL BE CONDUCTED BY A PALEONTOLOGIST AND THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE DISCARDED. IT SHALL BE PRESERVED.
- IF ANY BURNT MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR REMOVED, THE PROJECT SHALL BE STOPPED IMMEDIATELY. THE PROJECT SHALL BE IMMEDIATELY CONTACTED (HUMAN REMAINS, THE PROJECT COUNTRY, COUNTRIES SHALL BE POSSIBLY NATIVE AMERICAN, IN THE NATIVE AMERICAN HERITAGE AND THE CALIFORNIA ARCHEOLOGICAL INVENTORY (SOUTHERN SAN JOAQUIN VALLEY INFORMATION RECORDING AND ASSESSMENT), AN ARCHEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT. THE SITE SHALL BE FORMALLY RECORDED, AND RECOMMENDATIONS MADE TO THE CITY TO DO A FURTHER SITE INVESTIGATION ON THE ARCHEOLOGICAL PRESERVATION. THE INVESTIGATION SHALL BE CONDUCTED BY A PALEONTOLOGIST AND THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE DISCARDED. IT SHALL BE PRESERVED.
- REPAIR ALL DAMAGED AND/OR OIL SPILLAGE, CONSTRUCT IMPROVEMENTS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
- 2 WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND UTILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA) CALL 1-800-468-4444
- THE PERFORMANCE OF ANY WORK WITHIN THE PUBLIC STREET-OF-WAY REQUIRES A PERMIT FROM THE CITY OF LOS ANGELES. THE CITY OF LOS ANGELES PERMIT REQUIREMENTS MUST BE COMPLETED AND ACCEPTED BY THE CITY PRIOR TO OCCUPANCY.
- CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING AT (310) 612-4800, TO PROPOSE THE PERMIT FOR ANY OFFSITE CONCRETE CONSTRUCTION.
- PROPOSED FIRE LANE IS DESIGNED PER CITY OF MERCED DEPARTMENT ACCESS ROADWAYS REQUIREMENTS.
- FOR STANDARD DRAWINGS VISIT www.merced.ca.gov/standard-drawings
- FOR STANDARD SPECIFICATIONS VISIT www.merced.ca.gov/standard-specifications



now what's below.
Call before you dig.



NO.	REVISIONS	DESCRIPTION	DATE

YOSEMITE AVE SUBDIVISION
1380 E YOSEMITE AVE
APN: 006-050-068 / 006-050-072
MERCED
CALIFORNIA

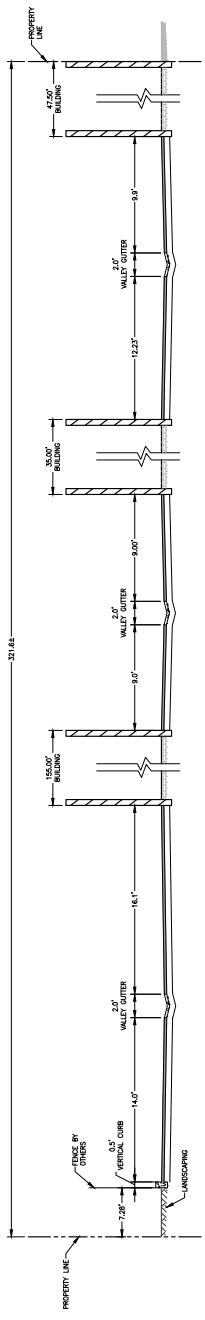
TENTATIVE MAP

PROFESSIONAL SEAL
NOT FOR CONSTRUCTION

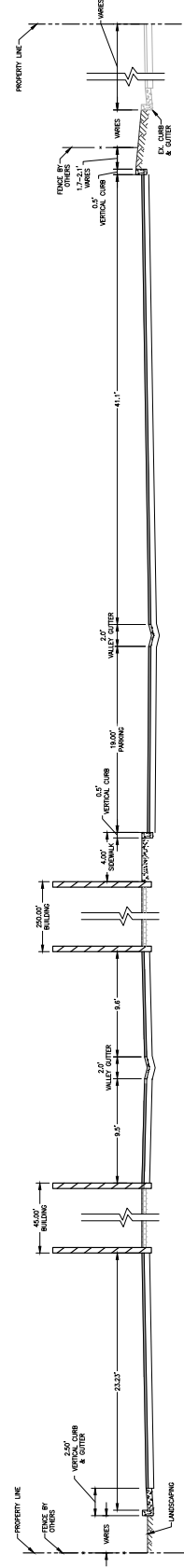
SHEET TITLE
SECTIONS
SCALE: 1" = 50'

DRAWN BY: ABV/TGS
CHECKED BY: YI

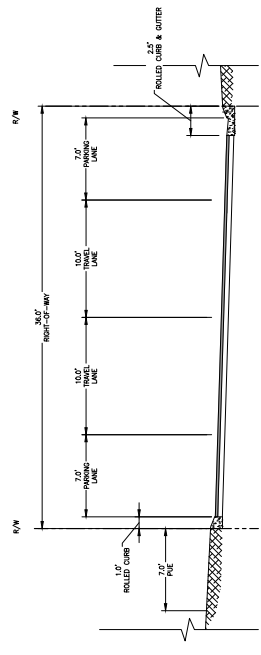
PROJECT #
23148
DATE
09/02/2025
SHEET #
C3.1



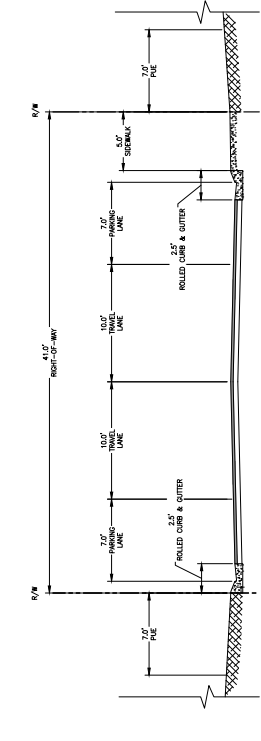
A SECTION A-A
NTS



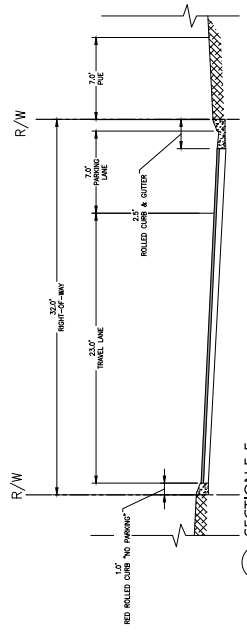
B SECTION B-B
NTS



C SECTION C-C
NTS



D SECTION D-D
NTS



E SECTION E-E
NTS

REVISIONS		
NO.	DESCRIPTION	DATE

TENTATIVE MAP
YOSEMITE AVE SUBDIVISION
1380 E YOSEMITE AVE
APN: 006-050-068 / 006-050-072
MERCED
CALIFORNIA

PROFESSIONAL SEAL
NOT FOR CONSTRUCTION

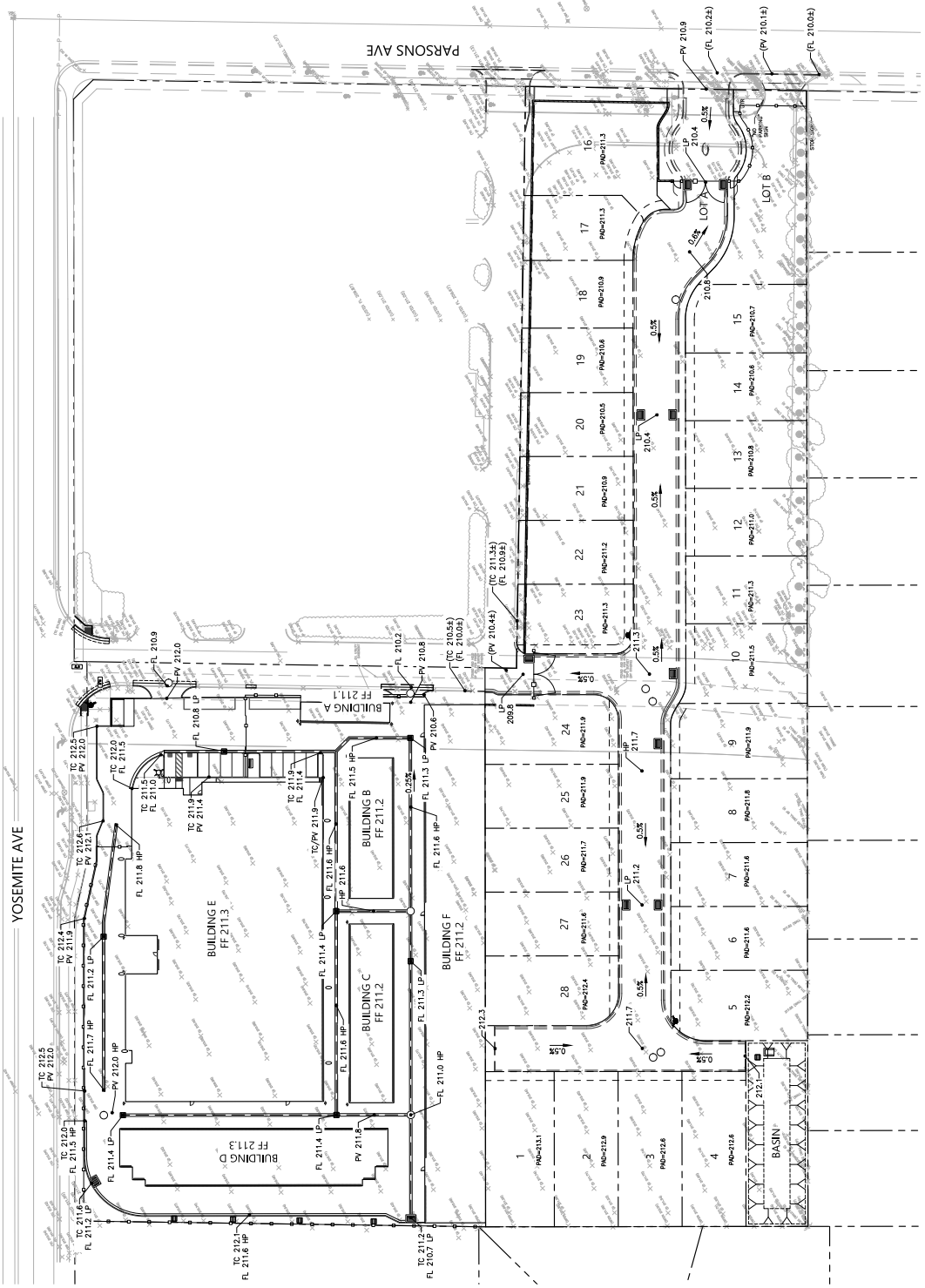
SHEET TITLE
GRADING PLAN
SCALE: 1" = 40'

DRAWN BY: ABV/TGS
CHECKED BY: YI

PROJECT #
23148
DATE
09/02/2025
SHEET #
C4.0
SHEET X OF XX

GRADING LEGEND:

- TC 100.00
UP 0.5%
- PROPOSED ELEVATION
UP 0.5%
- MATCH EXISTING ELEVATION
UP 0.5%
- SLOPE AND DIRECTION OF DRAINAGE
- CONCRETE
CALIFORNIA BUILDING CODE
ELEVATION
FLOW LINE
PAVEMENT
TOP OF CURB
- C/C
EL
FL
F/L
M/N
P/V
TC



Know what's below.
Call before you dig.

NO.	REVISIONS	DATE

Yosemite Ave Subdivision
APN: 006-050-068 / 006-050-072
TENTATIVE MAP
MERCED
CALIFORNIA

Yosemite Ave Subdivision
1380 E Yosemite Ave
TENTATIVE MAP
MERCED
CALIFORNIA

NOT FOR CONSTRUCTION
PROFESSIONAL SEAL

UTILITY PLAN
SHEET TITLE
SCALE: 1" = 40'

DRAWN BY: ABV/TG
CHECKED BY: YI

PROJECT #
23148
DATE
09/02/2025
SHEET #
C5.0

UTILITY LEGEND

- PROPOSED UTILITY STRUCTURE
- SMH
 - 18" S-40
 - 12" S-40
 - 6" S-40
 - 4" S-40
 - 3" S-40
 - 2" S-40
 - 1" S-40
 - 1/2" S-40
 - 1/4" S-40
 - 1/8" S-40
 - 1/16" S-40
 - 1/32" S-40
 - 1/64" S-40
 - 1/128" S-40
 - 1/256" S-40
 - 1/512" S-40
 - 1/1024" S-40
 - 1/2048" S-40
 - 1/4096" S-40
 - 1/8192" S-40
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 - 1/904625708682400452710269313381297777720444432" S-40
 - 1/18092514173648009054205386267

18.16.080 - Information required.

Every tentative map shall be clearly and legibly reproduced. The following information shall be shown on, or accompanying, the map:

1. A key or location map on which is shown the general area including adjacent property, subdivisions and roads;
2. The tract name, date, north point, scale and sufficient legal description to define location and boundaries of the proposed subdivision;
3. Name and address of recorded owner or owners;
4. Name and address of the subdivider;
5. Name and business address of the person who prepared the map;
6. Acreage of proposed subdivision to the nearest tenth of an acre;
7. Contours at six-inch intervals to determine the general slope of the land and the high and low point thereof;
8. The locations, names, widths, approximate radii of curves and grades of all existing and proposed roads, streets, highways, alleys and ways in and adjacent to the proposed subdivision or subdivision to be offered for dedication;
9. Proposed protective covenants;
10. Location and description of all easements;
11. Locations and size of all existing and proposed public utilities;
12. Proposed method of sewage and stormwater disposal;
13. Location and character of all existing and proposed public open space in and adjacent to the subdivision and a statement of intention with regard to park land dedication or payment of a fee in lieu thereof;
14. Lot layout, approximate dimensions and area in square feet of each irregular lot and lot numbers;
15. City limit lines occurring within the general vicinity of the subdivision;
16. Classification of lots as to intended land use, zone, and density;
17. Approximate bearings and distances to quarter-section bounds within the general vicinity of the subdivision;
18. Proposed public improvements;
19. Statement as to whether the subdivision is to be recorded in stages;
20. Existing use and ownership of land immediately adjacent to the subdivision;
21. Preliminary title report issued not more than sixty days prior to filing of the tentative map;
22. The outline of any existing buildings and indication of any to remain in place and their locations in relation to existing or proposed street and lot lines;

23. Location of all existing trees and indication of those proposed to remain in place, standing within the boundaries of the subdivision;
24. Location of all areas subject to inundation or storm water overflow, the location, width and direction of flow of all watercourses and indicate flood zone classification;
25. Elevations of sewers at proposed connection.

(Ord. 1533 § 1, 1984: Ord. 1358 § 3, 1980: Ord. 1342 § 2 (part), 1980: prior code § 25.32(c)).

18.16.090 - Required statement.

A statement shall be presented by the subdivider in written form accompanying the map and shall contain justification and reasons for any exceptions to provisions of this title, the standard drawings or for any amendments to or variation from the zoning law, which may be requested in conjunction with the subdivision proposed.

(Ord. 1533 § 2, 1984: Ord. 1342 § 2 (part), 1980: prior code § 25.33).

18.16.100 - Public hearing—Generally.

The planning commission shall review the tentative map at a public hearing to determine whether it is in conformity with the provisions of law and of this title and upon that basis, within the time allowed in the Subdivision Map Act.

(Ord. 1358 § 4, 1980: Ord. 1342 § 2 (part), 1980: prior code § 25.34(a)).

March 12, 2025

Dear Merced Planning Commission,

I am writing to recommend the development of condensed single story senior living homes at 1380 Yosemite Ave, rather than two story condensed homes. This development would be adjacent to the medium-to-upper class low density neighborhood known as Oakmont Estates. I believe this approach would better align with the character of the area and meet the needs of the community, while preserving its unique qualities. The current neighborhood is defined by its low density spacious environment where residents value privacy, tranquility, and aesthetic harmony of single story homes.

Introducing two story condensed homes could dramatically alter the character of the area, leading to a higher population density, increased traffic, and a lose of the open suburban feel that makes this community so desirable. On the other hand, single story senior living homes would provide much needed housing options for other residents while maintaining the neighborhood's quite residential atmosphere. This type of development would have a lower visual impact preserving the overall spaciousness that defines the community.

Additionally, single story homes are more suitable for seniors offering ease of mobility and greater accessibility. Furthermore, this approach respects the existing architectural style and low density nature of the neighborhood. Senior living homes would integrate well with the surrounds, serving as a thoughtful addition to the community without overwhelming its character. I strongly encourage you to consider the benefits of single story senior living homes over two story condensed housing. This would not only preserve the neighborhoods unique charm, but also provide valuable housing for seniors, while minimizing disruption to the areas peaceful environment.

Thank you for you time and consideration,
Mr. and Mrs. David Miller

City of Merced Planning Commission

General Plan Amendment #24 – 02

March 18, 2025

To whom it may concern,

I want to go on record as saying that I am in support of this project but I believe there are some unanswered questions and some items that need to be addressed before moving forward. The current project as submitted should be in no way be approved by the planning commission. To move forward and adopt this zoning change as it is submitted would be a detriment to the surrounding communities to the south and east.

As a current resident of Oakmont Village #8 the lots in this area range from 8,025 square feet to the largest one being 15,692 square feet. There are only single story homes in this development. This project states that lots 1 thru 17 will be single or two story homes and that lots 18-41 will be 2 story homes. This project should not be allowed to build two story homes on lots 1 thru 17 that back up to existing single story R-1-6 low density residential lots.

As seen on Attachment E the color map dated 4/30/24 they clearly show a greenbelt of landscape with trees around the entire project with the exception of lots 18 and 19 that would be two story homes and back up to Parsons Avenue. Their map clearly shows the fence line backing up to the sidewalk. The rear setback for these two lots would be 5 feet. That means that the continuous greenbelt with trees would not be there and a two story home would be 5 feet from the sidewalk. Currently there is a in ground concrete box for street lighting and one labeled electric. In order to main optimum public standards I believe they should have to conform to what the subdivisions closest to them have done in the past and maintain a continuous green belt. On the color map it shows a green belt all the way around the two projects. The storage units do address in writing the required landscaping that the developer would have to adhere to. The

residential area does not address in writing exactly what they would or would not be providing as far as landscaping and if they are planning to keep the 25 redwood trees between this project and Oakmont Village #8. This creates a very grey area that could be construed as deceptive.

In the description of the project they state they will put in a 12 to 14 foot high block wall between the residential lots and the storage units and also between the resident to the east. No where do they address any possible changes in the rear fence between the homes to the south.

I would love to see the size of these lots be increased and the number of lots decreased to allow for a more harmonious transition between the two developments. This developer needs to work with the surrounding residents and make concessions that will for all parties involved.

Janet L. Wainwright

To whom it may concern,

We would like to express our opposition to the application of the General Plan Amendment #24-02, S Utilization Plan Revision #3 to Planned Development #20, Minor Use Permit #24-13, Site Plan #551 Vesting Tentative Subdivision Map #1332 and Environmental Review Checklist @24-25, initiated by Eric Gonsalves, on behalf of Yosemite 1380 LLC, property owner.

We vehemently oppose the General Plan Amendment designation from Commercial Office (CO) to Business Park for 2.72 and from CO to High Medium Density (HMD) residential for the remaining 4.48 acres. We vehemently oppose Site Plan Revision of the land use designation within P-D #20 from Commercial Office to Self-Storage for 2.72 acres and CO to Residential for the remaining 4.48 acres. We vehemently oppose the Minor Use Permit that would be for interface review to allow commercial development adjacent to or across from Low Density Residential (R-1-6) Zone as well as the Site Plan Review Permit that would allow the development of a self-storage facility (approximately 500 storage units). We oppose the vesting of the subdivision map that would divide the lot proposed for the self-storage from the residential lots to create the 41 single-family lots.

We oppose the application that involves the request to establish a self-storage facility and to create a residential subdivision consisting of 41 lots on the two parcels that total approximately 8.05 acres. These parcels are generally located on the southwest corner of East Yosemite Avenue and Parsons Avenue. Specifically, the property is described as Lots A and B, as shown on the map entitled "Oakmont Village Unit No. 5" recorded in Volume 46, Page 38 of Merced County Records, also known as Assessor's Parcel Number (APN) 006-050-068 and 006-050-072.

When we built our home on Ahwahnee Court in 2017, we chose that area because we loved the location and had an expectation that the vacant lot "Oakmont Village Unit NO.5" was designated exclusively for CO, not an overcrowded 41 unit HMD tract and an unsightly 500 unit self-storage. The development of such projects would cause an otherwise quaint family friendly slice of Merced to be a noise ridden construction zone adding non-stop traffic to streets already at max automobile traveling capacity. This pleasant neighborhood is the place we sought to invest not only our heart and soul into but the bulk of our retirement capital as well. Us, alongside all the neighbors we have spoken to, do not want these projects to ruin the lives we built in this community. We have lived most of our lives in Merced, invested heavily in this community, and paid taxes here for decades. We feel that moving forward with these projects is a betrayal to not only ourselves but our community as well.

Please take our opposition into consideration of this matter and do not capitulate to the greedy interests of Yosemite 1380 LLC. The owners of that business knew the property was zoned for commercial office use when they purchased it, and they should not be given special privileges to

disturb this property because of their connections. We will be contacting our local, state, and federal representation to express our opposition to these projects as well as encouraging our neighbors to do the same.

Regards,

Ladislao and Kelly Rodriguez

[REDACTED]

[REDACTED]

There will be a Planning Commission meeting on Wed., March 19th, 2025, at 6:00 p.m. in the Council Chambers of City Hall, 678 W. 18th St. in Merced. Yosemite 1380 LLC, property owners, are seeking a General Plan Amendment to two parcels which will have a detrimental/harmful or adverse impact on numerous single-family, low density residential homes in the Oakmont subdivision. The application involves a request to establish a self-storage facility and to create a High Medium Density (HMD) subdivision consisting of 41 single-family residential lots, appr. 2,160 sq. ft. to 5,374 sq. ft. Although the developer has yet to submit building designs for the 41 residential lots, the plan is that 17 of the lots would be single-story homes and the remaining 24 would be two-story homes. (See Site Plan-SP1 The Cirrus Company-24-048 04/30/2024) and (Initial Study #24-25 Page 1 of 48 paragraph 2). The proposed buildings range in height, between 16 and 27 feet. The entire document(s) regarding this case is available at <https://www.cityofmerced.org/home/showpublisheddocument/22408/6387659821537071>

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There are many issues of concern which need to be addressed.

- SELF-STORAGE UNITS: The proposed change from Commercial Office (CO) to Business Park (BP) for 2.72 Acres creates many problems. What will the hours of operation be IF this facility is approved? If it is a 24-hour accessible storage building, it will bring traffic and related activity through our neighborhood for all days of the week and night. It also gives “unsavory” people a cover to be in the neighborhood claiming they have a storage unit. This would not happen if the (CO) commercial office zoning remains in place.
- COMMERCIAL OFFICE TO HIGH MEDIUM DENSITY RESIDENTIAL: Initial Study #24-25, Page 30, “The existing land use designations for this site does not allow for residential uses such as single-family homes, duplexes or high-density residential uses which include the former and multi-family residential.” The proposed land use amendment would transition the southern 4.48 acres of the proposed site into 41 lots designated (HMD) Residential. The existing planned development standards would be revised to allow the uses and residential density currently allowed under the (HMD) Residential. However, the “Planned Development would allow the developer to create and then propose unique development standards throughout the site, for the 41 separately identified lots located within the southern portion of the subject site.” The concerning issue for the subdivision is that 24 two-story homes on significantly smaller lot sizes are proposed to be plunked adjacent to an area of single-family homes. The developer has yet to submit substantive building designs for the 41 residential lots. However, the objectionable self-storage facility has drawings, elevations, etc. available.

- ENTRANCE/EXIT: As proposed (Site Plan 1) there is only one road for entering and exiting via Parsons Avenue which is where the (HMD) high medium density homes are planned. Is that adequate? Is it adequate in the event of an emergency? Can our local fire trucks maneuver easily? Each lot is supposed to have two parking spaces located within a garage. Does that mean visitors will be parking on the street? How will that impact accessibility? The absence of substantive design and the developers' apparent unrestricted capacity to create and then propose "unique" standards creates a strong impression of predatory development.
- FLOOD ZONE: Ahwahnee Drive was inundated several times with water during heavy downpours. The homes are built significantly higher than the road so they did not flood. How will flood water be handled? How and where will water be diverted?
- ENVIRONMENTAL IMPACT: The Environmental Impact Report [EIR (SCH# 2008071069)] were certified in January 2012. As a resident living in view of these empty lots, I have had the opportunity to view Swainson's hawks. How will they be affected?
- NEIGHBORING PROPERTY VALUES: A home is often the largest asset people have. The Oakmont subdivision has attracted many buyers who want privacy, safety and a quiet low-density environment. Oakmont will be negatively impacted. We have great concern for the substantial devaluation of our property should this zoning change be approved. Will the developer compensate property owners for this? Of greatest concern are the people who bought a home on the northern side of Ahwahnee Court. Was this information revealed to them by anyone before they purchased their home? They will have a concentrated development of two story buildings looking right down into their back yards—losing all sense of privacy—in a subdivision that does not have two-story homes.

CONCLUSION: Based upon these significant and serious issues, I oppose both
1) the seven day a week self-storage facility and

2) the extreme density (for Merced) two-story homes right next to Oakmont. Please leave the zoning as is: Commercial Office.

SUBMITTED BY LINDA SCHUTT



March, 9 2025

Dear Merced Planning Commission,

We are writing to express our strong opposition for the proposal to re-zone the commercial property at 1380 Yosemite Ave Merced, CA from currently low-density office spaces to medium or high-density residential use. This change would significantly disrupt the character of our predominantly retired, upper class community where residents value peace, privacy, and a quiet low-density environment. The introduction of a higher density residential development into our neighborhood would result in increased traffic, noise, and overcrowding. All of which would negatively impact our quality of life. Our community is home to individuals who have invested in this area for its tranquility and exclusivity. The proposed change threatens to undermine the atmosphere we have worked hard to preserve. Furthermore, such a development could lead to a decrease in property values, as a high-density residential area typically does not align with the preferences of potential buyers who are drawn to quiet, more spacious neighborhoods. The loss of our community's character would be detrimental to both residents and the overall appeal of the area. While growth is important, we believe it should be carefully considered and implemented in a way that preserves the integrity of existing neighborhoods. The proposed rezoning is not in the best interest of our community, and would disrupt the peaceful, upscale environment that defines this area. We urge the planning commission to reject this rezoning proposal and preserve the current zoning, which better aligns with the character and values of our neighborhood. Thank you for your consideration.

Sincerely,

The residents of Oakmont Estates

Upon short notice of the proposed change to the zoning on 1380 Yosemite Ave from commercial to medium and high density residential, we were unable to contact all residents of the Oakmont Estates. Attached is a list of signatures from the people whom we were able to contact in our neighborhood who strongly oppose the change.

Petition to stop rezoning at 1380 E Yosemite Ave

ADDRESS

name	ADDRESS
Nat Miller	1321 Ahwahnee Ct
Kathy Miller	1321 Ahwahnee Ct
John Diaz	1321 Ahwahnee Ct
Paul Diaz	1321 Ahwahnee Ct
Carl Diaz	1339 Ahwahnee Ct
Doreen	1339 Ahwahnee Ct
John L. Diaz	1371 Ahwahnee Ct
Benton	1359 Ahwahnee Ct
Edo	1337 Ahwahnee Ct
Liana Pierce	1337 Ahwahnee Ct
Sammy Sparks	1337 Ahwahnee Ct
Carl	1290 Ahwahnee Dr.
James	1290 Ahwahnee Dr.
CD Garcia Diaz	1278 Ahwahnee Dr.
MICHELLE POWAS.	1278 Ahwahnee Dr.
Liana	1281 Ahwahnee Dr.
Amelia	1281 Ahwahnee Dr.
Andie McCullough	1285 Ahwahnee Dr.
Theresa Waden	1359 Ahwahnee Ct
John Street	1297 Ahwahnee Dr. Merced
Uday Lunkar / VIKAS KARCHA	1294 AHWAHNEE DR, MERCED 95340
Kastur L / KASTUR LAL	1394 Tamarack Creek, Merced

Name

ADDRESS

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Petition to stop rezoning at 1380 F Yosemite Ave

Carol L. Cole	1323 Donna Ct.
Neil Glass	1379 Donna Ct
Ralph R. Myers	1339 Donna Ct
K.S. I.	1377 Donna Ct.
Jacqueline Spier	1377 Donna Ct.
Margaret Frankler	1384 Donna Ct.
John A. Wither	1356 Donna Ct
Lorraine K. Wither	1356 Donna Ct.
Tyner Pedretti	3487 Cascade Creek Ave.
Laena Nasher	3493 Cascade Creek Ave
TREVOR HIRST	1355 Ahwahnee Ct.
Linda Hirst	1355 Ahwahnee Ct.
Rick, Lori Hamner	1398 El Portal Dr.
Ronald C. White	3506 Sober Ave
Letitia	3451 Cascade Creek Ave
Melissa Gonzales	1327 Indian Ridge Ct.
Bonnie Sam	1355 INDIAN RIDGE CT.
Andrea Sano	1355 Indian Ridge Ct
John	1379 Indian Ridge Ct
Elaine	3452 Cascade Creek Ave
Debra	345 Cascade Creek Ave
Diana Pistori	1375 Moraine Dome Ct.
GLADYS HALL	3444 CASCADE CREEK AVE
RODNEY HALL	3444 CASCADE CREEK AVE

Name

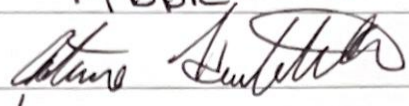
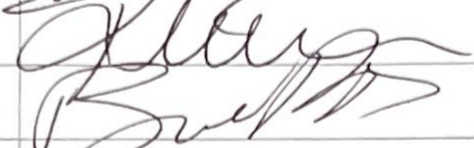
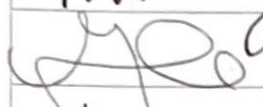
ADDRESS

Page

Petition to stop rezoning at 1380 F Yosemite Ave

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Lalo RODRIGUEZ	1370 Ahwahnee Ct.
Kelly RODRIGUEZ	1370 Ahwahnee Ct.
Monique Drew	1255 Ahwahnee Dr.
JERRON SERRANA	1255 AHWAHNEE DR
	1235 AHWAHNEE DR.
Russell Vaz	1164 Inspiration Pt Ct
El Reblun	1154 Inspiration Pt Ct
	1144 Inspiration Pt Ct
	1175 INSPIRATION PT Ct.
	1186 Merced Lake
Robert Mancuso	1257 FAVORABLE Pt. Ct.
Frank Ayala	2197 El Portal Drive
Nancy Ayala	2197 El Portal Drive
Andria Nava	1359 Silhouette Ct
GEORGE DOVER	1320 SILHOUE # CT
ROBERT DINUZZO	1282 AHWAHNEE DR.
Carol Dinuzzo	1282 Ahwahnee Dr.
Linda Dobb	1283 Oakmont Ct
Mike Dobb	1283 Oakmont Ct
Michelle Hemphill	1395 Donna Ct.
	1395 Donna Ct
MARTHA MARTINEZ	1356 TAMARACK CREEK CRT
ROSEWOOD MARTINEZ	1356 TAMARACK CREEK CT.

name	ADDRESS
Arthur Hurtado 3454 Cascade Creek Ave Merced	
William Villanueva 1134 Inspiration Point Ct	
KRISTIN CULLEN 1345 AHWAHNEE DR	
1245 Ahwahnee DR	
Walter Hett	1390 E Yosemite Ave. St. C.
Mully	1390 E. Yosemite Ave StC.
	1390 E. Yosemite Ave Ste. C.
Angel Baez	1281 Ahwahnee Dr.
Z. B.	1289 Ahwahnee Dr.
Kathleen S. Kuhn	1274 Ahwahnee Drive
	1274 AHWAHNEE DR.
Rachel Davis	1274 Ahwahnee Dr.
Carlos Sanchez	1204 Ahwahnee Ct
Bary Masengale	3540 Jaerg Ave
Belicia Lirio	3540 Jaerg Ave
Genevieve & Tim Garcia	1216 North Dome Ct.
DAKVIN DRAKE	1236 NORTH DOME CT
Randy Haff	1257 North Dome ct
Dani C. Villanueva	1237 N. Dome Ct.
Alvin Espinola	1227 N Dome CT.
Gary Cowley	1217 N Dome CT.
Cheryl Woodward	3574 Joerg Ave
Tim Parker	3582 Joerg Ave
Mary Haslouer	1265 Ahwahnee Dr
Amy Burningham	3738 Whitewater Way

Name _____

Petition to stop rezoning at 1380 E Yosemite Ave

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Robert & Carol Dinuzzo
1282 Ahwahnee Drive
Merced, CA 95340
car24rosa@gmail.com

March 10, 2025

Planning Commission
City of Merced

Subject: Strong Opposition to Rezoning of Commercial Property to High-Density Residential Use

Dear Members of the Planning Commission,

I am writing to express my strong opposition to the proposed rezoning of the property at 1380 Yosemite Ave, Merced, CA from commercial to high-density residential use. This decision is not in the best interest of our community, and I urge you to reject this proposal for the following reasons:

1. **Infrastructure Strain:** Our local roads, schools, and utilities are already operating at or near capacity. The influx of new residents will significantly burden these essential services, leading to congestion, overcrowded schools, and potential water and sewer system failures.
2. **Traffic and Safety Concerns:** Increased residential density will undoubtedly lead to more traffic congestion, worsening already problematic conditions. This raises serious safety concerns for pedestrians, cyclists, and motorists alike.
3. **Loss of Commercial Viability and Economic Impact:** Rezoning this property will remove valuable commercial space that could provide jobs, goods, and services to our community. Converting it into residential use undermines economic development and limits opportunities for local businesses.
4. **Decline in Property Values:** The introduction of high-density housing in an area not suited for such development could negatively impact property values for current homeowners. This is unfair to long-term residents who have invested in their homes and neighborhoods, with the understanding that this property was zoned for something entirely different than what is being proposed.
5. **Community Character and Quality of Life:** The proposed rezoning is incompatible with the surrounding areas and would fundamentally alter the character of our community. High-density developments bring increased noise, parking shortages, and a reduction in green space, all of which degrade our quality of life.

I strongly urge the Planning Commission to consider the long-term consequences of this rezoning and to prioritize responsible, community-focused development. I request that you reject this proposal and explore alternative solutions that balance growth with sustainability and resident interests.

Thank you for your attention to this critical matter. I look forward to your response and to participating in any upcoming hearings regarding this issue.

Sincerely,
Robert & Carol Dinuzzo

March 12, 2025

Public Hearing General Plan Amendment #24-02, Site Plan Revision #3 to Planned Development #20, Minor Use Permit #24-13, Site Plan #551, Vesting Tentative Subdivision Map #13332 and Environmental Review Checklist #24-25 and Notice of Intent to Adopt a Negative Declaration

Dear Merced City Planning Commission,

We are in opposition to the approval of the above General Plan Amendment for the following reasons:

1. We received the notice on March 5th for the hearing scheduled for March 19th. This was NOT WITHIN the required 20 day notice time period.
2. The proposal wants to change to Business Park (BP) and High Medium Density (HMD) residential. This is NOT consistent with the surrounding R-1-6 lots on all four sides of the site. The residential community immediately to the West and South are all single story in the highly desirable Oakmont Village. 2 story houses should not be allowed on this site. These proposed changes will lower the value of our neighborhood homes.
3. The lot sizes and roads per Site Plan drawing on page 53 are much smaller than the surrounding neighborhoods. Starting with access to the residential area from Parsons Ave. The entrance is too small to allow the Merced City Fire ladder truck easy access to the proposed 2 story houses in the event of a fire. Is this supposed to be a gated community? Looks like gates on the drawing. The main road appears to be only 35' wide and the roads to the 2 story houses appear to be only 20' wide. These narrow roadways will be a disaster just like the Moraga Subdivision on Yosemite Ave. to the East. The proposed lot sizes vary from 2,160 to 5,374 sf. The existing lots to South and West in Oakmont Village are 6,360 to 13,860 sf.
4. According to the city's own report and I quote "This Project is not consistent with the Merced Vision 2030 General Plan but generates less than 500 daily trips." The traffic study was conducted on only one day, November 19, 2024. This hardly represents a true study of the existing traffic on Yosemite Ave and Parson Ave.
5. We purchased the property in 2009 as our last home only to see a developer come in and try to rezone and ruin the continuity of our community. They purchased the site in 2022 knowing that it was zoned C-O and now want to change to Business Park and High Medium Residential. These proposed changes will lower the value of our neighborhood homes.

Tom & Debbie Clendenin

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Trevor and Linda Hirst

[REDACTED]

[REDACTED]

Subject: Strong opposition to proposed rezoning,
high-density housing and commercial development

To: City of Merced Planning Commission

We are writing to express our strong opposition to the proposed rezoning and housing development between the Yosemite Surgery Center and Ahwahnee Ct in our community of Oakmont. As concerned residents of Ahwahnee Ct who will be directly impacted by the proposal, we believe this project would have serious negative impacts on our community's infrastructure, quality of life, and property value.

Impact on Community Character and Property Values

The character of our neighborhood is one of the main reasons we chose to live here. The zoning of the land behind the house as office space was another reason we chose our home. The proposed rezoning and development will fundamentally alter the feel of our home by crowding us in, increasing light and noise pollution and introducing a level of overcrowding that is inconsistent with the existing residential setting. The proposed development squeezes nearly double the number of existing homes along the shared boundary, and features two-story homes, which will tower over the existing single-story residences, resulting in a loss of privacy for current homeowners. Close-packed housing developments have been shown to negatively affect property values, causing financial harm to long-standing homeowners who have invested in this community. Existing homeowners should not bear the financial burden of a decision that benefits developers.

Traffic and Infrastructure Concerns

Our current infrastructure around Yosemite Avenue is already strained, with congestion at the junction of Yosemite and Parsons avenue increasing dramatically at rush hour over the past few years. Yosemite narrows to a single lane road there on the way to the UC and adding this housing complex and commercial facility will only exacerbate these issues, making daily commutes longer, causing problems at the junction and increasing the risk of accidents. Current infrastructure is inadequate for this proposed development. The single lane road at Yosemite is currently in very poor condition and cannot handle more traffic. This is one of only two access routes to the UC campus from town and the route already cannot handle any more traffic in that direction. Regarding the specific proposed

development plan, a single narrow road is planned as the entryway into the housing area. This does not provide adequate parking or space to handle the number of cars that will enter and exit at that point as is currently the case in the Moraga development where parking congestion in similar streets has become extremely problematic.

Environmental Concerns

The proposed site for this development includes mature pine trees (approximately 20 years old) along the shared boundary that block sound from Yosemite Avenue, provide shade and cooling to the yard and – most importantly – privacy. The proposed development appears to include the removal of these trees. This will result in inadequate shade (which negatively impacts power use) and, in concert with two story buildings, will exacerbate loss of privacy in existing homes, dramatically affecting quality of life. Removal of these well-established mature trees will very negatively impact our property in a way that will take at least 15 years to replace.

Conclusion

We strongly urge City Planners to reject this rezoning proposal. The proposed development is highly inappropriate for the current area, and damage the higher value nature of the local area. Squeezing this high-density house development into a relatively small space is clearly not in the best interest of our community where there are several larger more open spaces available for development very close by, including the opposite corner of Yosemite and Gardner where space considerations are less of a problem.

We appreciate your attention to this critical issue and request that our concerns, along with those of our neighbors – a large number of whom have signed a petition opposing this proposal – be taken into serious consideration.

Yours sincerely,



Trevor P. Hirst



Linda S. Hirst

RE: General Plan Amendment #24-02 / Site Utilization Plan Revision #3 to Planned Development #20 / Vesting Tentative Subdivision Map #1332 / Site Plan #551/ Minor Use Permit #24-13 – Yosemite Avenue Self Storage and Residential Project

April 8, 2025

Planning Commissioners,

I am writing to formally oppose General Plan Amendment 24-02, which proposes the rezoning and development of dense housing and a storage facility along a primary corridor in Merced.

This proposed amendment stands in direct conflict with the principles and long-term vision laid out in the *Merced Vision 2030 General Plan*, which seeks to foster a vibrant, connected, and livable city. The plan emphasizes the importance of "Gateway Corridors" and encourages development that enhances the aesthetic and functional character of these key areas. Specifically, the stretch in question should be considered a prime candidate for mixed-use commercial development that reflects the vitality of Merced's future, not reduced to high-density housing and passive-use storage facilities.

Merced Vision 2030 encourages *"smart growth that maximizes economic opportunity and community livability while minimizing environmental impact."* A storage facility, by nature, generates minimal foot traffic, economic activity, or community interaction. Likewise, dense residential development, without complementary commercial or recreational spaces, risks becoming isolated and underutilized. This location has potential to host commercial enterprises such as cafes, retail shops, recreational facilities, and family entertainment centers that would serve both current residents and the growing population.

This corridor also boasts a unique geographical asset—on clear days, residents and visitors can view the Sierra Nevada. The existing General Plan recognizes the value of Merced's natural surroundings as a foundation for thoughtful, place-based planning. Any development here should be designed to *enhance* public enjoyment of the region's natural beauty—not disregard it.

Additionally, as one of the few major connectors between the city and UC Merced, this area holds immense potential to serve as an economic bridge. Investing in a more thoughtful development plan—one that includes public spaces, sustainable businesses, and welcoming architecture—would help solidify Merced's identity as a growing university town with a strong, integrated community fabric.

I respectfully urge the Commission to reject General Plan Amendment 24-02 and to open further discussion around development alternatives that align more closely with the community-centered and economically vibrant goals outlined in the Merced Vision 2030 General Plan. Thank you for your time and commitment to responsible urban planning.

Jessica Duffy
Merced Resident

April 7, 2025

City of Merced, Planning Commission
c/o Valeria Renteria – Associate Planner
678 West 18th Street
Merced, CA 95340

RE: Opposition to General Plan Amendment #24-02, PD-20 Zone Change from Commercial Office to Business Park and Medium High Density Residential

Dear Honorable Commissioners:

I am writing to express my strong opposition to the proposed Zone Change from Commercial Office to Business Park and Medium High Density Residential as proposed in General Plan Amendment #24-02, PD-20.

I am a Merced resident of almost 10 years and serve in a senior executive role at the University of California, Merced. I have witnessed significant growth in the City of Merced through this time and I welcome the many benefits that thoughtful and strategic development can provide to our community. The proposed rezoning of the project site to allow for high density residential development and mini storage is a short-sighted proposal that does not address the development gaps that exist in the site's area, nor does it provide a strong basis for the economic growth that the City is striving for as addressed in the City's General Plan.

The project site is in a highly advantageous location given its proximity to single family homes, schools, churches, and other commercial businesses. It is highly accessible via all modes of transportation and exposure will only increase as development takes place north of Yosemite.

Frankly, a mini storage facility at this site and additional medium density housing less than one mile from two recently built apartment buildings on the same road is a waste, and the result of a lack of planning vision with regard to diversity of development types. This site would bring superior value to the community by being developed for commercial use – as it is currently zoned. Such uses can establish and/or expand services the City is currently underproviding, such as medical offices and day care centers.

It is also important to note that regardless of what may be developed under this "Office Commercial" zoning, future offices in this location could offer a larger increase in new jobs to the community than either an apartment complex or mini storage would generate. Additionally, these businesses can bring marketable amenities to the City which supports the recruitment of employees to the area, and attraction of prospective students to the local colleges.

Finally, with new businesses comes increased tax revenues that directly benefit the City. It can be assumed that an active commercial center that welcomes high foot traffic will provide more funds flowing back to the City through collected taxes than compared to a desolate mini storage.

I recognize that there are needs for housing expansion, and support those efforts. I also recognize that there may be some need for storage unit facilities. This specific site, however, is an inappropriate location for either of these types of uses for the reasons I have highlighted above. I implore the Planning Commission to reject this proposal and maintain the existing zoning for this site so the community can benefit from higher value development in the future.

Thank you for the opportunity to express my opposition of this project and I appreciate your time and consideration.

Sincerely,

Kelli Maxey, CPA
Merced Resident

Cc: Mr. Scott McBride, City Manager

RE: General Plan Amendment #24-02 / Site Utilization Plan Revision #3 to Planned Development #20 / Vesting Tentative Subdivision Map #1332 / Site Plan #551/ Minor Use Permit #24-13 – Yosemite Avenue Self Storage and Residential Project

April 8, 2025

Dear Planning Commissioners,

Thank you for representing the interests and vision for Merced and all who live here through creating spaces that support the life, livelihoods and culture of our community. I have lived here 10 years, returning after college and growing up in Mariposa. I am grateful for your work to expand parks and greenspaces. I am pleased with many of the improvements to our community. However, smart growth requires the courage to say no to developments that only serve individuals and bring minimal benefit to homeowners, local businesses and community members. **I am writing to strongly oppose the proposed General Plan Amendment 24-02, which proposes the rezoning and development of dense housing and storage facility along a primary corridor in Merced.** This is not helpful, beautiful, economically viable, or reasonable to change a clean slate into a hot, dirty, pavement for single use.

Mini-storage is the symptom of overconsumption, but the ill of modern society is not seeking solutions for stuff. The ill is limited space for engagement, community, commerce, creativity. It is not having the green space to choose other ways of being in the world besides consumption. Mini storage facilities, with their large, dark, and often concrete structures, contribute to the urban heat island effect (UHI) by absorbing and retaining heat, particularly during the day, and then releasing it slowly at night, which can lead to higher temperatures. This night time heat source will make it more unpleasant to live near it. It's also a place where no people are—only things. That means that it is a place of minimal and limited commerce. One contract and that is limited value. However, small stores and green spaces can contribute to the economy, employ more people, serve as a place for healthy choices, act as a heat sink instead of a source, increase the beauty and quality of life of Merced community members.

There are already other spaces for storage nearby (R and Yosemite, and on 59 for example). This is an open space, a huge opportunity other cities would wish for. I want to live in a Merced that thinks about the world to come—with more than 60 days over 100 degrees F—and plans for it, mitigates the stress on people, and builds community. I would love to have a north Merced Bob Hart square, or another park, or other uses. The artist Brian Andreas writes, “if we fail this time, it will be a failure of the imagination.” Please join me in imagining a higher, greener, safer, cleaner, healthier, BETTER use of this space. Please open the discussion to other opportunities and reflect the Merced Vision 2030 General Plan.

Thank you for your consideration and time.

Regards,

Leigh Bernacchi, PhD

Bellevue Ranch area, Merced, CA Resident since 2015

Robert Dinuzzo, AIA Architect

April 6, 2025

City of Merced, Planning Commission c/o Valeria Renteria – Assoc Planner (via e-mail)
678 West 18th Street
Merced, CA 95340

RE: Agenda Item 25-263, PD-20 Zone Change from Commercial Office to Business Park
and Medium High Density Residential

Dear Planning Commissioners,

I join the many other residents of the Oakmont Village area in strongly opposing the proposed Zone Change in PD-20 from Commercial Office to Business Park and High Medium Density Residential. As a resident and licensed Architect with a long career in the design, planning and construction industry, the proposed zone change is not appropriate for this area of the community, and I wish to bring your attention to the following points:

1. Oakmont Village to the south and west is zoned R-1-6 (generally 6,000 sf lot size minimum) however the actual lot sizes range from 8,000 to 15,000 sf, creating one of the lowest density R-1-6 neighborhoods in the City. Home sizes in Oakmont Village range from 2,000 sf to over 3,200 sf. This is a stark difference to the potential house sizes in the proposed development. Many HOUSES in Oakmont are larger than some of the LOTS in the proposed development. Oakmont Village is without question, one of the most desirable neighborhoods in Merced as evidenced by the premium home values. Having an adjacent high density neighborhood will diminish the investments and cohesiveness of Oakmont residents.
2. Oakmont Village consists of ALL single story homes per the Subdivision CC&Rs. Oakmont homes bordering the new development have liveable backyards with swimming pools and patios. At a MINIMUM, Lots 1-17 in the proposed development should be LIMITED to SINGLE STORY homes, both to insure privacy to Oakmont residents as well as preserve open views to the north and east. The developer mentioned “a mix” of single and two story homes. Does this not mean there is a possibility of 1 single story and 16 two-story homes?
3. Oakmont Village consists of all well designed, high quality, mostly owner occupied homes that have properly maintained yards, landscape and streetscapes. Higher density homes are lesser quality in design and materials. Higher density homes are also primarily marketed to investors/landlords, who are driven by returns on their investment and do not maintain homes as well as homeowners, which draws tenants who lack the ability and/or desire to maintain their rented homes. Generally an out of town investor with a portfolio of

rental homes here do not take pride in ownership of their properties, being complacent with the monthly rental incomes as a priority.

4. All Oakmont residents bought or built their home with the understanding that the parcel north of Oakmont is zoned Commercial Office. Residents in any community all know having an office complex as a neighbor is much more preferred than higher density housing or a mini-storage facility. If this high density development/mini-storage facility existed BEFORE Oakmont Village, most residents would likely not have chosen to buy or build in the area.

Notwithstanding the misguided principle of placing high density homes against low density, there are many concerns and questions of the 41 lot homesites that have not been addressed. The comments and questions below are shown on the attached Site Plan.

1. Moving the Surgery Center driveway to the north will cause dangerous northbound exits from the Surgery Center (and likely the new mini storage since that driveway will be shared). The existing driveway being used was located where it is to be further away from the Yosemite Avenue intersection for safer traffic movements.
2. Oakmont is currently separated from the Surgery Center by a decorative concrete block wall. The new development should have a matching block wall to separate it from the Surgery Center as well but is not mentioned in the Conditions. Wood fencing deteriorates and is hard to maintain.
3. There is existing greenscape between the current Surgery Center driveway and the Oakmont subdivision wall (redwood trees) which was a likely condition of development of the Surgery Center. There is no greenscape shown on the current plans, which means the driveway will be against the subdivision with a fully exposed wall/fence. With no greenspace, this will foster vandalism and tagging.
4. There is a subdivision block wall between Parsons Avenue and Oakmont. The new development should have a matching block wall at Lots 18 and 19 as well as bordering the new Dog Park. This should be addressed in the Conditions.
5. There is extremely little street parking. Space for street parking is shown only on the “main” street in the development. There is NO space for street parking on the side streets. It appears there is only enough space for 16 cars, which is unrealistic for 42 homes.
6. Developer stated that an HOA would be formed that would enforce parking and other rules of the development. That is unrealistic given that a certain percentage of these homes will NOT be owner occupied, and enforcing actions on an absent landlord or negligent tenant would be fruitless. This would also apply to building maintenance, yard care, noise, crime, etc.
7. Developer stated that greenspace would be maintained between the Surgery Center and the housing by having trees inside the housing lots. Placing the responsibility of maintaining trees on to homeowners or tenants is unrealistic. Also the proposed setbacks of 3’-6” does not allow for tree growth.
8. Developer stated that the existing tree line between Oakmont and the Surgery Center would be maintained and even added to towards the west. This is unrealistic in that the trees (if left) would be in the backyards of the new Lots 11-17, which is making the assumption that the new homeowners/tenants will maintain or even want those trees in their yards.

9. City and Developer stated that the Fire Department has reviewed this. How can other subdivisions be required to have a certain radius “end bulb” at dead end streets for required turnaround of emergency vehicles? How will refuse trucks pick up trash in narrow, dead-end streets? Will the streets be required to have a heavy vehicle pavement section? (Thickened pavement to withstand fire and refuse trucks).

To summarize, as a resident and as a design professional, I am not opposed to growth and adding much needed housing to our growing City as long as it is done smartly and without haste. However, as a resident of Oakmont Village, I AM opposed to this inappropriate placement of high density housing against an established low density neighborhood. As you know, there are currently many other General Plan Zone Changes in process to create even more high density neighborhoods from previously designated Commercial, Office and low density zones. If the decision making and approval process allows this developer to continue against the wishes of the surrounding Oakmont community, he will no doubt lose no sleep in walking away with huge profits afterwards while our neighborhood is left with diminished home values and lower quality of life.

Please consider a NO vote for this Zone Change application.

Sincerely,

Robert Dinuzzo, AIA

Architect

Cc: Mr. Scott McBride, City Manager (via e-mail)

Mr. Frank Quintero, Deputy City Manager (via e-mail)

NO.	REVISIONS	DATE

CALIFORNIA

YOSEMITE AVE SUBDIVISION
TENTATIVE MAP
1380 E YOSEMITE AVE
APN: 006-050-068 / 006-050-072
MERCED

NOT FOR CONSTRUCTION
PROFESSIONAL SEAL

SHEET TITLE
GRADING PLAN
SCALE: 1" = 40'

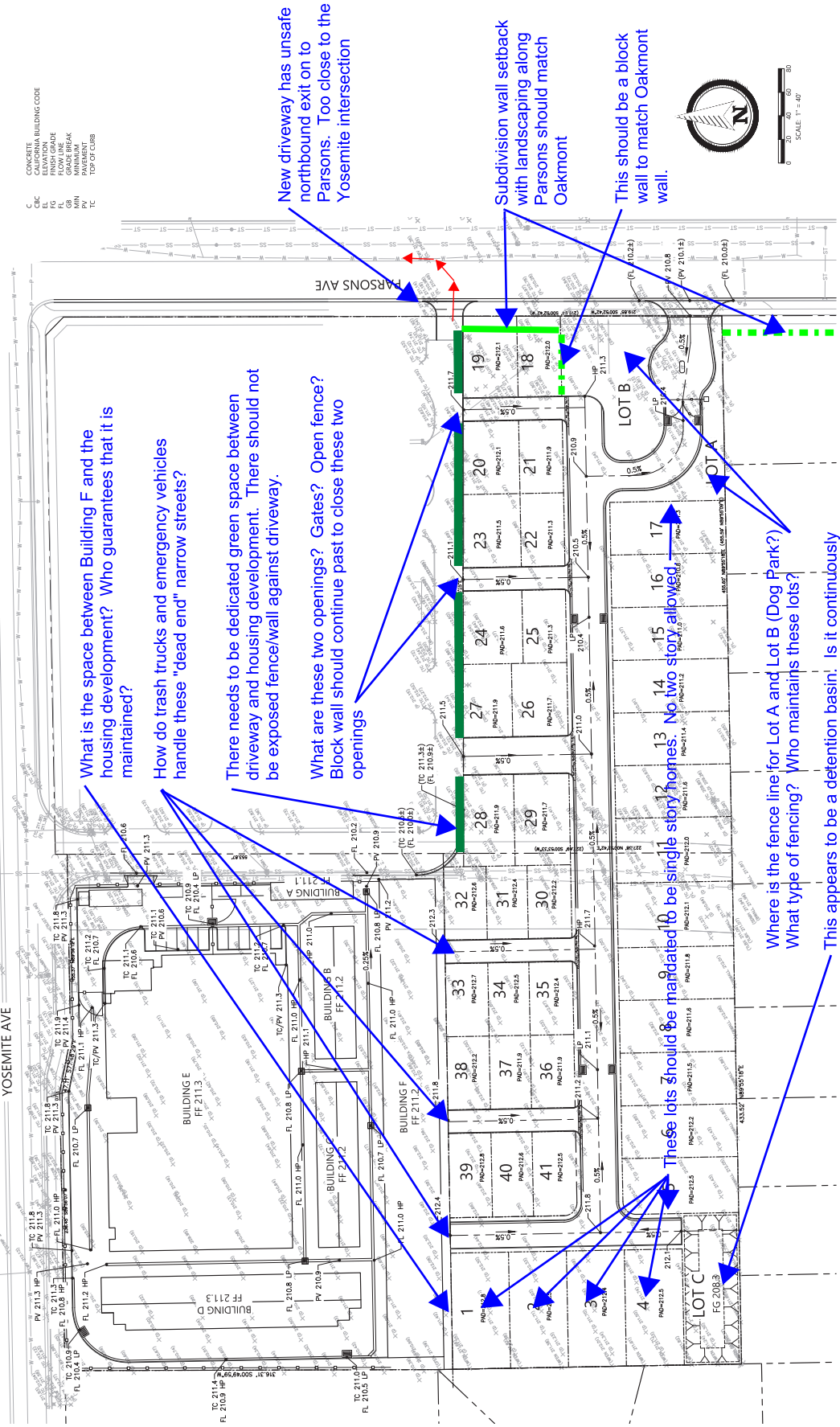
DRAWN BY: ABV/TG
CHECKED BY: YI

PROJECT #
23148
DATE
4/22/2024
SHEET #
C4.0
SHEET X OF XX

GRADING LEGEND:

- TC 100.00
PROPOSED ELEVATION
UP 0.00%
- TC 100.00
MATCH EXISTING ELEVATION
UP 0.00%
- TC 100.00
SLOPE AND DIRECTION OF DRAINAGE

- C CONCRETE
- EL ELEVATION
- FL FLOW LINE
- HP HATCH
- MIN MINIMUM
- PV PAVEMENT
- TC TOP OF CURB



What is the space between Building F and the housing development? Who guarantees that it is maintained?

How do trash trucks and emergency vehicles handle these "dead end" narrow streets?

There needs to be dedicated green space between driveway and housing development. There should not be exposed fence/wall against driveway.

What are these two openings? Gates? Open fence? Block wall should continue past to close these two openings

New driveway has unsafe northbound exit on to Parsons. Too close to the Yosemite intersection

Subdivision wall setback with landscaping along Parsons should match Oakmont

This should be a block wall to match Oakmont wall.

These lots should be mandated to be single story homes. No two story allowed

Where is the fence line for Lot A and Lot B (Dog Park?) What type of fencing? Who maintains these lots?

This appears to be a detention basin. Is it continuously maintained lawn and landscape or weeds mowed once a year?



Know what's below. Call before you dig.

City of Merced Planning Commission
678 West 18th St.
Merced, CA 95340

April 7, 2025

RE: General Plan Amendment #24-02 / Site Utilization Plan Revision #3 to Planned Development #20 / Vesting Tentative Subdivision Map #1332 / Site Plan #551/ Minor Use Permit #24-13 – Yosemite Avenue Self Storage and Residential Project

Dear Honorable Commissioners:

I am writing to urge the Planning Commission to take one of the following actions on the subject project during its April 9, 2025 public hearing:

1. Deny the subject vesting tentative map, site plan review permit, and minor use permit; and withhold recommendation to City Council on the subject General Plan Amendment and Site Utilization Plan Revision; or,
2. Direct staff to return to Planning Commission with the subject applications organized as one project for consideration of recommendation to City Council.

As a Merced resident and former Community Development Director for Merced County, I am acutely aware of the need to balance development interest with long term plans. In this instance, the conversion of a prime development site should be given more thorough review by the community, especially in light of the agenda and process issues described below.

Legal Issue: Considering Multiple Actions as a Single Project

The City appears to be inappropriately “splitting” Planning Commission and City Council actions for this project. Such an approach would open the project and the City to challenge under the California Environmental Quality Act (CEQA), alongside the broader legal principle that interrelated actions should be considered collectively to ensure transparency and accountability.

Documents within the Planning Commission agenda packet – most notably, the CEQA Initial Study – describe and depict the mini storage and residential components of the project site as one development. The use permit, tentative map, general plan amendment, and PD/zoning amendments are clearly interdependent as they are designed to achieve a common objective (*Plan for Arcadia, Inc. v. City Council of Arcadia*, 1974 and *County of Ventura v. City of Moorpark*, 2018).

As all aspects of the subject property development are interrelated, the City Council should be the final decision authority with regard to all aspects of the project(s). Furthermore, general plan and zoning amendments are considered legislative acts of the City Council, and all interrelated parts of legislative acts should be considered by City Council during a public hearing.

At a practical level, it would be inefficient to leave one half of the project open to appeal of a Planning Commission decision, only to return to the City Council on appeal with the same set of issues and project-wide considerations.

Finally, the project's placement on the consent calendar seems to be in error, and may give rise to additional legal issues if not heard as a public hearing during the upcoming Planning Commission hearing.

Good Planning: Consider Long Term Development, and Investments Made

The subject site is located in a prime location: on one of Merced's major thoroughfares, with multi-modal connection to multiple neighborhoods, near some of the busiest transit stops in the City, and in proximity to major jobs and services (e.g. colleges, hospital, offices).

Planning Commission, and subsequently the City Council, should consider whether redesignation of this land for purposes of a mini storage is in the best long-term interests of the community. Consider the benefits if this were a commercial center with amenities complementary of other centers along Yosemite Avenue. Imagine the potential benefits to nearby businesses and residents, easily accessing the City's commercial centers from Merced College to the UC Campus. The Planning Commission and City Council are empowered with the *discretion* to make these decisions. I urge the commission to exercise that power with the long-term in mind.

The City is currently making a major investment in improving Yosemite Avenue to allow for better pedestrian and bicycle flow – to connect these major uses in North Merced. Planning Commission and City Council should be making decisions that align with this investment rather than conflict with it by modifying its long-term plans for the benefit of an auto-oriented, non-active use. The proposed project would be a break in the planned “chain” of businesses and amenities along Yosemite Avenue.

The residential location, orientation, and design are questionable, at best. Its presence seems to be an afterthought, crammed in to generate some utilization of the site after development of the mini storage. Should we be “hiding” smaller homes on smaller lots? Relegating our neighbors to be tucked away behind a 12-foot masonry wall? Good planning practice and City policies say otherwise.

Redesignation of Prime Development Space in Advance of General Plan Update

The City is in the initial stages its Comprehensive General Plan Update. Consideration of prime commercial sites such as the subject property would be a critical component of the General Plan Update. It is within the Planning Commission's purview to suggest that amending land use at this time would be detrimental to good long-term planning efforts that are on the horizon. Those long-term decisions can absolutely be delegated from the Commission to the community through participation in the General Plan Update.

Thank you for the opportunity to review this project, thank you for your time, and thank you for your consideration of community input.

Sincerely,

Steve Maxey
Merced Resident

cc:
Scott McBride – City Manager

April 8, 2025

Subject: General Plan Amendment #24-02 / Site Utilization Plan Revision #3 to Planned Development #20 / Vesting Tentative Subdivision Map #1332 / Site Plan #551/ Minor Use Permit #24-13 – Yosemite Avenue Self Storage and Residential Project

Dear Commissioners,

I am writing to express my strong opposition to the proposed General Plan Amendment 24-02, which I understand seeks to rezone land along a primary corridor in Merced for the development of dense housing and a mini storage facility. As a resident/stakeholder in Merced, I have significant concerns about the potential negative impacts this amendment would have on our community's character, infrastructure, and overall quality of life. I urge you to carefully consider these concerns and reject this proposed amendment.

The proposed development of dense housing along a primary corridor raises several critical issues. Firstly, it is likely to exacerbate existing traffic congestion on what is already a heavily utilized roadway. Increased residential density will inevitably lead to a higher volume of vehicles, causing further delays, bottlenecks, and potentially impacting emergency response times. Secondly, the introduction of high-density housing in this location may strain existing infrastructure, including water and sewer systems, potentially leading to service disruptions and the need for costly upgrades that could burden existing residents. Furthermore, the character of this primary corridor, often serving as a key visual gateway to our city, risks being negatively altered by the introduction of dense residential blocks, potentially diminishing the aesthetic appeal and overall sense of place.

The inclusion of a mini storage facility in this proposal adds another layer of concern. While such facilities may serve a purpose, locating one along a primary corridor detracts from the visual appeal and potentially limits opportunities for more economically vibrant or community-serving developments. Primary corridors should ideally be reserved for uses that enhance the city's image, attract visitors, and contribute to a dynamic and engaging environment. A mini storage facility, by its nature, is a low-intensity use that does not typically generate significant economic activity or contribute positively to the streetscape. Combining it with dense housing in this location appears to be a less than optimal use of valuable land along a key thoroughfare.

In conclusion, I believe that General Plan Amendment 24-02, with its proposal for dense housing and a mini storage facility along a primary corridor, is not in the best long-term interests of Merced. The potential for increased traffic congestion, strain on infrastructure, and negative impacts on the city's character outweigh any perceived benefits.

I respectfully request that the Planning Commission carefully consider these concerns and vote against the approval of General Plan Amendment 24-02. I encourage you to prioritize land use decisions that promote sustainable growth, preserve the unique character of our city, and enhance the quality of life for all Merced residents.

Thank you for your commitment and service to Merced as members of the Planning Commission at this exciting time of growth and development.

Sincerely,

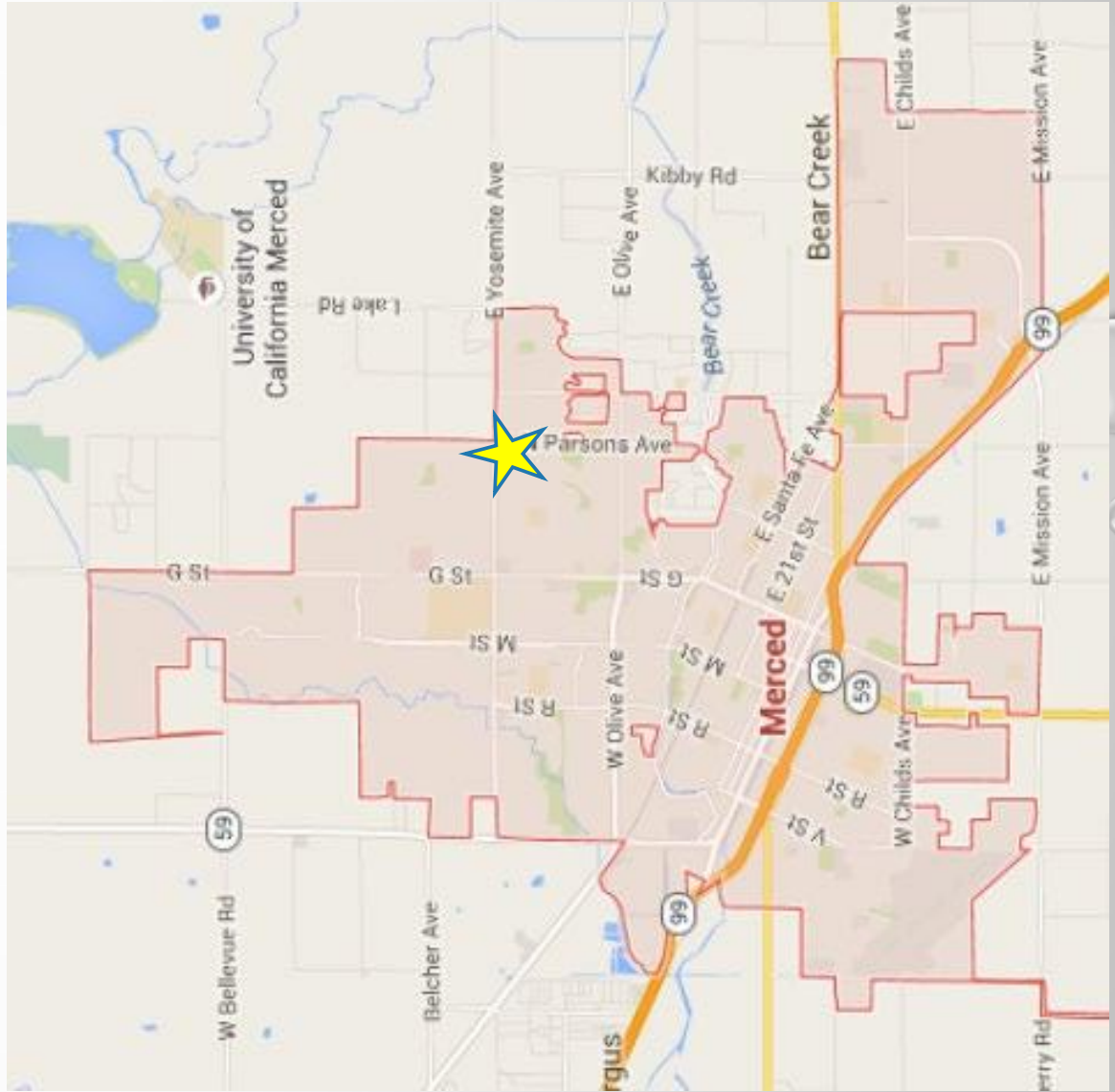
Tracy Proietti
Merced resident/Business owner

GENERAL PLAN AMENDMENT #24-02
SITE UTILIZATION PLAN REVISION #3 TO PLANNED
DEVELOPMENT #20
VESTING TENTATIVE SUBDIVISION MAP #1332
SITE PLAN REVIEW #551
MINOR USE PERMIT #24-13

NEW SELF-STORAGE FACILITY AND SINGLE-FAMILY
RESIDENTIAL SUBDIVISION

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

CITY-SCALE CONTEXT





Single -Family Residences

Church

Single-Family Residences

Single -Family Residences

Medical offices

Subject Site 8.05 acres

Bob
Carpenter
Park

HOW WE GOT HERE...

- MARCH 19, 2025 – PROJECT WAS FIRST PRESENTED TO PLANNING COMMISSION AND CONTINUED
- APRIL 9, 2025 – PLANNING COMMISSION DIRECTED STAFF TO PREPARE RESOLUTIONS OF DENIAL
- MAY 7, 2025 – RESOLUTIONS OF DENIAL ADOPTED BY THE PLANNING COMMISSION
- MAY 8, 2025 – APPLICANT APPEALED PLANNING COMMISSION'S DECISION
- JULY 7, 2025 – CITY COUNCIL HEARD THE APPEAL AND DIRECTED STAFF TO HELP COORDINATE A MEETING WITH THE APPLICANT AND NEIGHBORS WITHIN 20 DAYS.
 - MEETING WITH APPLICANT AND NEIGHBORS TOOK PLACE JULY 22, 2025

BACKGROUND

- SUBJECT SITE (8.05 AC) ANNEXED INTO THE CITY IN 1980 AS PART OF THE SOUTHWEST YOSEMITE AND PARSONS ANNEXATION (ANNEXATION NO. 137). THIS ANNEXATION INCORPORATED APPROXIMATELY 121.24 ACRES OF LAND INTO THE CITY LIMITS.
- THE SUBJECT SITE HAS A CURRENT LAND USE DESIGNATION OF COMMERCIAL OFFICE (PRIMARILY FOR OFFICE USE)
- THE SUBJECT SITE HAS REMAINED VACANT FOR MANY DECADES.

ENTITLEMENTS

RECOMMENDATION TO CITY COUNCIL

- **GENERAL PLAN AMENDMENT #24-02 FROM COMMERCIAL OFFICE (CO) TO BUSINESS PARK (BP) AND LOW MEDIUM DENSITY RESIDENTIAL (LMD)**
- **SITE UTILIZATION PLAN REVISION #3 TO PLANNED DEVELOPMENT #20 TO CHANGE THE APPROVED DEVELOPMENT STANDARDS**

ENTITLEMENTS

PLANNING COMMISSION FINAL ACTION

- **MINOR USE PERMIT #24-13** FOR INTERFACE REVIEW TO ALLOW COMMERCIAL DEVELOPMENT ADJACENT TO A LOW-DENSITY RESIDENTIAL ZONE
- **SITE PLAN REVIEW PERMIT #538** TO ALLOW THE DEVELOPMENT OF 500 STORAGE UNITS
- **VESTING TENTATIVE SUBDIVISION MAP #1332** DIVIDE THE SELF-STORAGE FROM THE RESIDENTIAL AND CREATE THE 28 RESIDENTIAL LOTS

• STREET VIEW – YOSEMITE AVE.



- Existing public improvements - does not have street trees

• STREET VIEW – PARSONS AVE.



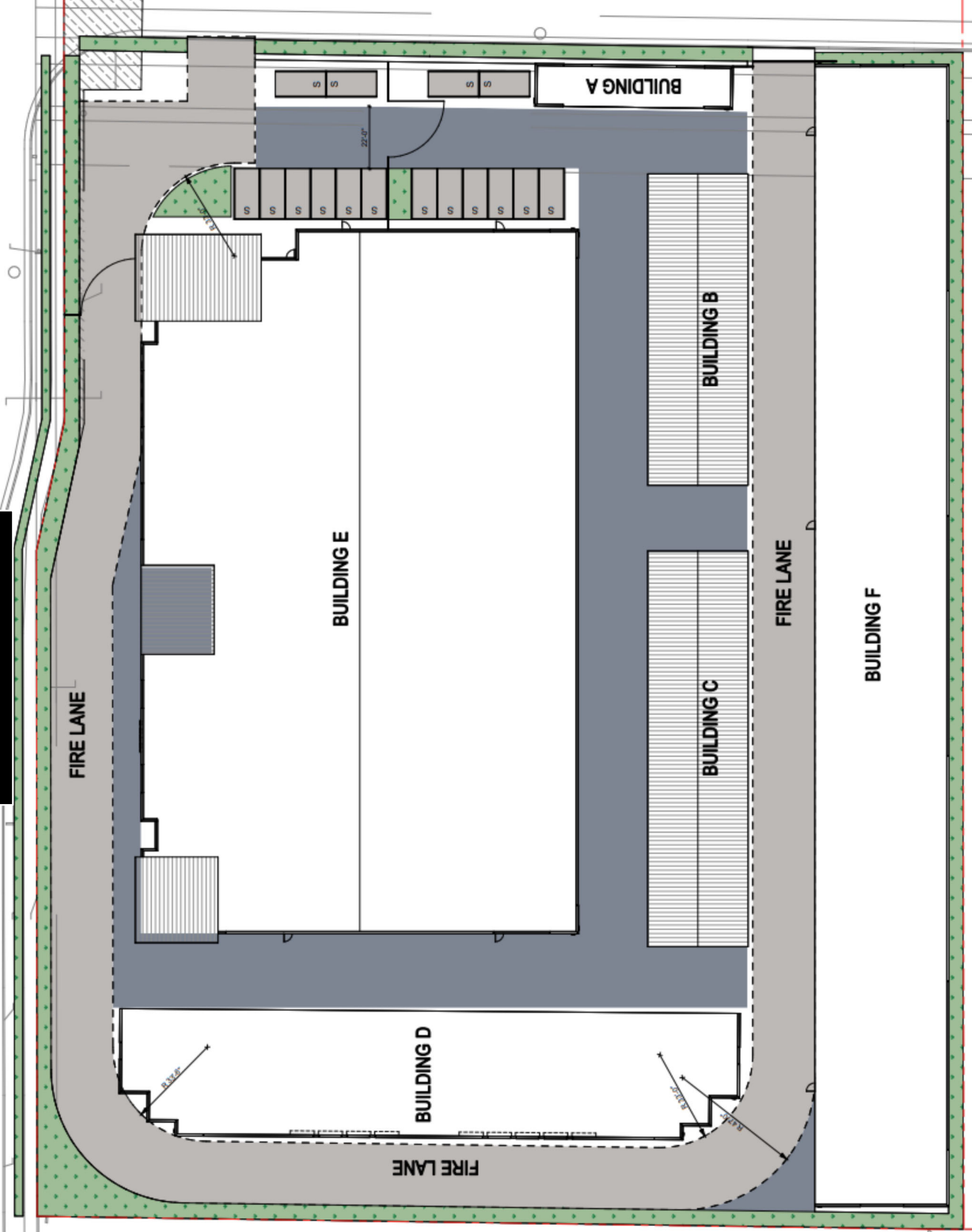
- EXISTING PUBLIC IMPROVEMENTS WITH LANDSCAPING

PROPOSED DESIGN

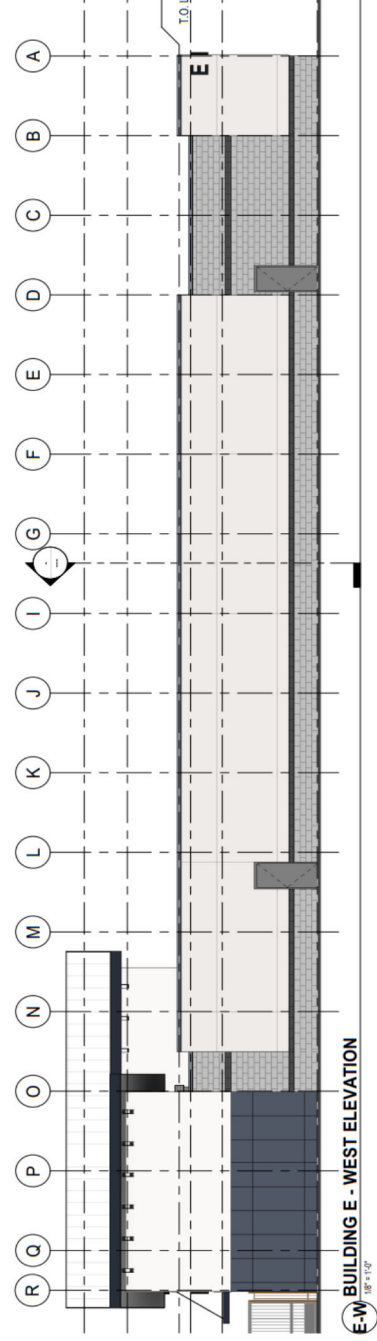
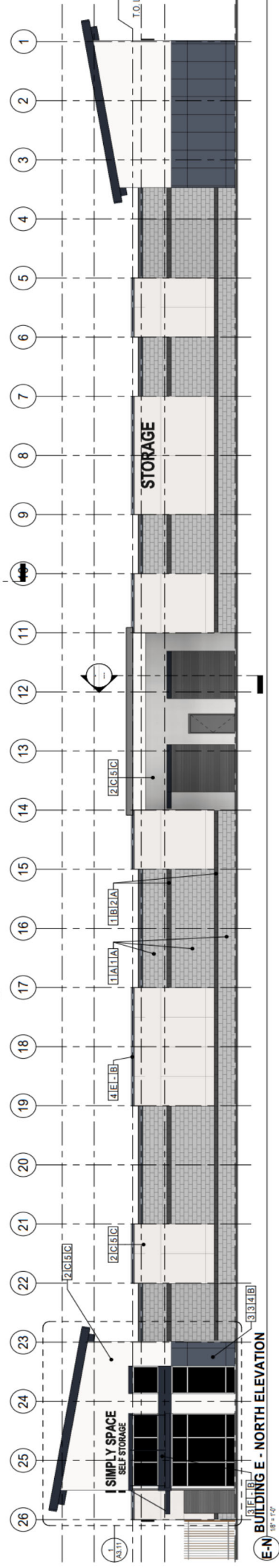
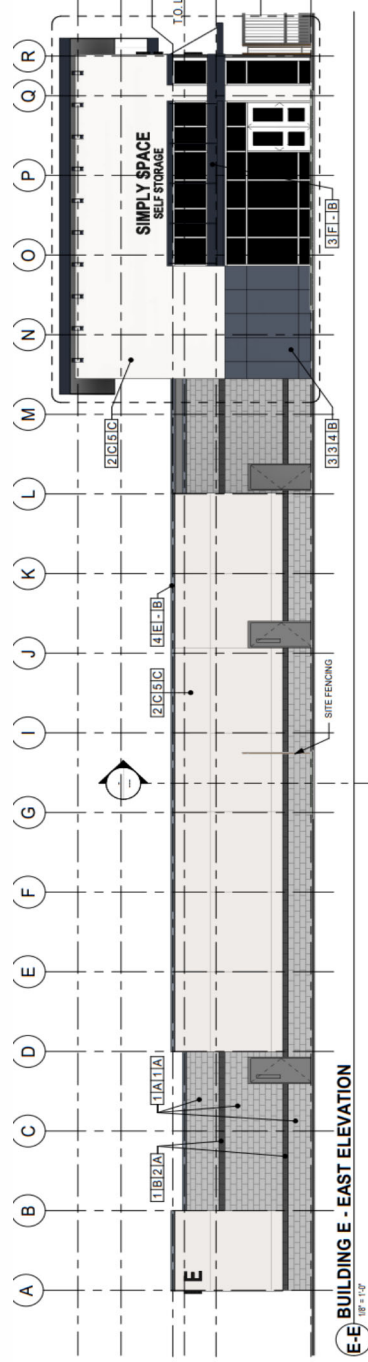


- ENTRANCE FROM YOSEMITE AVE TO SELF-STORAGE

Yosemite Ave

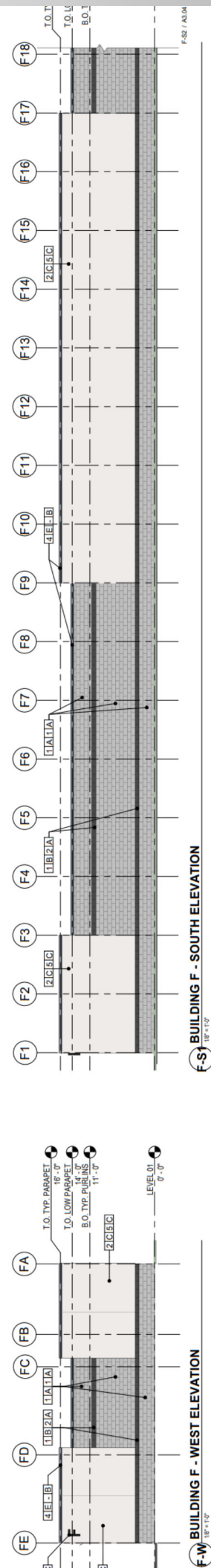
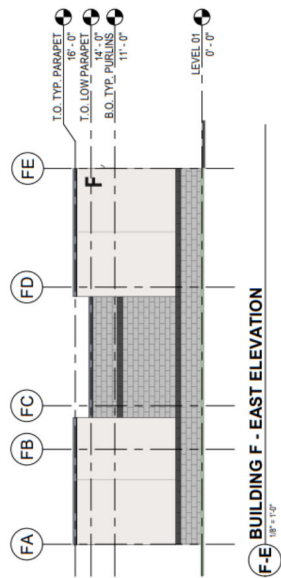
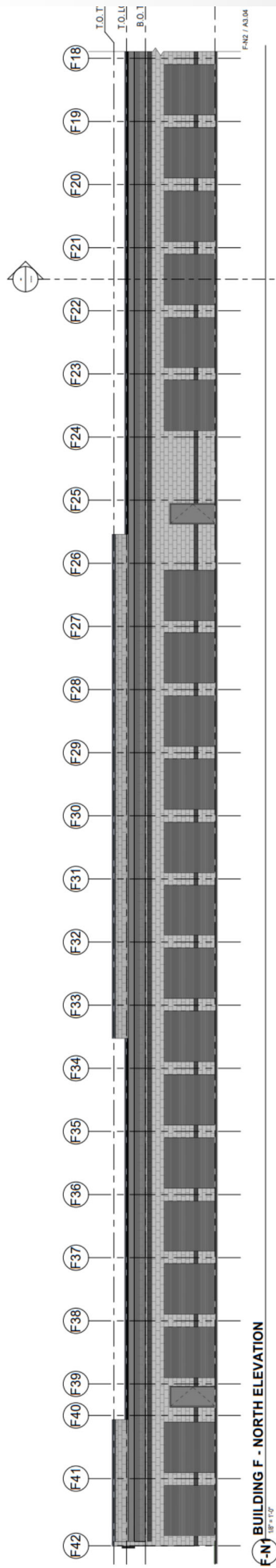


- 500 Storage Units
- Zero-Lot Line (setbacks) along East, South & West Property Lines
- Perimeter fenced with gate access from E. Yosemite Avenue



Frontage along E. Yosemite Avenue

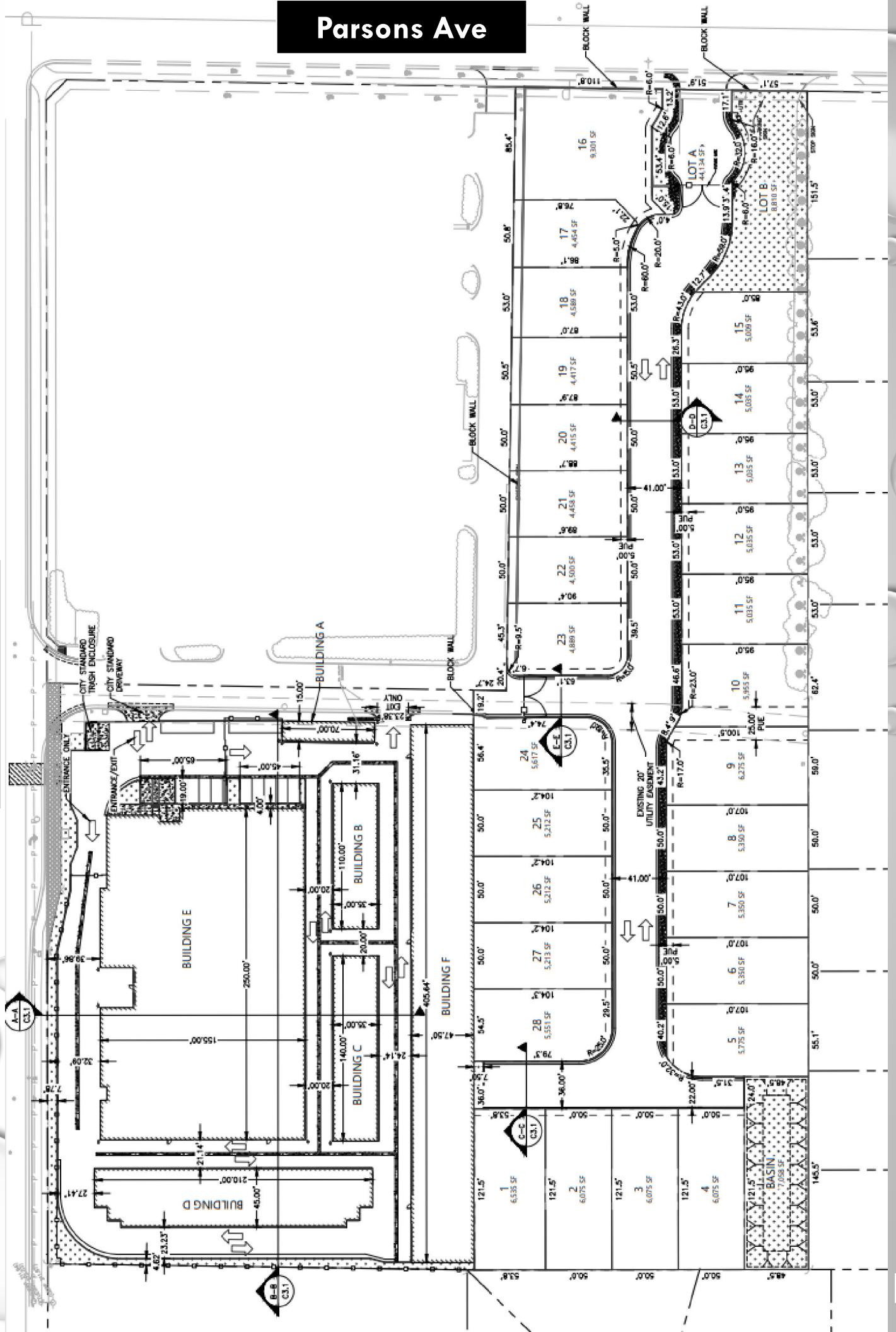
Office space and storage units with stucco finish with stone veneer accents and large storefront windows

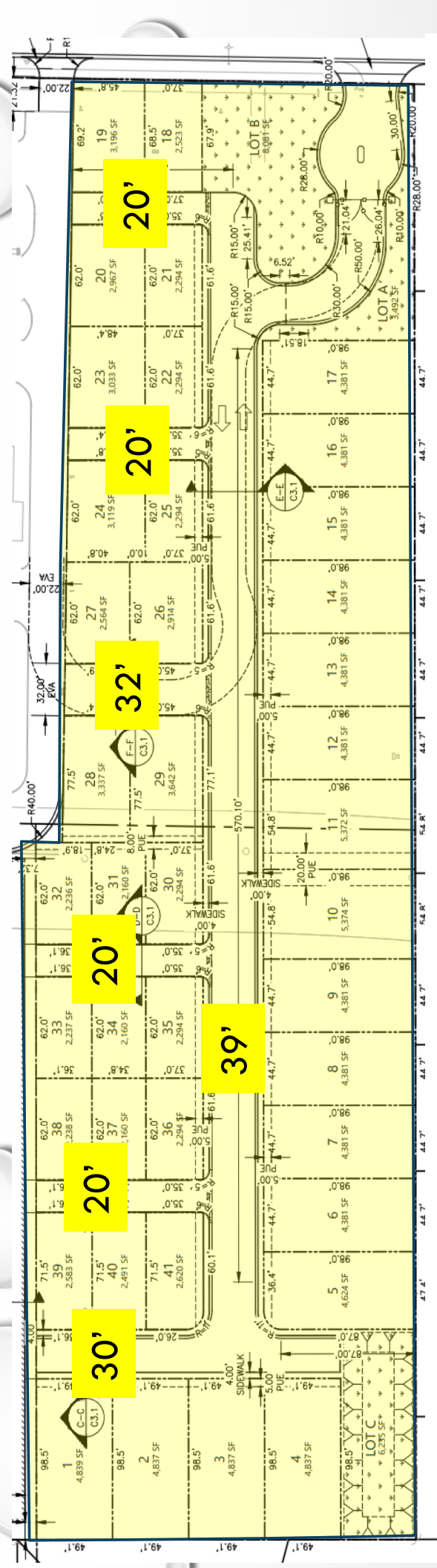


- Elevations for storage units along east, south and west property lines
- Storage unit access through roll-up garage doors
- Block wall 12-14 feet tall along the back of buildings A and F

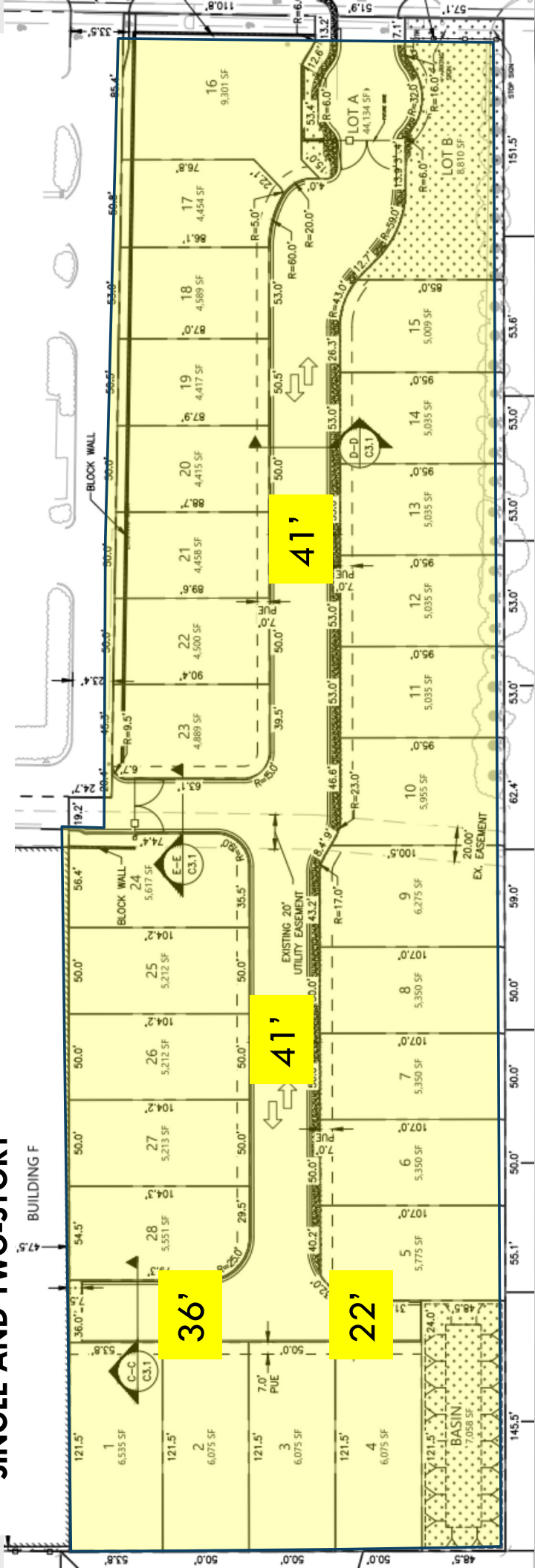
DEVELOPMENT STANDARDS FOR E YOSEMITE AVENUE X PARSONS AVENUE SELF-STORAGE

	P-D #20
Exterior yard/front setbacks for all primary and secondary structures	10 Feet
Interior yard/side and rear setbacks for all primary and secondary structures (from east, west, and south property lines)	Zero-Lot Line





• PREVIOUSLY PROPOSED, 41-UNIT SUBDIVISION WITH HMD GENERAL PLAN DESIGNATION, MIX OF SINGLE AND TWO-STORY



• NEW PROPOSED 28-UNIT RESIDENTIAL SUBDIVISION WITH A LMD GENERAL PLAN DESIGNATION
SINGLE STORY LOTS 1-15, LOTS 16-28 WOULD BE A MIX OF SINGLE AND TWO-STORY

**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**

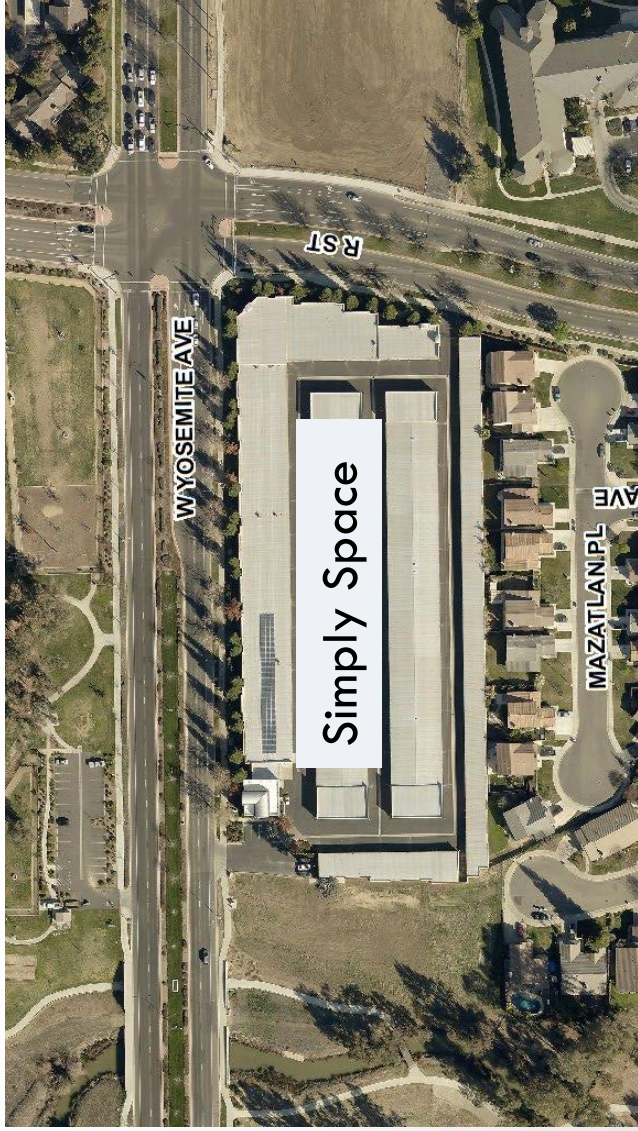
	P-D #20
Exterior yard/front setbacks for all primary and secondary structures	10 Feet
Interior yard/side setbacks for all primary and secondary structures	4 feet
Rear Setbacks	15 feet
Fence Height (Side Yard)	6 feet

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

NEIGHBORHOOD IMPACT

- THERE MAY BE SOME VIBRATION AND NOISE DURING CONSTRUCTION.
- THE APPROXIMATE 14-FOOT-TALL CMU BLOCK BUILDING WALL BETWEEN THE SELF-STORAGE AND RESIDENTIAL USES WOULD REDUCE IMPACTS REGARDING NOISE AND LIGHTING (ALSO REQUIRED LIGHTING TO BE SHIELDED) AND SHIELD STORAGE BUILDINGS.
- TRAFFIC STUDY INDICATED NO QUANTITATIVE VMT ANALYSIS IS REQUIRED BASED ON THE MCAG GUIDELINES, WITH 373 TRIPS PER DAY (TOTAL PROJECT) FALLING BELOW 500 DAILY TRIPS PER DAY.

STORAGE FACILITIES NEXT TO RESIDENTIAL



CONDITIONS

(RESOLUTION #4153)

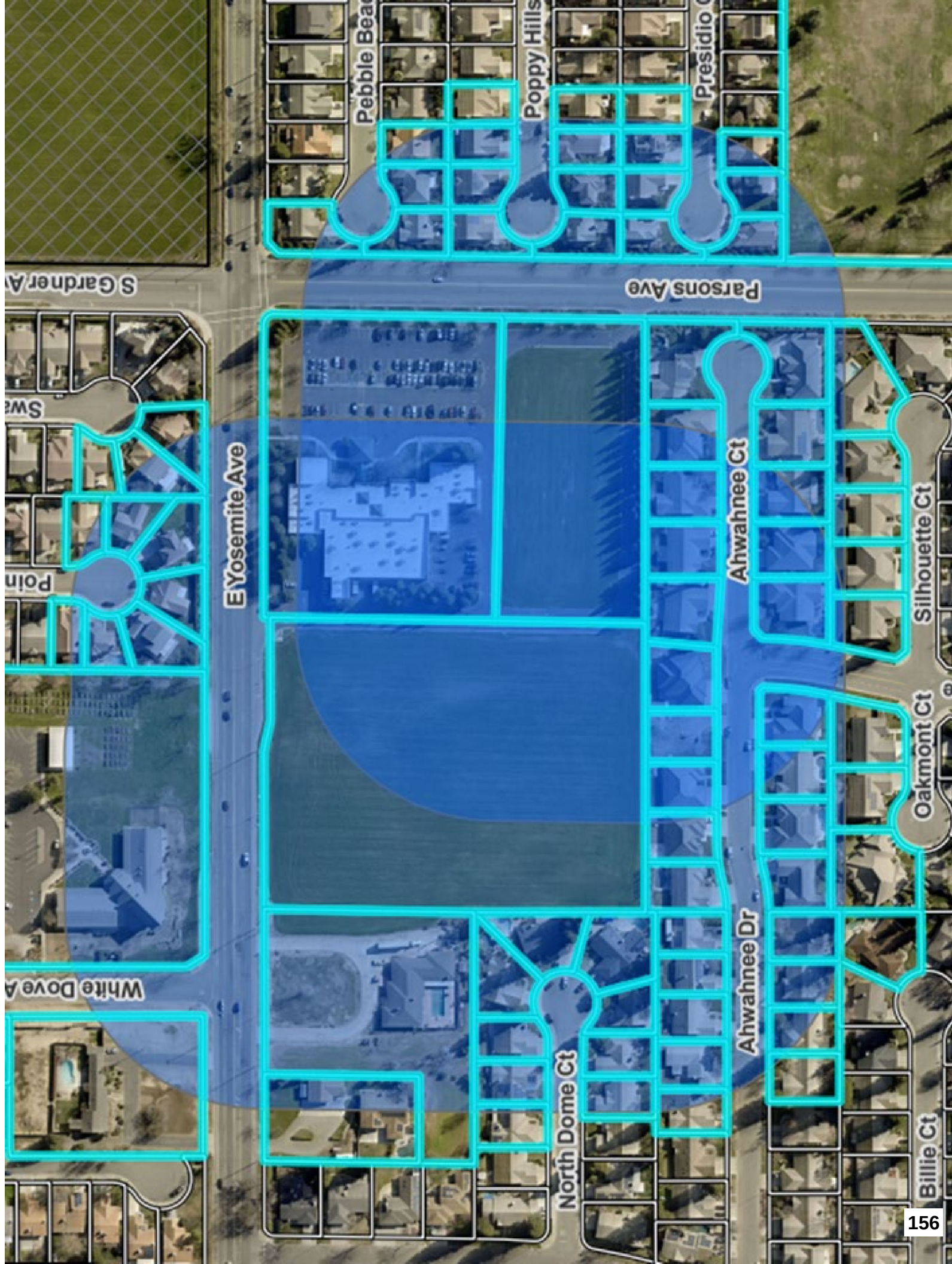
- **CONDITION #22:** PARKING LOT LIGHTS AND BUILDING LIGHTS SHALL BE SHIELDED TO NOT “SPILL OVER” ONTO ADJACENT PARCELS.
- **CONDITION #24:** SELF-STORAGE MAY OPERATE DAILY BETWEEN 7 A.M. AND 7 P.M. ONLY.
- **CONDITION #28:** LOTS 1-15 AS SHOWN ON THE MAP AT ATTACHMENT F OF THE STAFF REPORT SHALL BE SINGLE-STORY.
- **CONDITION #41:** ALL UNDEVELOPED AREAS SHALL BE MAINTAINED FREE OF WEEDS AND DEBRIS.
- **CONDITION #43:** THE DEVELOPER SHALL ESTABLISH AN HOA 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.

PUBLIC NOTICING

PUBLIC HEARING NOTICES WERE MAILED TO PROPERTY OWNERS WITHIN 300 FEET OF THE PROJECT SITE AND PUBLISHED IN THE MERCED COUNTY TIMES 3 WEEKS PRIOR TO THE HEARING ON AUGUST 29.

1. **Mailing.** Notice shall be mailed or delivered at least ten days (or as otherwise provided by CEQA) before the scheduled hearing to the following recipients:

3. **Publication and Posting.** If notice is mailed or delivered as described in Subsection 1 above, the notice shall also be published at least once in a newspaper of general circulation in Merced at least 10 days before the scheduled hearing and posted to the City's website.



RECOMMENDATION TO CITY COUNCIL

APPROVE/DISAPPROVE/MODIFY:

- **GENERAL PLAN AMENDMENT #24-02** FROM COMMERCIAL OFFICE (CO) TO BUSINESS PARK (BP) AND HIGH MEDIUM DENSITY RESIDENTIAL (HMD)
- **SITE UTILIZATION PLAN REVISION #3 TO PLANNED DEVELOPMENT #20** TO CHANGE THE APPROVED DEVELOPMENT STANDARDS

PLANNING COMMISSION ACTION

APPROVAL/DISAPPROVE/MODIFY:

- **ENVIRONMENTAL REVIEW #24-25** (NEGATIVE DECLARATION)
- **VESTING TENTATIVE SUBDIVISION MAP #1332**
- **SITE PLAN REVIEW PERMIT #551**
- **MINOR USE PERMIT #24-13**
- APPROVALS ARE CONTINGENT UPON CITY COUNCIL APPROVAL OF GPA AND SUP REVISION TO PD