

CITY OF MERCED
Planning Commission

Resolution #4170

WHEREAS, On September 17, 2025 the Merced City Planning Commission at its regular meeting, held a public hearing to consider **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 property located at 1380 E Yosemite Avenue and 3595 Parsons Avenue. The General Plan Amendment proposed changing the General Plan land use designation from Commercial Office (CO) to Business Park (BP) for 3.19 acres and from Commercial Office (CO) to Low-Medium Density Residential (LMD) for the remaining 4.86 acres. The Site Utilization Plan Revision proposed changing the land use designation within Planned Development (P-D) #20 from Commercial Office to Self-Storage for 3.19 acres and to Residential for the remaining 4.86 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, at this meeting the Merced City Planning Commission voted 3-2 in favor of a motion to recommend denial of General Plan Amendment #24-02, Site Utilization Plan Revision #3 to Planned Development #20, and Environmental Review #24-25 (Negative Declaration) ; and,

WHEREAS, the motion failed to obtain the required four (4) affirmative votes and therefore was deemed denied pursuant to Municipal Code section 20.82.040(B).

WHEREAS, a resolution of denial was prepared for the Planning Commission and brought back to the Planning Commission for their meeting of November 5, 2025; and,

NOW THEREFORE, after reviewing the project and fully discussing all the issues, the Merced City Planning Commission does resolve to hereby recommend that City Council deny General Plan Amendment #24-02, Site Utilization Plan Revision #3 to Planned Development (P-D) #20.

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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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Adopted this 5th of November 2025

Chairperson, Planning Commission of
the City of Merced, California

ATTEST:

Secretary