



**SITE PLAN REVIEW PERMIT #26-0018,
MINOR USE PERMIT #26-0030 AND
ENVIRONMENTAL REVIEW CHECKLIST #26-0050**

SELF-STORAGE FACILITY

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

CITY COUNCIL HEARING JUNE 15, 2026

CITY COUNCIL ACTION ITEMS

SITE PLAN REVIEW PERMIT #26-0018

- A DISCRETIONARY ACTION THAT ENABLES THE CITY TO DETERMINE A PROJECT'S COMPLIANCE WITH THE ZONING ORDINANCE AND ENSURE IT WILL NOT CREATE NEGATIVE IMPACTS TO ADJACENT PROPERTIES OR THE GENERAL PUBLIC.
- APPROVED IF THE PROPOSED PROJECT:
 - IS CONSISTENT WITH THE GENERAL PLAN AND ANY ADOPTED SPECIFIC PLAN;
 - COMPLIES WITH ALL APPLICABLE ZONING ORDINANCE AND MUNICIPAL CODE PROVISIONS;
 - DESIGN AND LAYOUT WILL NOT INTERFERE WITH THE USE AND ENJOYMENT OF EXISTING AND FUTURE NEIGHBORING PROPERTIES AND STRUCTURES;
 - ARCHITECTURAL DESIGN MAKES USE OF APPROPRIATE MATERIALS, TEXTURE AND COLOR AND WILL REMAIN AESTHETICALLY APPEALING AND APPROPRIATELY MAINTAINED;
 - LANDSCAPING DESIGN AND PROVISIONS FOR IRRIGATION, MAINTENANCE AND PROTECTION OF LANDSCAPING ELEMENTS COMPLEMENT STRUCTURES AND PROVIDE AN ATTRACTIVE ENVIRONMENT;
 - 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.

CITY COUNCIL ACTION ITEMS

MINOR USE PERMIT #26-0030

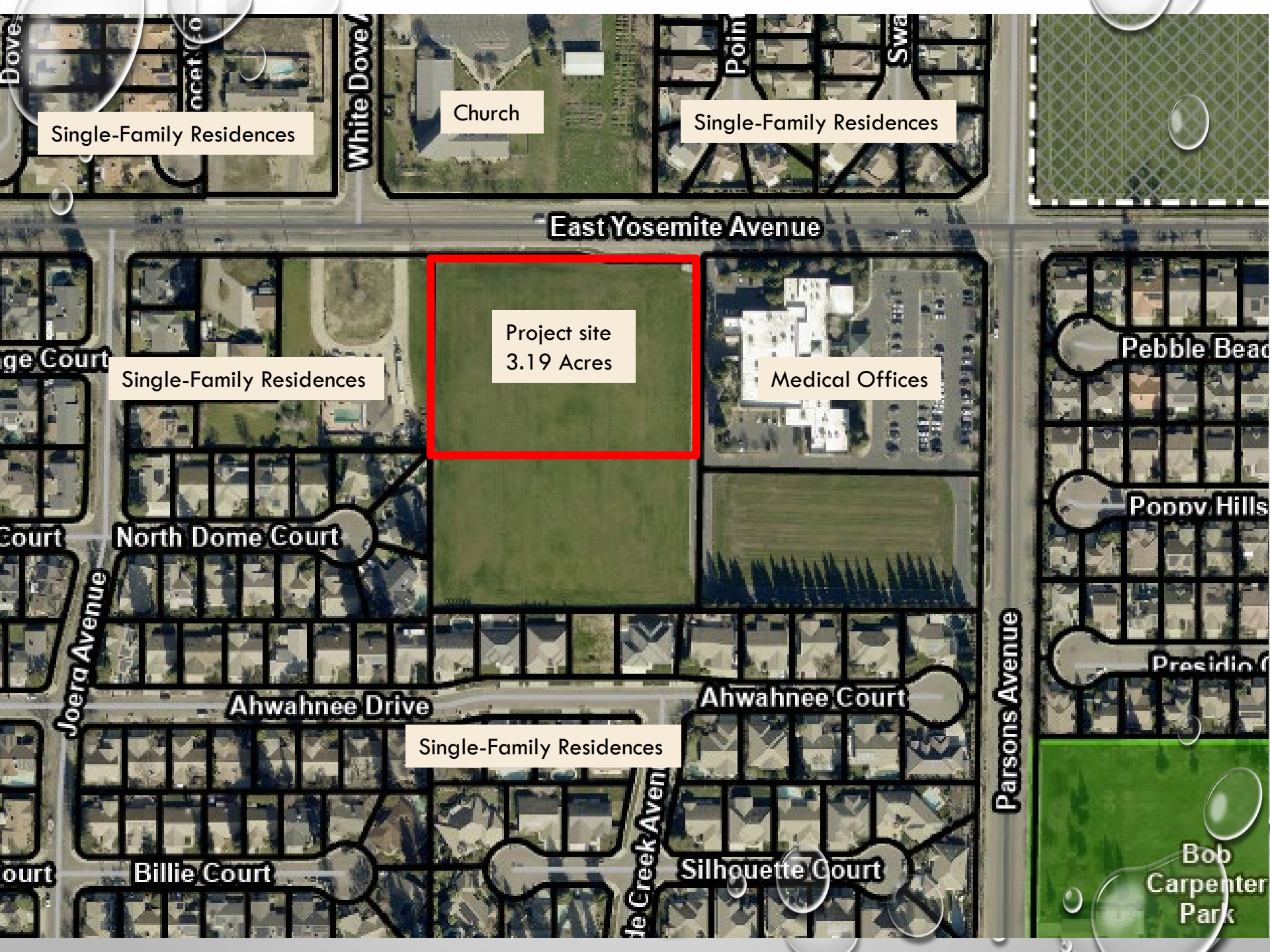
- A DISCRETIONARY ACTION THAT ENABLES THE CITY TO ENSURE A PROPOSED USE IS CONSISTENT WITH ALL GENERAL PLAN GOALS AND POLICIES AND WILL NOT CREATE NEGATIVE IMPACTS TO ADJACENT PROPERTIES OR THE GENERAL PUBLIC.
- APPROVED IF:
 - PROPOSED USE IS CONSISTENT WITH THE PURPOSE AND STANDARDS OF THE ZONING DISTRICT, THE GENERAL PLAN, AND THE ADOPTED SPECIFIC PLAN;
 - 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;
 - PROPOSED USE WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, AND WELFARE OF THE CITY;
 - PROPOSED USE IS PROPERLY LOCATED WITHIN THE CITY AND ADEQUATELY SERVED BY EXISTING OR PLANNED SERVICES AND INFRASTRUCTURE.

(MERCED MUNICIPAL CODE § 20.68.020)

SUBJECT SITE DESIGNATIONS

- GENERAL PLAN DESIGNATION OF BUSINESS PARK (BP).
- ZONING CLASSIFICATION OF PLANNED DEVELOPMENT (P-D) #20
- PERMISSIBLE LAND USES ON THIS SITE INCLUDE “SELF STORAGE,” WHICH ALLOWS FOR SELF-STORAGE FACILITIES UNDER THE CITY ZONING ORDINANCE WITH APPROVAL OF A SITE PLAN REVIEW PERMIT.
- PRIOR CITY COUNCIL SELF-STORAGE ACTION DIRECTED THE APPLICANT TO ADDRESS SPECIFIC ELEMENTS OF THE SELF-STORAGE BUSINESS PORTION OF THE PROJECT, INCLUDING LANDSCAPING IN AND AROUND THE SELF-STORAGE BUSINESS AND TO ADDRESS POTENTIAL “HEAT SINK” CONCERNS OF THE PROPOSED SELF-STORAGE BUILDINGS.

THE PERMITS BEING CONSIDERED TODAY ARE NEW SITE PLAN AND MINOR USE PERMITS BASED, IN PART, UPON APPLICANT’S “HEAT SINK” ANALYSIS AND UPDATED LANDSCAPING PLANS, AS REQUESTED BY THE CITY COUNCIL.



Single-Family Residences

Church

Single-Family Residences

East Yosemite Avenue

Single-Family Residences

Project site
3.19 Acres

Medical Offices

Pebble Beach

Poppy Hills

Presidio

Ahwahnee Drive

Ahwahnee Court

Single-Family Residences

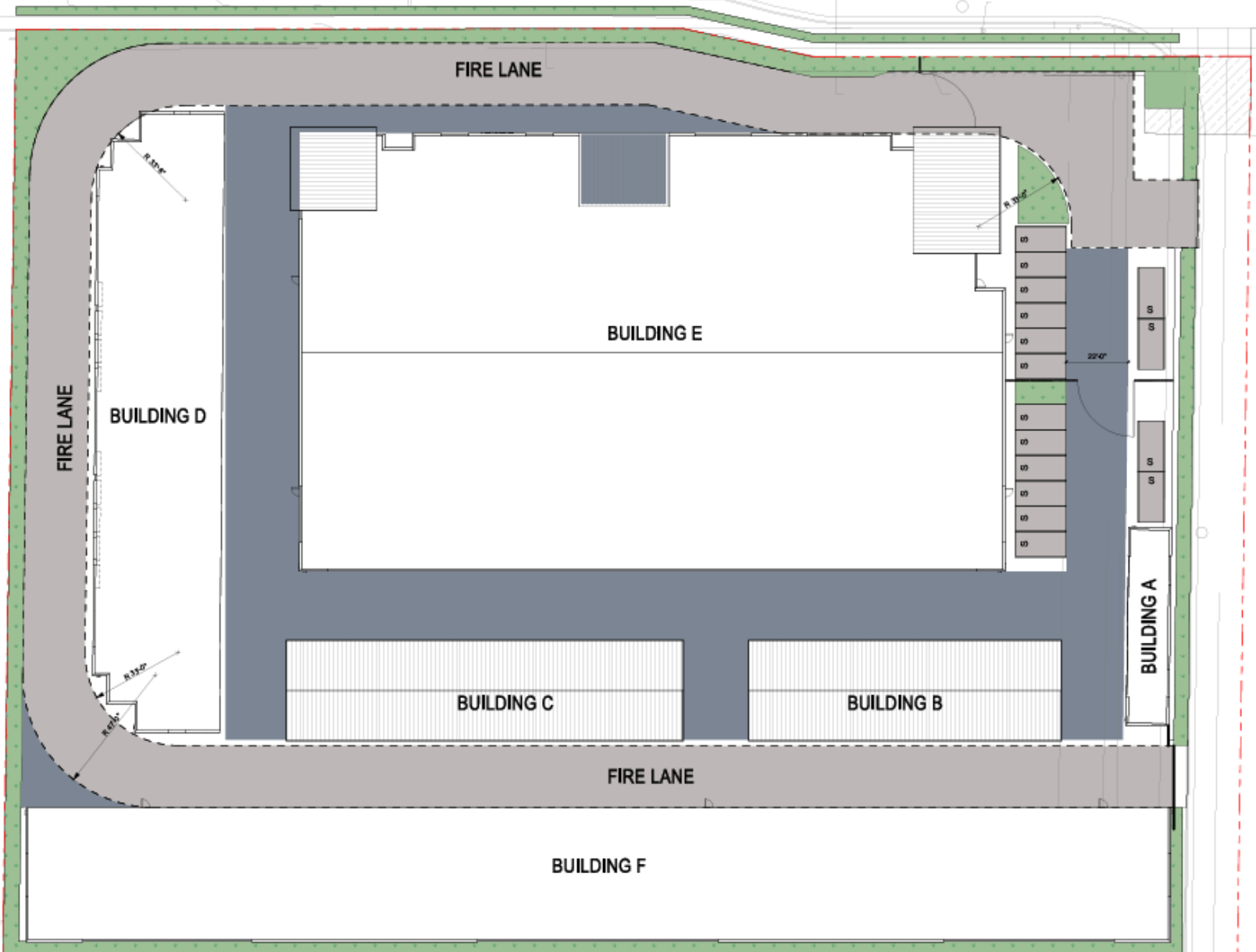
Parsons Avenue

Billie Court

Silhouette Court

Bob
Carpenter
Park

SITE PLAN



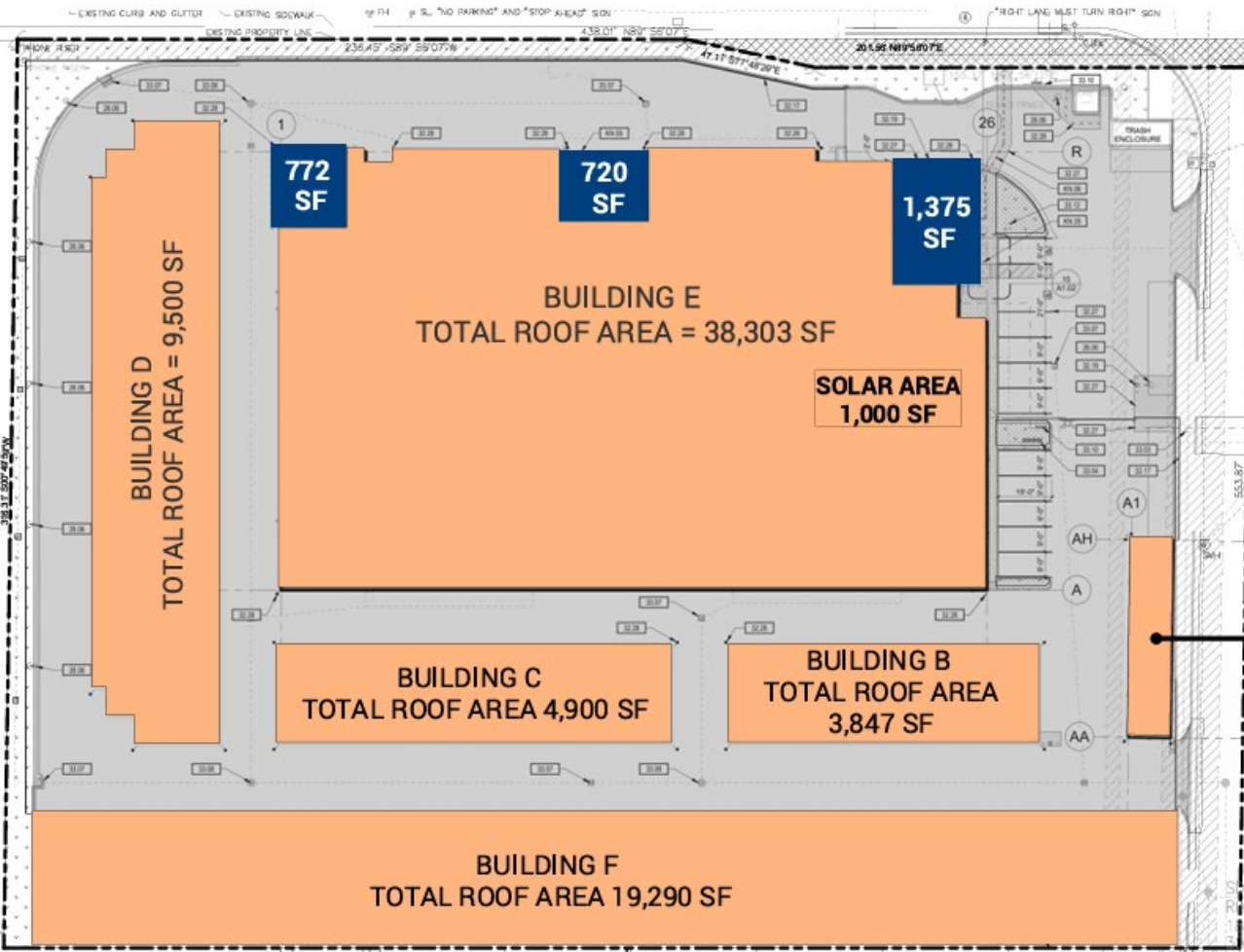
LANDSCAPE PLAN

PLANT SCHEDULE


SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	WATER USE	QTY
TREES					
	<i>Cercis occidentalis</i> / Western Redbud	12 gal	See Plan	Low	1
	<i>Gingko biloba</i> 'Fastigiate' / Fastigiate Maidenhair Tree	10 gal	See Plan	Low	2
	<i>Lagotis indica</i> 'Dynamite' / Dynamite Crepe Myrtle	18 gal	See Plan	Low	14
	<i>Philadelphus</i> 'Waltham Crossway' / Chinese Philadelphus	24 box	See Plan	Low	14
SHRUBS					
	<i>Calamagrostis x acutiflora</i> 'Varf Foerster' / Feather Reed Grass	5 gal	48" oc	Low	4
	<i>Callis x japonica</i> / Oriental Redbud	5 gal	60" oc	Low	36
	<i>Calluna x Cassia Blue</i> / Cassia Blue Dianella	1 gal	36" oc	Low	74
	<i>Hamamelis parviflora</i> 'Petalae' / Brazenright Red Yucca	1 gal	60" oc	Low	13
	<i>Juniperus patens</i> 'Wife Blue' / Spreading Rush	1 gal	36" oc	Medium	56
	<i>Myoporum laetifolium</i> 'Fuchsia Creek' / Fuchsia Creek Talking Myoporum	1 gal	48" oc	Low	143
	<i>Prunus laurocerasus</i> 'Compacta' / Compact Carolina Cherry Laurel	5 gal	60" oc	Low	88
	<i>Rhododendron indica</i> 'Salween' / Salween Indian Hawthorn	5 gal	42" oc	Medium	15
VINES/SPALLER					
	<i>Clematis recta</i> 'Glimmer Trumpet' / Glimmer Trumpet Creeper	1 gal	See Plan	Low	4




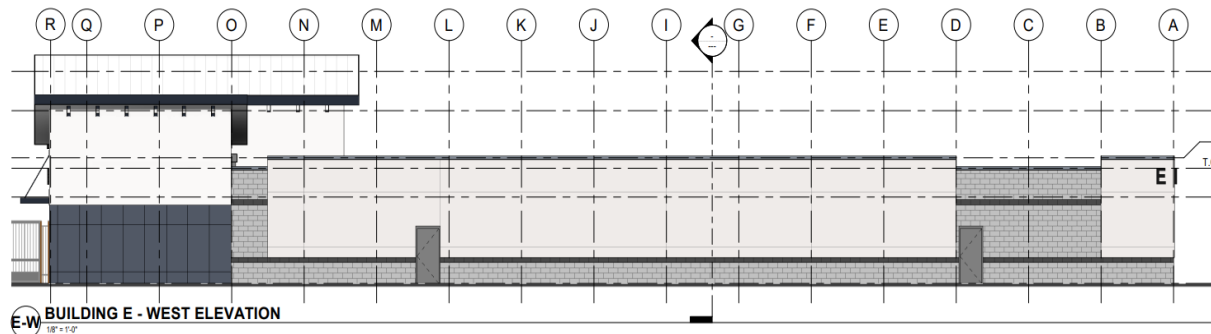
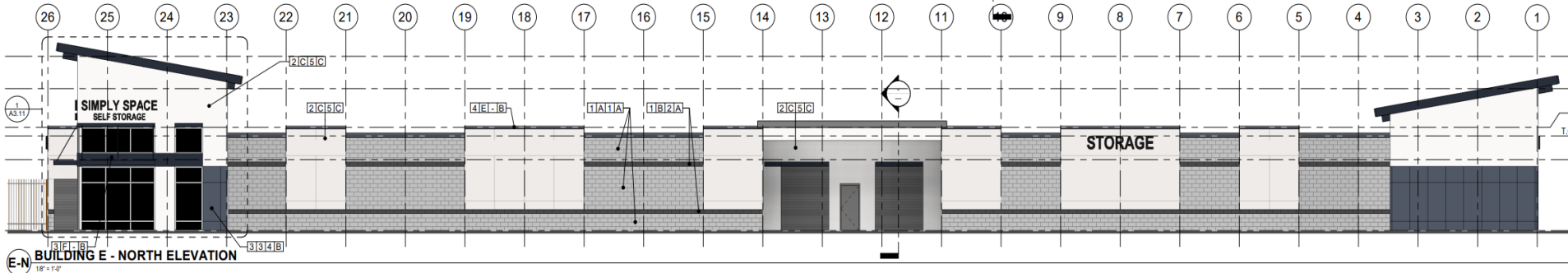
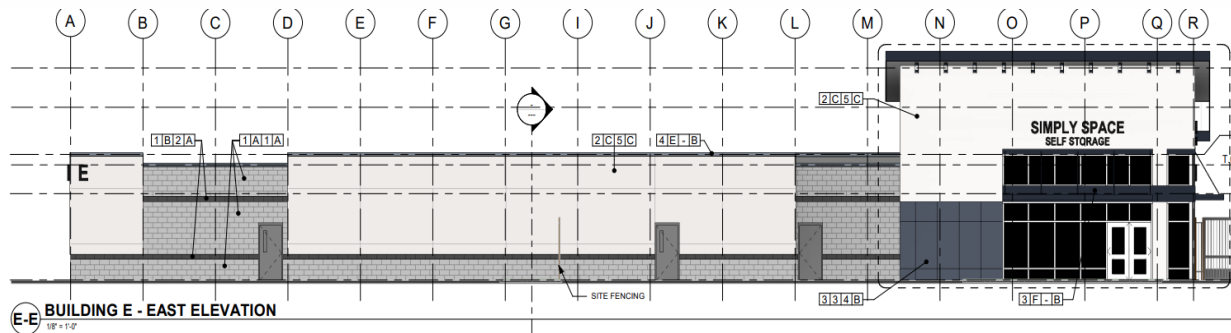
YOSEMITE AVE



HEAT SINK ANALYSIS

 Low Sloped Roof (>2/12 Pitch)
Single Ply TPO Roofing Membrane - White
Aged Solar Reflectivity = 0.68 (0.63 Required)
Aged Emissivity = 0.83 (0.75 Required)

 Mid/High Sloped Roof (>2/12 Pitch)
Standing Seam Metal Roof - Pacific Blue
Aged Solar Reflectivity = 0.25 (0.20 Required)
Aged Emissivity = 0.83 (0.75 Required)



Frontage along E. Yosemite Avenue

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



ENVIRONMENTAL REVIEW

ENVIRONMENTAL REVIEW #26-0050

- THE PROJECT IS CATEGORICALLY EXEMPT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT BECAUSE THE PROPOSAL HAS ALREADY BEEN ANALYZED AND ADOPTED BY THE CITY COUNCIL UNDER ENVIRONMENTAL REVIEW #24-25.

CONDITIONS

- **CONDITION #10 - ALL LANDSCAPING SHALL BE KEPT HEALTHY AND MAINTAINED IN GOOD CONDITION AND ANY DAMAGED OR MISSING LANDSCAPING SHALL BE REPLACED IMMEDIATELY.**
- **CONDITION #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.**
- **CONDITION #24 - THE SELF-STORAGE FACILITY MAY OPERATE DAILY BETWEEN 7:00 A.M. AND 7:00 P.M.**
- **CONDITION #25 - DWELLINGS WITHIN THE STORAGE UNITS ARE PROHIBITED**

STAFF RECOMMENDATION

- SELF-STORAGE FACILITIES ARE ALLOWED ON THE SUBJECT SITE UNDER THE CITY'S ZONING ORDINANCE WITH APPROVAL OF A SITE PLAN REVIEW PERMIT.
- WITH THE FINDINGS AND CONDITIONS BEING PROPOSED BY STAFF FOR BOTH SITE PLAN REVIEW PERMIT #26-0018 AND MINOR USE PERMIT #26-0030, THE PROPOSED SELF-STORAGE PROJECT IS CONSISTENT WITH THE UNDERLYING ZONING AND LAND USE CLASSIFICATIONS AS WELL AS THE CITY'S CURRENT GENERAL PLAN.
- STAFF CONCURS WITH THE HEAT SINK ANALYSIS CONCLUSION THAT THE PROPOSED SELF-STORAGE FACILITY'S ROOFING BE CONSTRUCTED WITH THE APPROPRIATE SLOPE AND MATERIALS CONSISTENT WITH CALIFORNIA'S 2022 APPLICABLE GREEN BUILDING STANDARDS.
- THE LANDSCAPING PLAN INCLUDES LANDSCAPING THROUGH THE WEST, NORTH AND EAST PERIMETER THAT WILL SERVE AS AN ENHANCED NATURAL BARRIER FROM SURROUNDING USES.

CITY COUNCIL ACTION

ADOPT / MODIFY / DENY:

- **RESOLUTION** APPROVING SITE PLAN REVIEW PERMIT #26-0018, MINOR USE PERMIT #26-0030 AND ENVIRONMENTAL REVIEW #26-0050