

GPA #18-03

Revision #4 to the Fahrens
Creek Specific Plan

SUP Revision #6
to P-D #46

West side of San Augustine at Pacific Drive



Single-Family

SUBJECT SITE

PG&E

Vacant (County)

Vacant (County)

Single-Family

Single-Family

Neighborhood Park

Multi Family

Dog Park

HWY 59

SAN AUGUSTINE

EL REDONDO

COMPASS POINTE

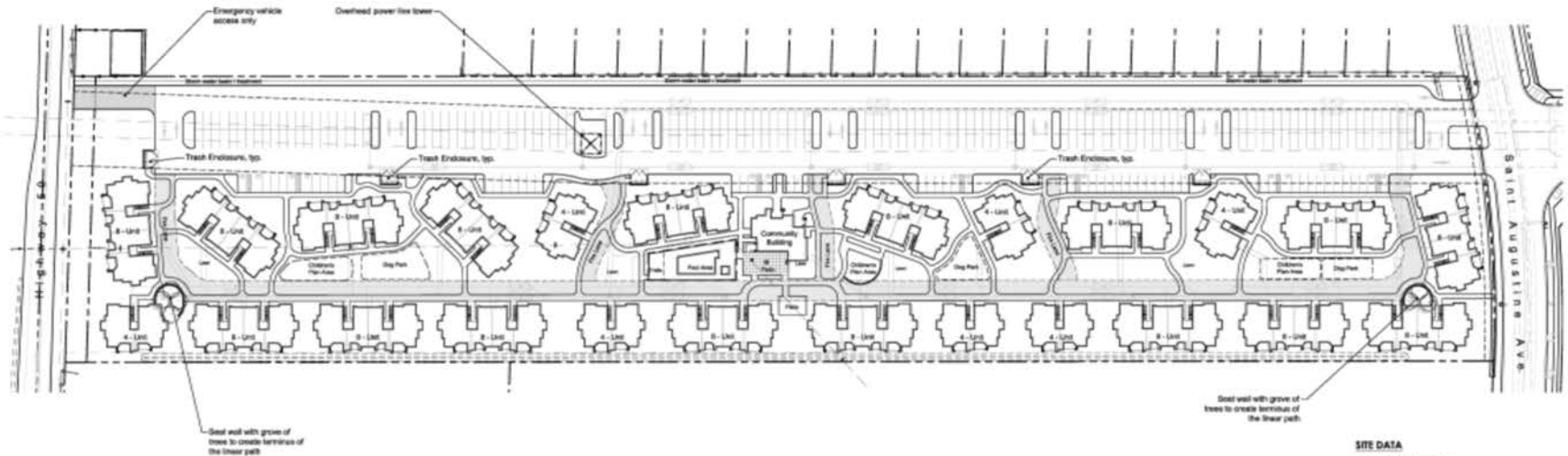
YOSEMITE AVE

Single-Family

Subject Site

City Limit

OVERALL SITE PLAN



164 Units

SITE DATA

SITE 4.10.7 GROSS ACRES

BUILDING DATA

APARTMENT BUILDINGS
BUILDING TYPE A - 2 STORY - 4 UNITS PER FLOOR - 8 UNITS PER BUILDING
(A-1 BROWNSON, A-2 BROWNSON)

BUILDING TYPE B - 2 STORY - 2 UNITS PER FLOOR - 4 UNITS PER BUILDING
(B-1 BROWNSON, B-2 BROWNSON)

TOTALS
BUILDING TYPE A - 8 UNITS, 2 ST - 128 UNITS
BUILDING TYPE B - 8 UNITS, 2 ST - 32 UNITS
TOTAL - 160 UNITS

DENSITY = 16.0 UNITS/ACRE

COMMUNITY BUILDING
APPROXIMATELY 2000 S.F.

PARKING DATA

PARKING REQUIREMENTS: TOWNHOUSE, CONVENTIONAL, AND APARTMENT

1.75 SPACES PER UNIT (1) AND 2 BEDROOMS UP TO 30 UNITS
1.5 SPACES PER UNIT/TOWNHOUSE

1.75 SPACES PER UNIT (UP TO 30) = 80 STALLS
1.5 SPACES PER UNIT (LINE UNITS) = 48 STALLS
TOTAL = 128 STALLS

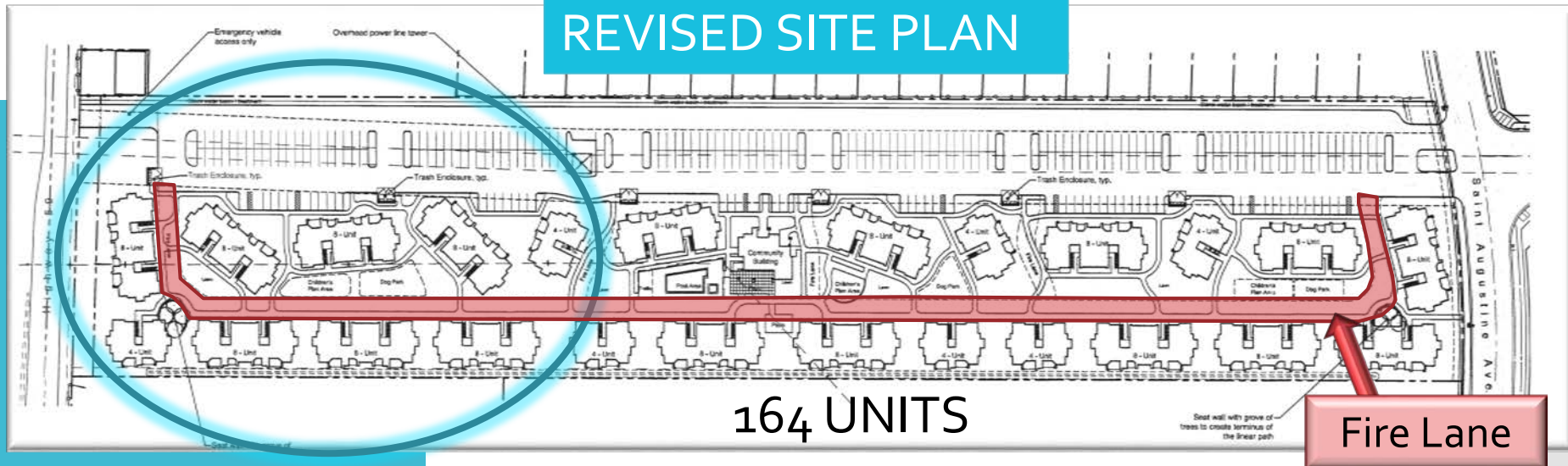
PARKING PROVIDED:

TOTAL = 128 STALLS

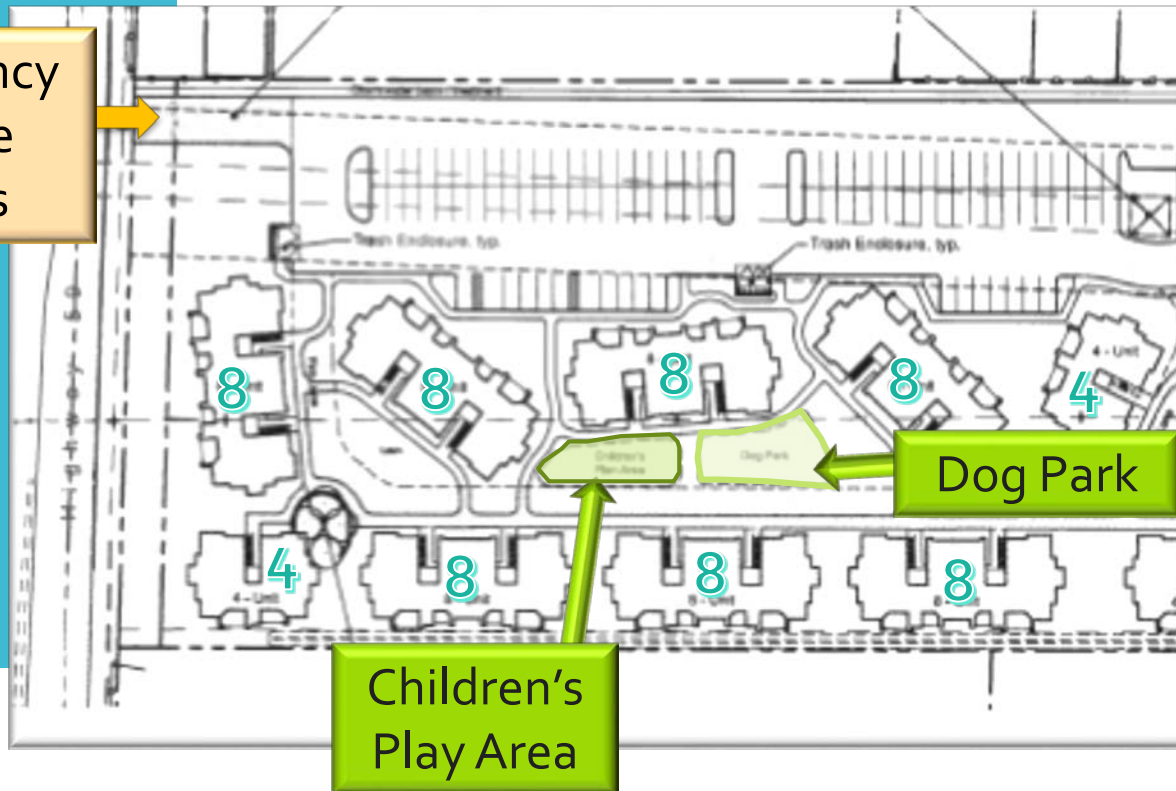


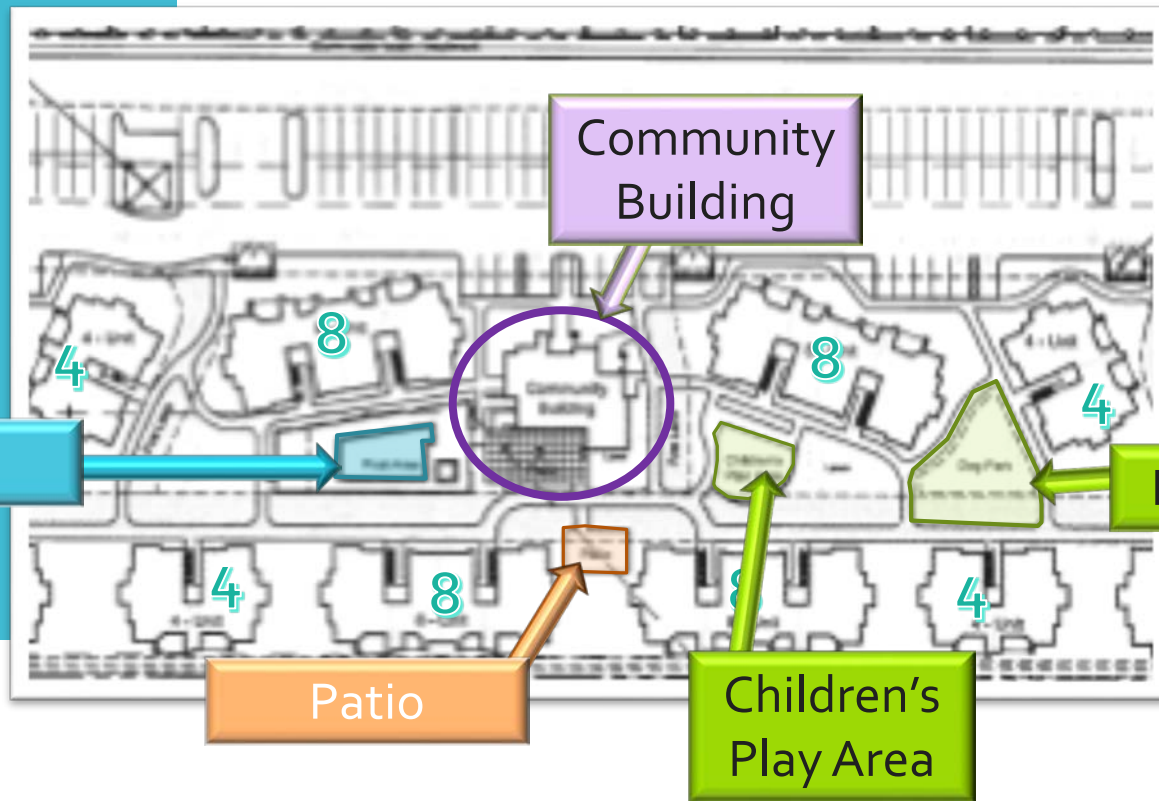
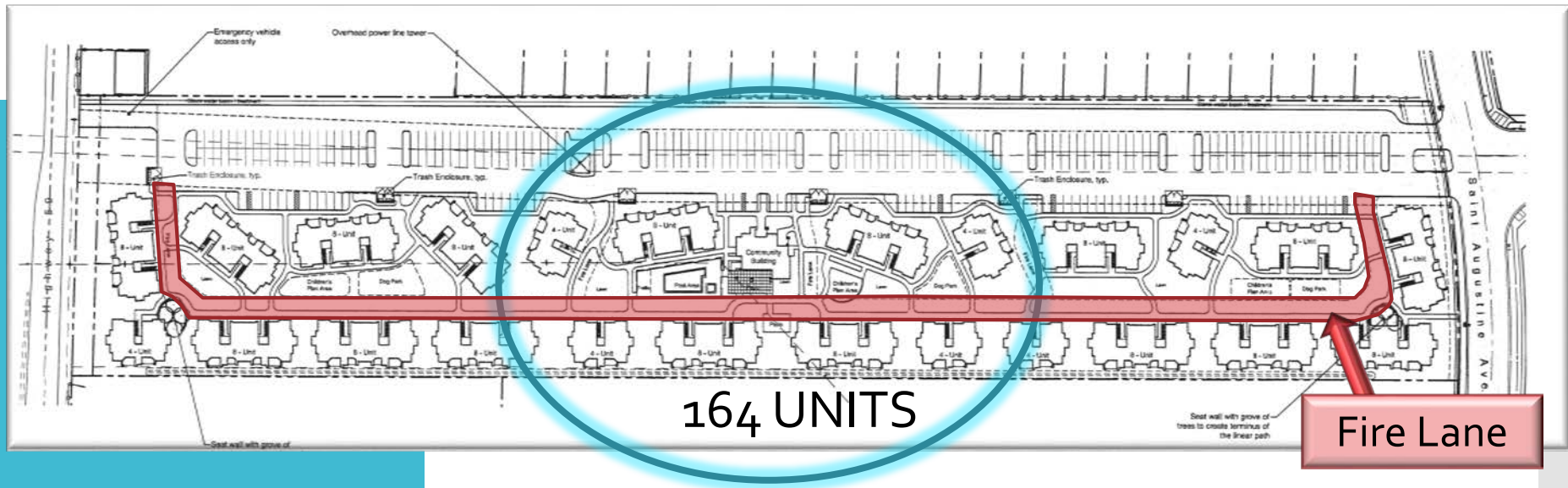
Bruno Multi-Family - Merced, CA
Schematic Site Plan

REVISED SITE PLAN



Emergency
Vehicle
Access



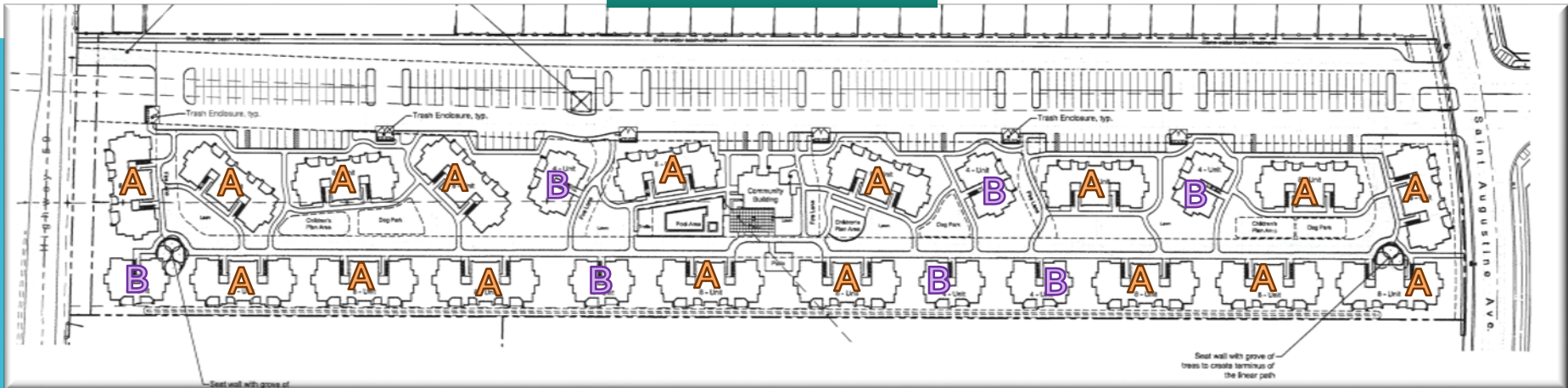


Example of Main Entrance on San Augustine Avenue



Village Landing Apartments Entrance on San Jose Drive

Unit Design



Apartment Buildings

Building Type A – 2 Story – 4 Units Per Floor = 8 Units Per Building
(4-1 Bedroom; 4-2 Bedroom)

Building Type B – 2 Story – 2 Units Per Floor = 4 Units Per Building
(2-1 Bedroom; 2-2 Bedroom)

Totals

Building Type A - 8 units x 17 = 136 Units

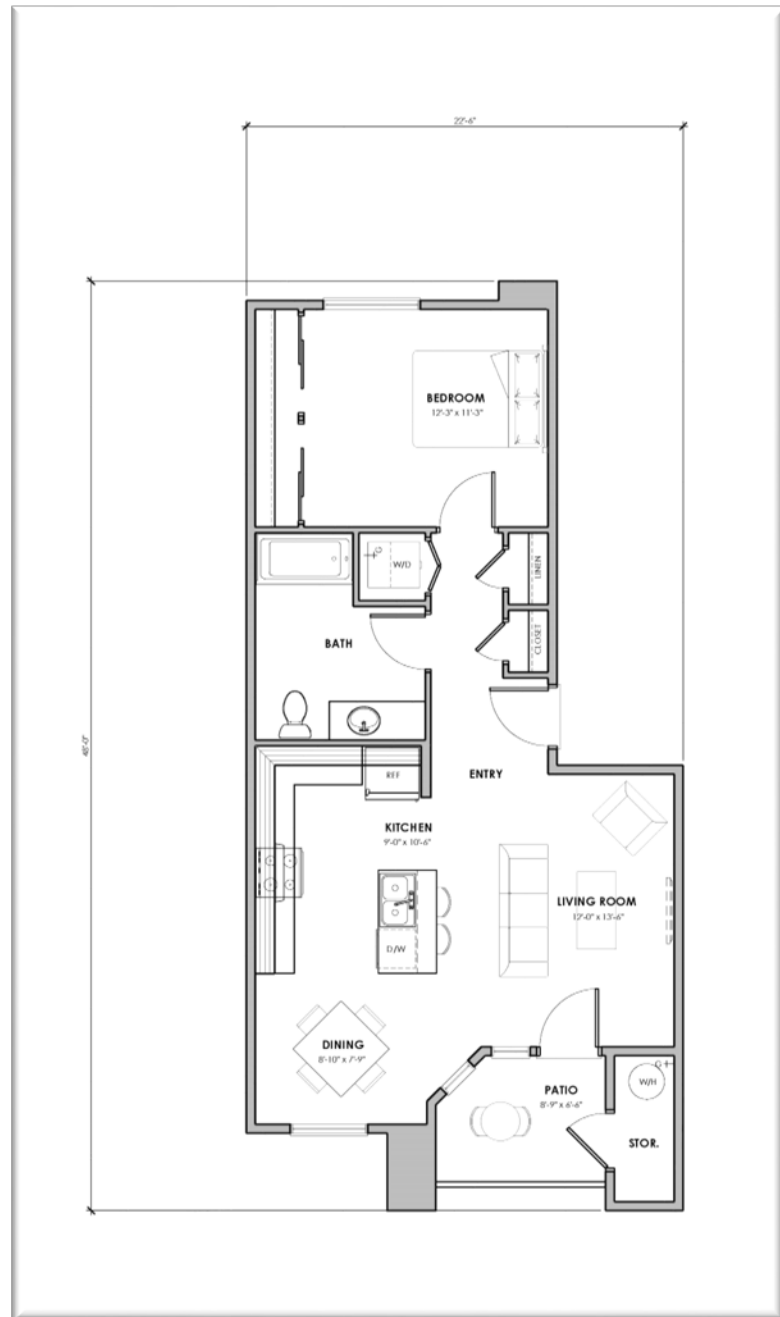
Building Type B – 4 Units x 7 = 28 Units

TOTAL = 164 Units

Plan may be modified to have a building with 6 units.

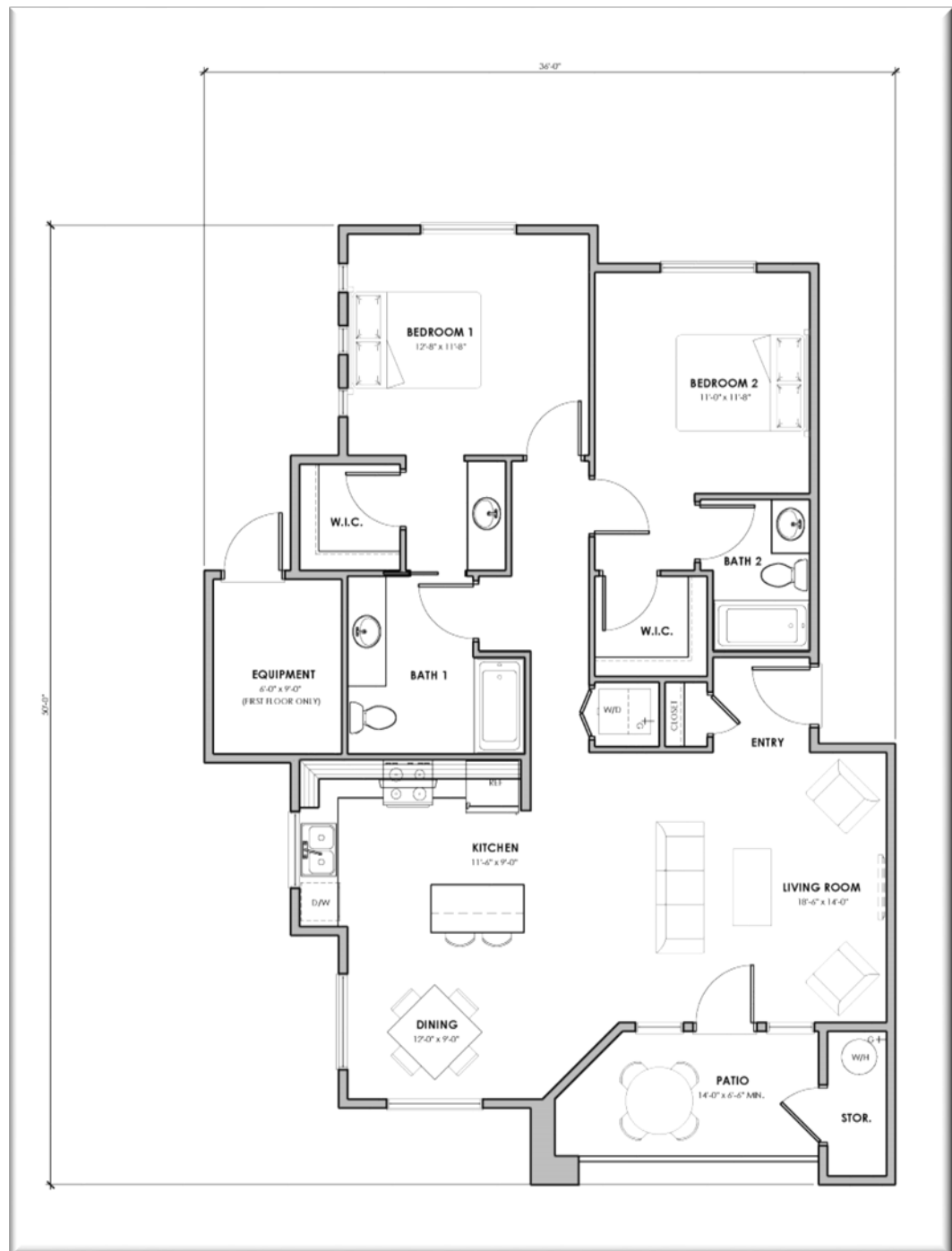
Unit A
1 Bed/1 Bath
764 s.f.

136 units

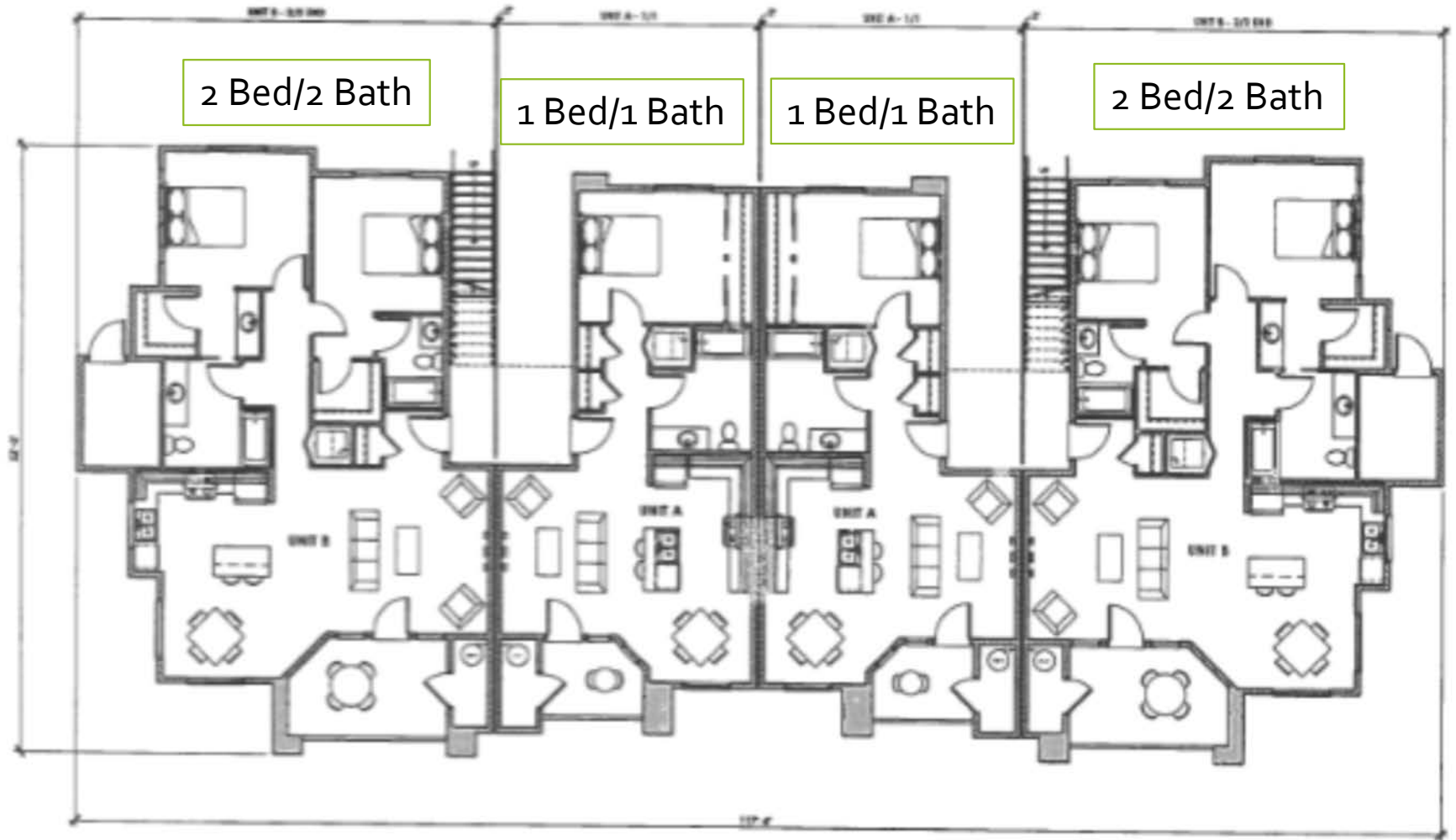


Unit B
2 Bed/2 Bath
1,175 s.f.

28 units

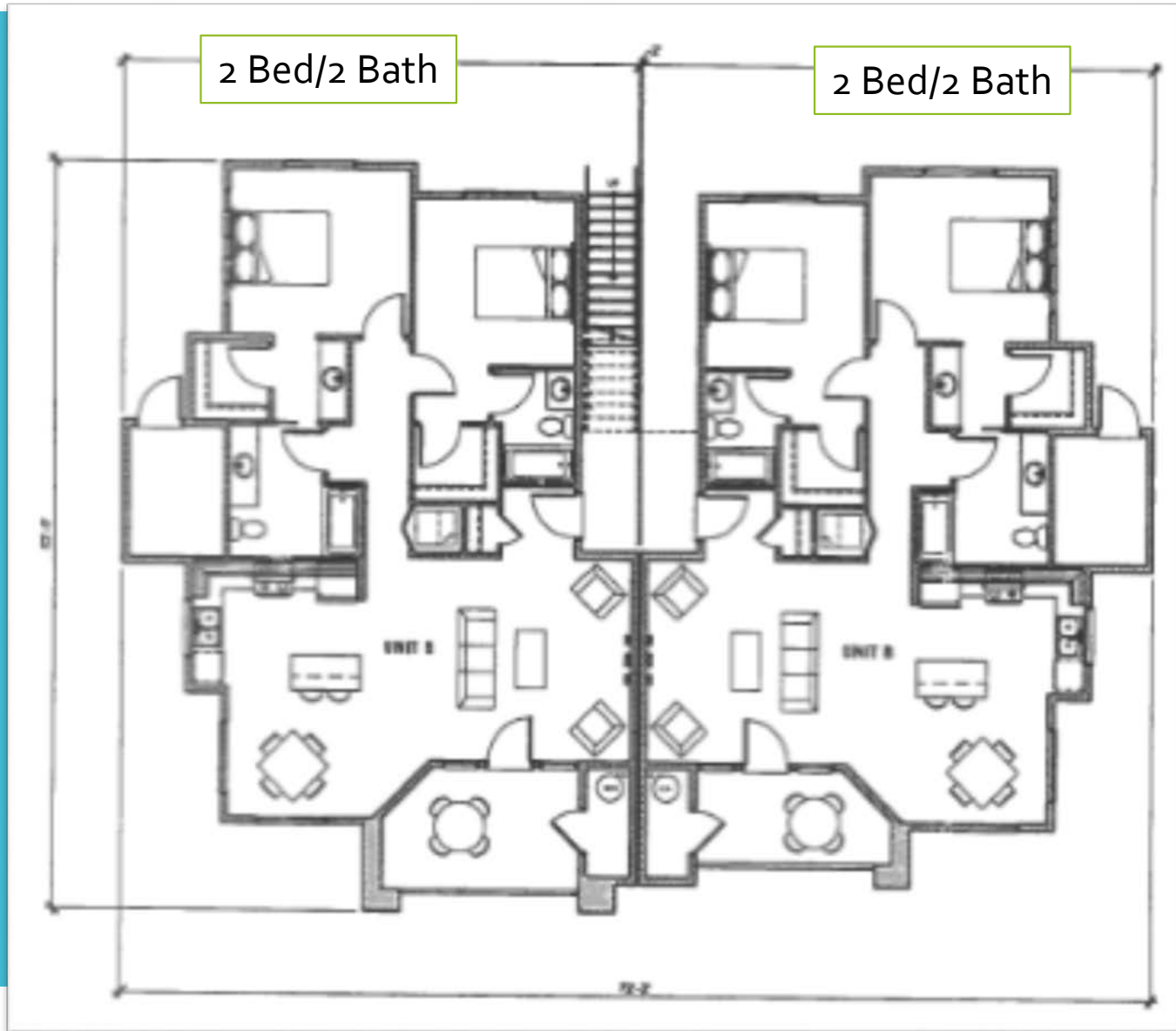


Building Type "A" – 8 units



2 Story – 4 Units on Each Floor

Building Type "B" – 4 units

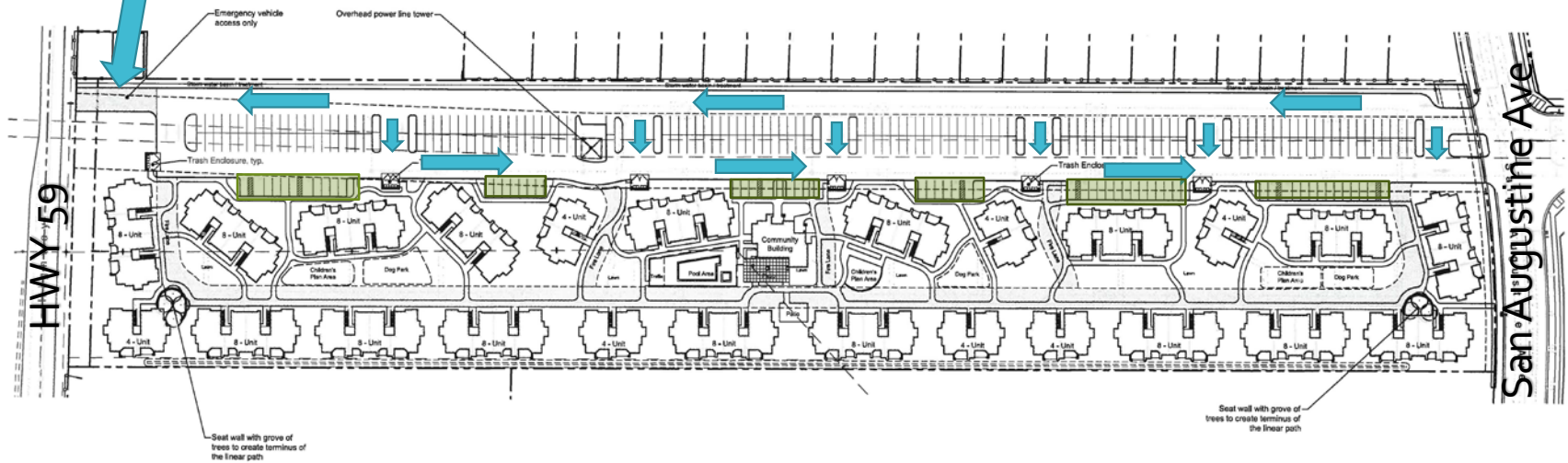


2 Story – 2 Units on Each Floor

REVISED SITE PLAN



Emergency Vehicle Access



Parking:
286 spaces
provided
256 spaces required
58 Spaces Adjacent to Buildings

Building A Elevations



Building B Elevations



BUILDING B - EXTERIOR ELEVATION - FRONT

© 2000 Blackwell Science Ltd



BUILDING B - EXTERIOR ELEVATION - LEFT SIDE

2000 年 10 月 1 日



BUILDING B - EXTERIOR ELEVATION - RIGHT SIDE

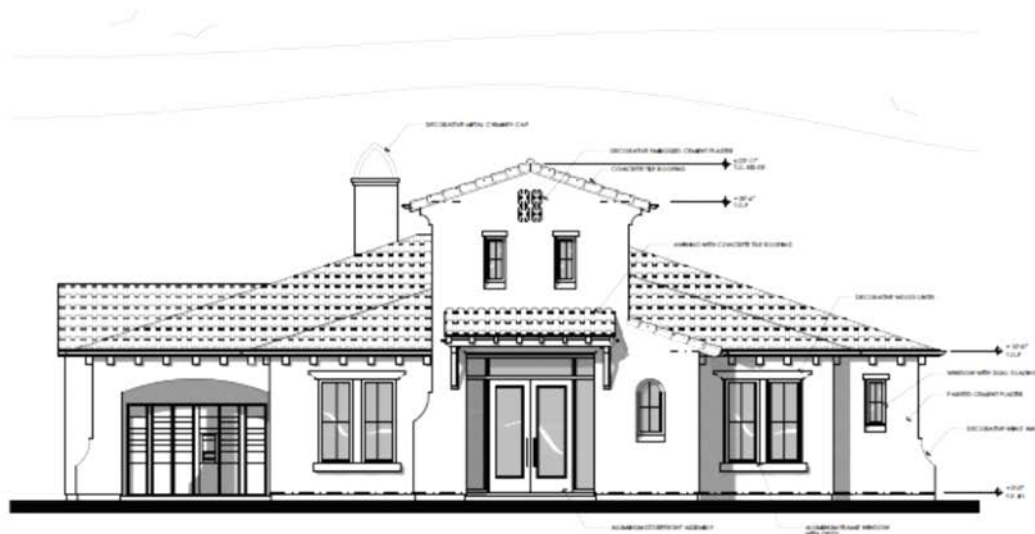
Abstract



BUILDING B - EXTERIOR ELEVATION - REAR

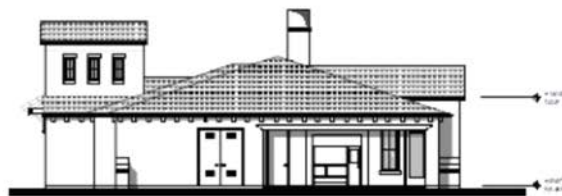
Journal of Management Education

Community Building Elevations



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

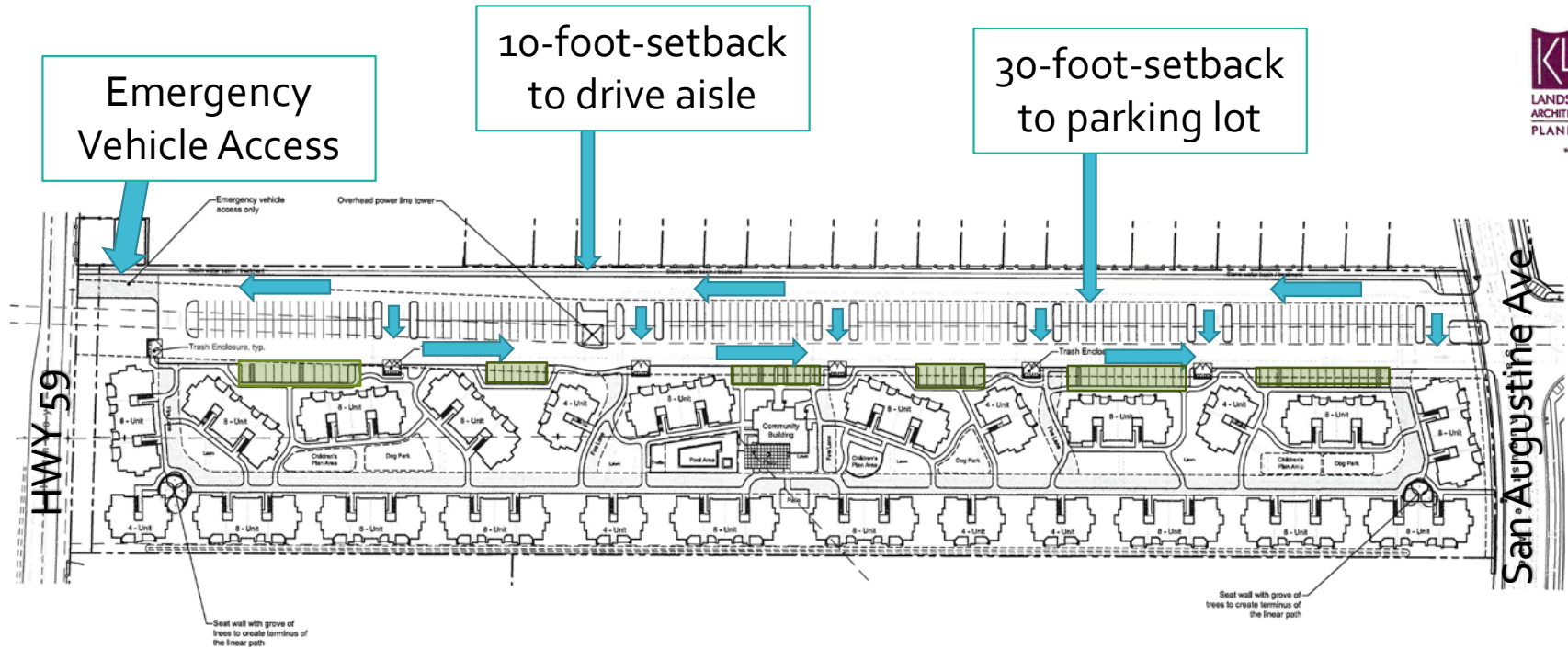
SCALE: 1/8" = 1'-0"

Neighborhood Impact

- Email from neighboring property owner expressing concerns regarding light, noise, graffiti, and traffic.
- The buildings are approximately 120 feet from the residential properties to the north and approximately 100 feet from the properties to the east (across San Augustine Avenue).
- Condition included to require lights to be shielded to avoid spilling onto adjacent properties.

Neighborhood Impact

- Traffic to the area would increase.
- Traffic entering the site would use the drive aisle closest to the residential homes to the north (approximately 10 feet from rear property line).
- Parking lot would be approximately 30 feet from rear property line and approximately 45 feet from the dwellings to the north.



Parking:
286 spaces provided
256 spaces required
58 Spaces Adjacent to Buildings

Planning Commission Action

- On January 23, 2019, the Planning Commission held a duly noticed public hearing on this matter.
- The applicant spoke in favor of the project.
- No one spoke in opposition to the project.
- The Planning Commission voted unanimously to recommend approval of this project to the City Council.

Planning Commission Resolution, Staff Report, and Minutes are provided at Attachments 8, 9, and 10 of Administrative Report.

Environmental Review

- Initial Study #18-60 prepared.
- Negative Declaration recommended.



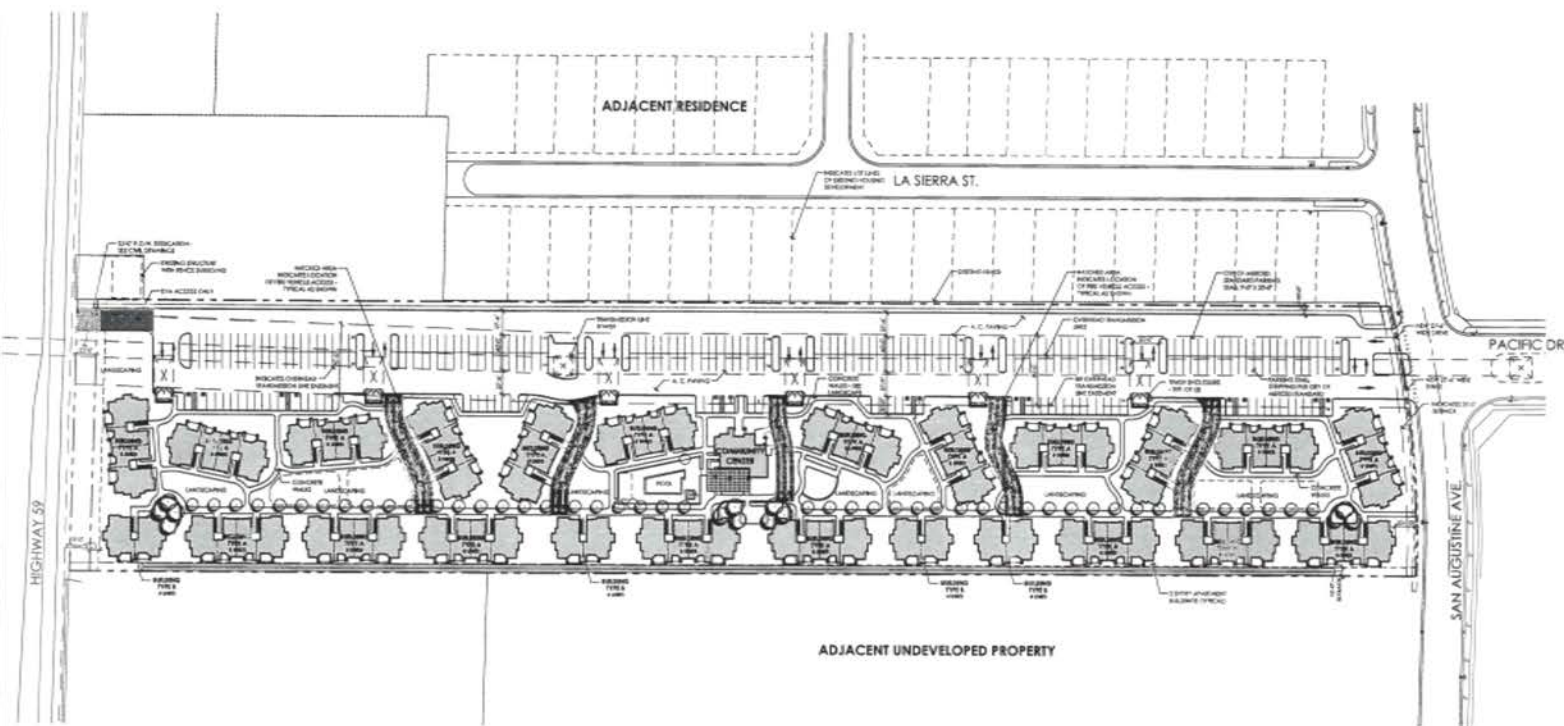
City Council Action

- Adopt Resolution Approving:
 - Environmental Review #18-60 (Negative Declaration)
 - General Plan Amendment #18-03
 - Revision #4 to the Fahrens Creek Specific Plan
- Introduction of Ordinance Approving:
 - Site Utilization Plan Revision #6 to Planned Development (P-D) #46





ORIGINAL SITE PLAN



OVERALL SITE PLAN
Scale: 1" = 40' 0"



VICINITY MAP
PROJECT LOCATION
8400 HWY 59
MERCED, CA

PROJECT TEAM

OWNER:
BENTLEY & S. BENTLEY
PO BOX 1000
TOLUKE, CA 95350
PHONE: (209) 577-4641
CONTRACT: TONY BRADY
tonybrady.com

DESIGN:
BENTLEY & S. BENTLEY, INC.
1101 LINDSEY RD. SUITE 1
MERCED, CA 95350
PHONE: (209) 577-4641
CONTRACT: BENTLEY & S. BENTLEY
bentleyands.com

ARCHITECT:
API
4334-NORTH STATE WAY
MERCED, CA 95354
PHONE: (209) 577-4641
CONTRACT: TONY BRADY
tonybrady.com

LANDSCAPE:
API
1101 LINDSEY RD.
MERCED, CA 95350
PHONE: (209) 577-4641
CONTRACT: TONY BRADY
tonybrady.com

SITE DATA

APPROXIMATE PARCEL NUMBER:	204-480-417-000
PROPERTY AREA:	1.1973 ACRES (967)
BUILDING AREA:	311,714 SQ. FT.
APARTMENT BUILDINGS:	2,800 SQ. FT.
TOTAL:	311,714 SQ. FT.
BUILDING COVERAGE:	18.00% SQ. FT.
APARTMENT BUILDINGS:	2,800 SQ. FT.
TOTAL:	18.00% SQ. FT.
GRADE LANDSCAPING:	1.00% SQ. FT.
MAINTENANCE BUILDING HEIGHT:	1.00' - 4'
EXISTING TREES:	30' - 40' TYPICAL PLANT
SHRUBS:	1.00' - 4.00' TYPICAL
PARKING / LANDSCAPE:	1.00% SQ. FT.

PROPOSED NEW
DEVELOPMENT:

PACIFIC APARTMENTS

Pacific Drive
Merced, CA.

PLANNING ■■■
ARCHITECTURE ■■■

api

ARCHITECTURE PLUS INC.
4334-NORTH STATE WAY
MERCED, CA 95354

PH: 209.577.4641

FX: 209.577.0213

WWW.APIARCH.COM

BUILDING DATA

BUILDING / UNIT DATA						
	1 ROOM (A) BDRM	2 BDRM	3 BDRM	4 BDRM	5 BDRM	6 BDRM
BUILDING A	4	4	4	4	4	4
BUILDING B	4	4	4	4	4	4
CONDOMINIUM	1/4	1/4	1/4	1/4	1/4	1/4
TOTAL UNITS	88	88	88	88	88	88
TOTAL AREA	311,714	311,714	311,714	311,714	311,714	311,714

PARKING DATA

PARKING REQUIRED: TOWNHOUSE, CONDOMINIUM, AND APARTMENT
1.75 SPACES PER UNIT (1 AND 2 BDRM) UP TO 30 UNITS
1.0 SPACE PER UNIT THEREAFTER
1.75 SPACES PER UNIT (UP TO 30)
1.0 SPACE PER UNIT (THEREAFTER)
TOTAL: 176
PARKING PROVIDED: 176

204 PLATS

Original Site Plan – 176 Units



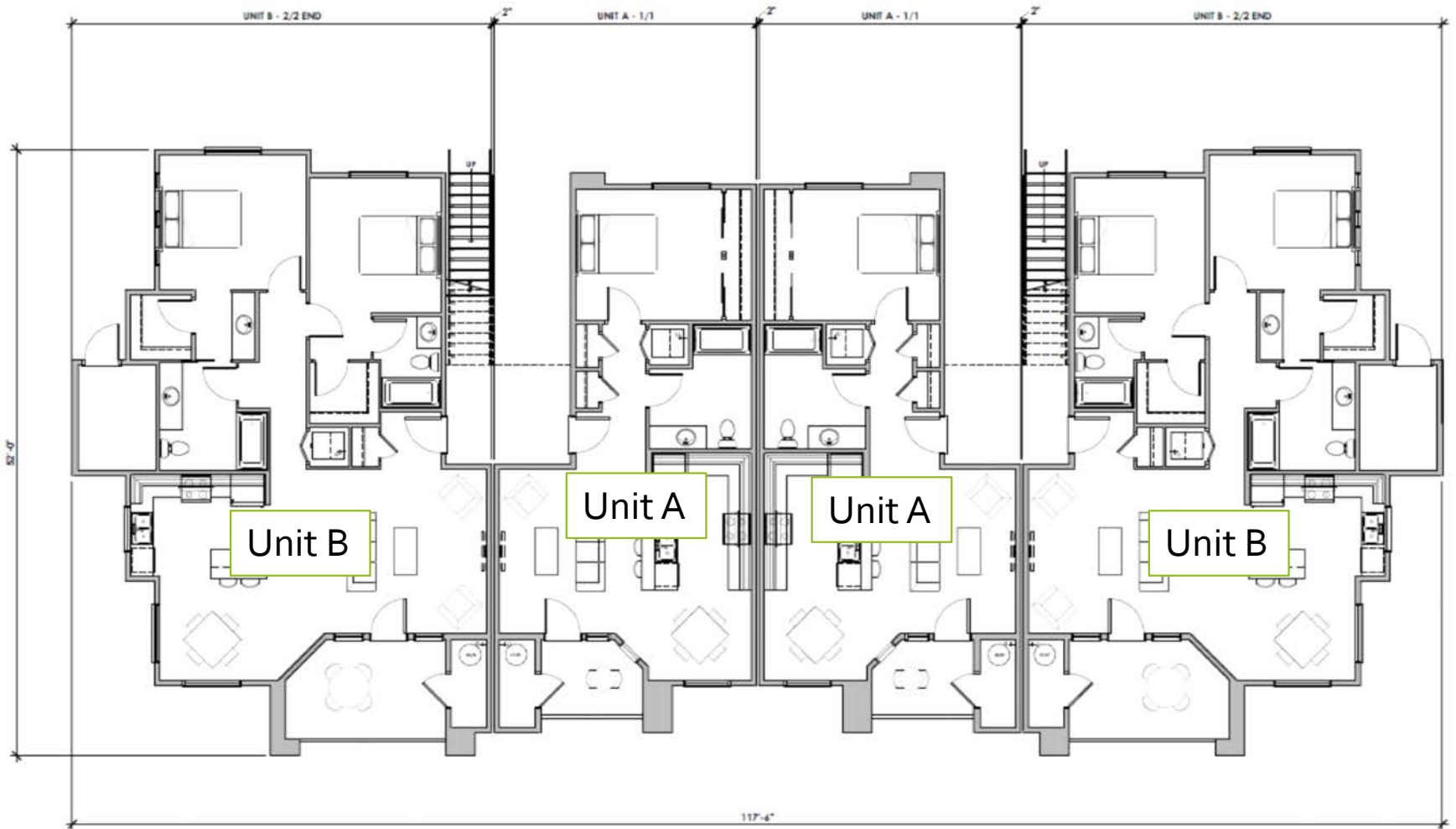
Current Site Plan



Previous Site Plan

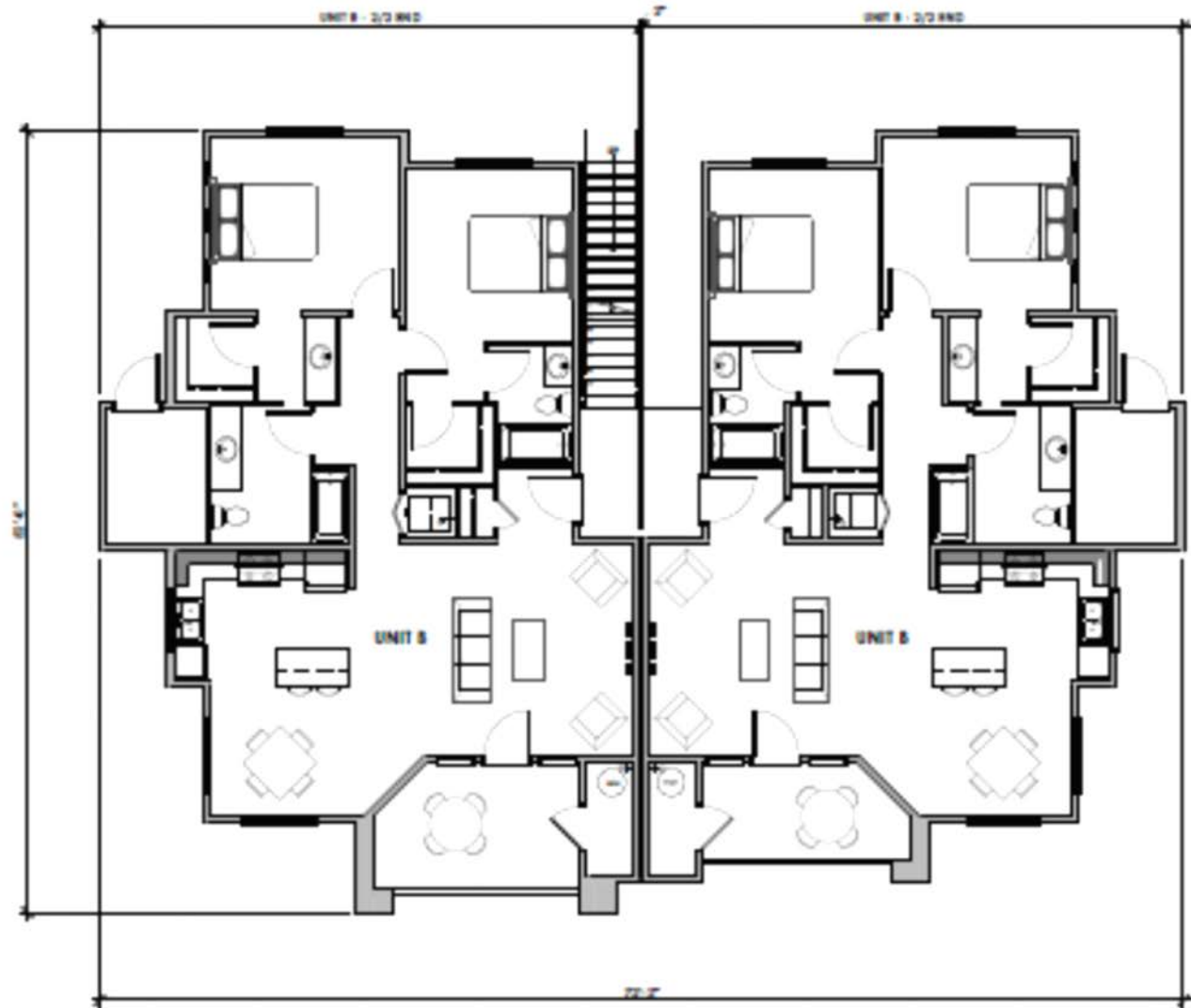


8-Unit Building



BUILDING TYPE A FIRST FLOOR PLAN - SECOND FLOOR SIMILAR

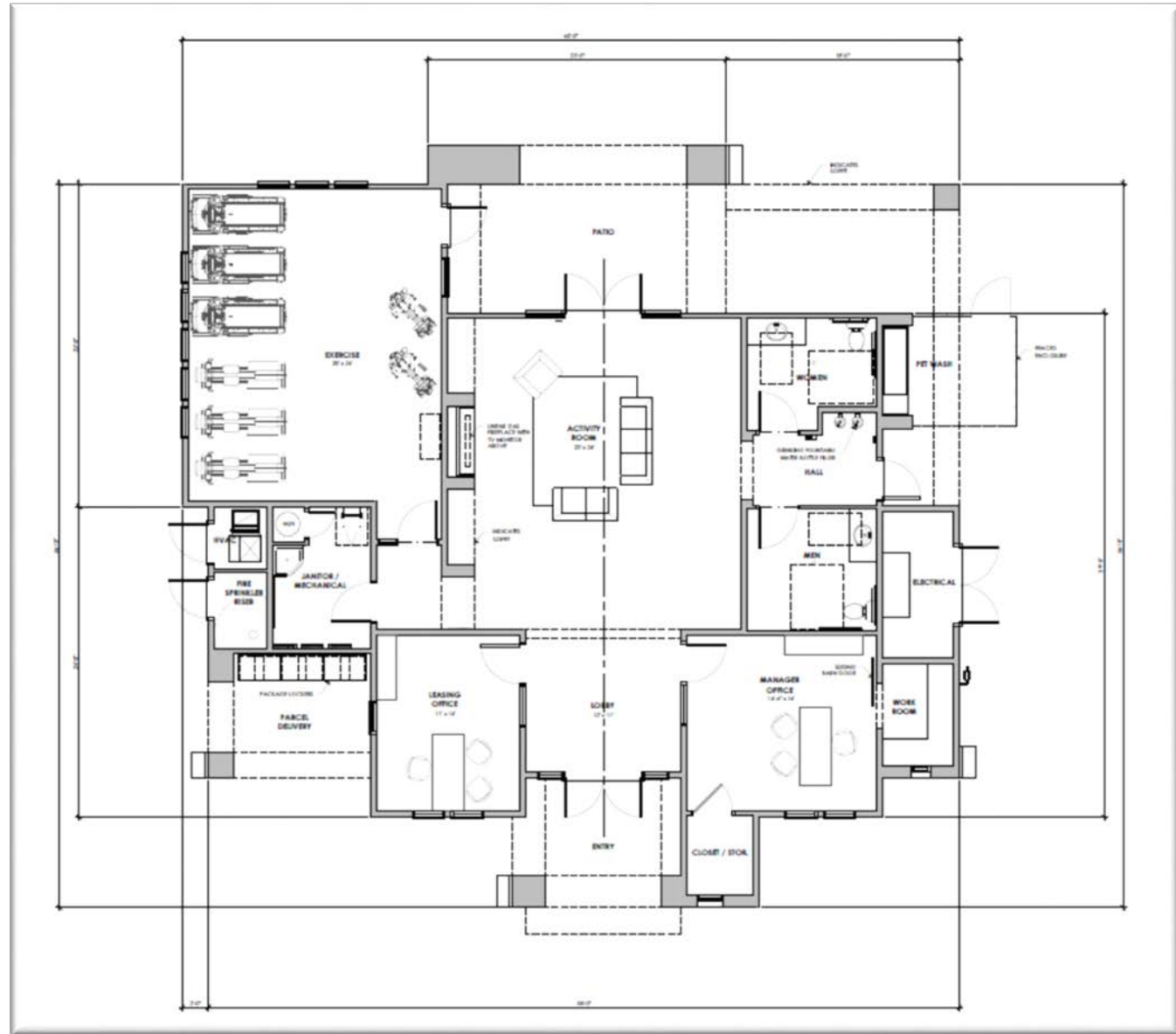
4-Unit Building



BUILDING TYPE B FIRST FLOOR PLAN - SECOND FLOOR SIMILAR

4 Building in the complex

Community Building 2,115 s.f.



PRELIMINARY GENERAL PLAN AMENDMENT #18-01

SUBJECT

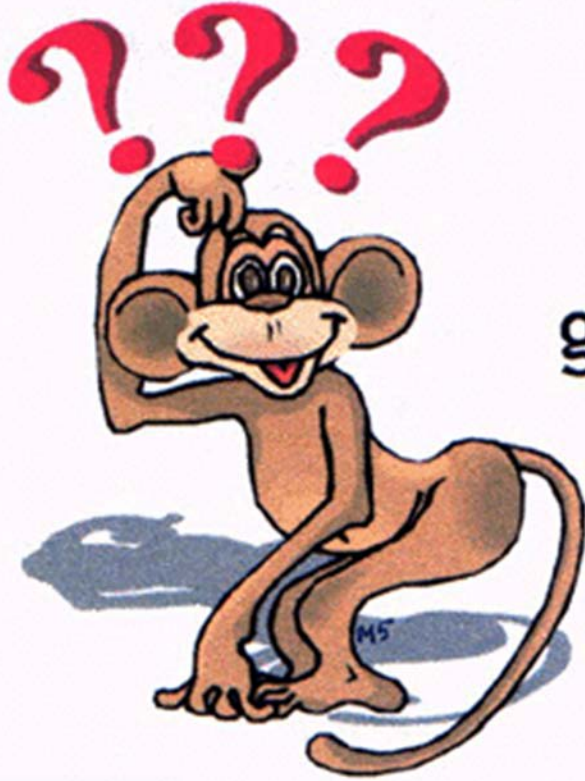
LA SIERRA

SAN AUGUSTINE

HWY 59

Subject_Site





Questions
are
guaranteed in
life;
Answers
aren't.