

NOTICE OF PUBLIC HEARING  
FOR GENERAL PLAN AMENDMENT #24-02, SITE 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 AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

A public hearing will be held by the Merced Planning Commission on Wednesday, September 17, 2025, at 6:00 p.m., or as soon thereafter as may be heard in the Council Chambers of City Hall, 678 W. 18<sup>th</sup> Street, Merced, CA, concerning General Plan Amendment #24-02, Site Utilization Plan Revision #3 to Planned Development #20, Minor Use Permit #24-13, Site Plan #552, Vesting Tentative Subdivision Map #1332 and Environmental Review Checklist #24-25, 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.

The application involves a request to establish a self-storage facility and residential subdivision of 28 lots. The project consists of two parcels that total approximately 8.05 acres. The subject site is generally located on the southwest corner of East Yosemite Avenue and Parsons Avenue. The proposed General Plan designation is Business Park (BP) and Low Medium Density (LMD) with a zoning designation of Planned Development (P-D) #20. 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.

An environmental review checklist has been filed for this project, and a draft mitigated negative declaration has been prepared under the California Environmental Quality Act. A copy of this staff evaluation (Initial Study #23-45) is available for public inspection at the City of Merced Planning Department or City Clerk's office during regular business hours, at 678 West 18th Street, Merced, CA, or on the City's website, or by request by emailing [planningweb@cityofmerced.gov](mailto:planningweb@cityofmerced.gov). A copy of this document can also be purchased at the Planning Department for the price of reproduction.


All persons in favor of, opposed to, or in any manner interested in this request for a General Plan Amendment, Site Utilization Plan Revision to a Planned Development, Minor Use Permit, Site Plan, and Vesting Tentative Subdivision Map are invited to attend the meeting in person or comment via email. The public review period for the environmental determination begins on August 28, 2025, and ends on September 17, 2025. Please call the Planning Department at (209) 385-6858 for additional information. If you challenge the action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Merced at, or prior to, the public hearing.

You may submit your public comment to the Planning Commission electronically no later than 1:00 PM on the day of the meeting. Comments received before the deadline will become part of the record.

Material may be emailed to [planningweb@cityofmerced.gov](mailto:planningweb@cityofmerced.gov) and should be limited to 300 words or less. Please specify which portion of the agenda you are commenting on, i.e. item # or Public Comments. Your comments will be provided to the Planning Commission at the appropriate time. Any correspondence received before, during, or after the meeting will be distributed to the Planning Commission and retained for the official record.

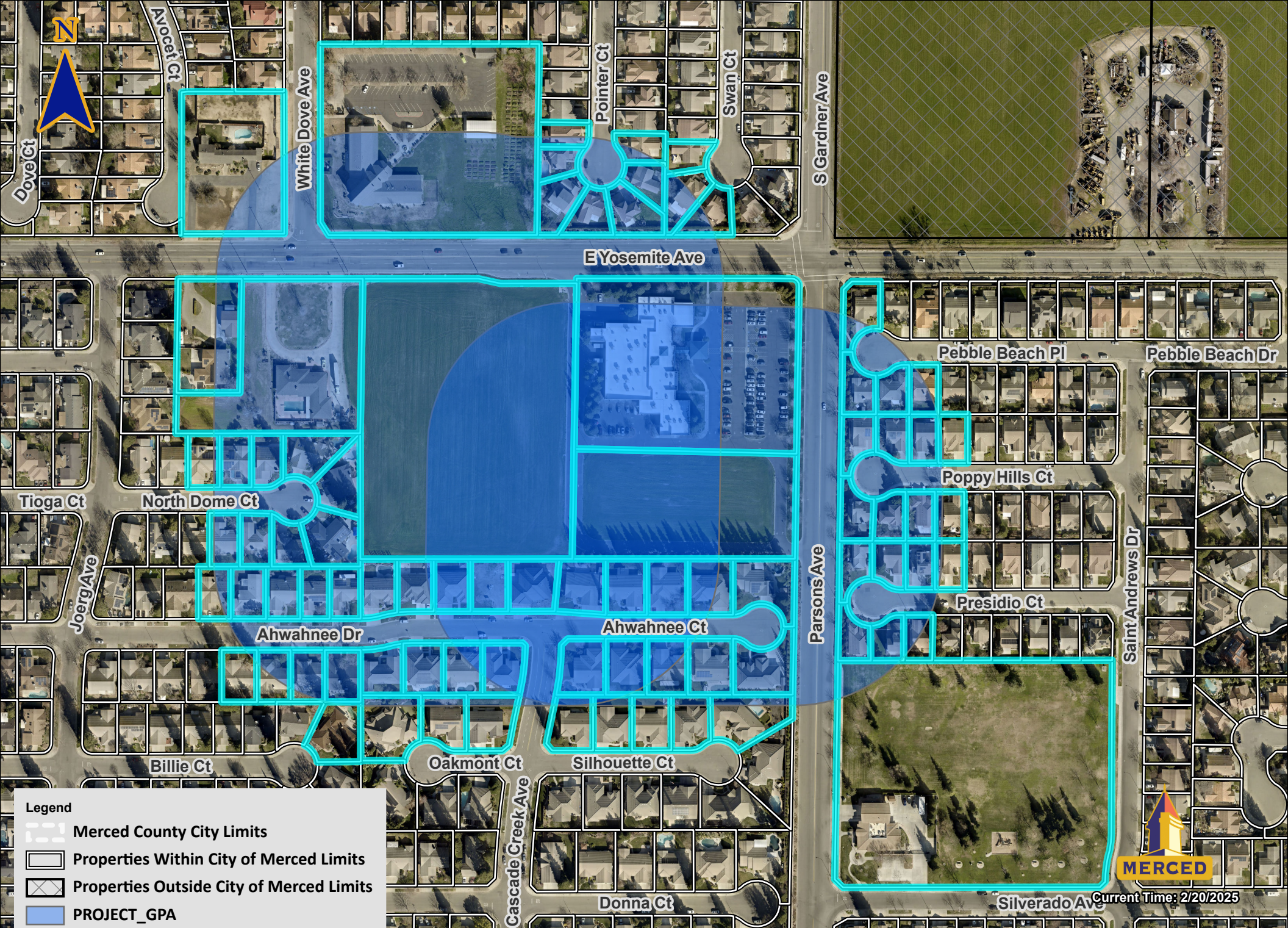
To view video (if available) or listen to the Planning Commission meeting live, go to the City's website [www.cityofmerced.gov](http://www.cityofmerced.gov), Facebook Live, or Comcast Public Access Channel 96.

August 28, 2025



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Frank Quintero,  
Interim Director of Development Services



# General Plan Amendment # GPA24-02