



**CITY OF LIVINGSTON
PROJECT & ENVIRONMENTAL REVIEW – PROJECT REFERRAL**

DATE: July 24, 2023

TO:

State Agencies

- | | | |
|--|-----|--------------------------|
| (X) Caltrans Dist. 10, Tom Dumas & Hilda Sousa | (X) | SJVAPCD |
| (X) California Fish & Game Region 5, Craig Bailey | () | State Clearinghouse (15) |
| (X) Regional Water Quality Control Board, Region 5 | () | Other |

Local Agencies

- | | | |
|---|-----|--|
| (X) Charter Communication, Abel Davila | (X) | Frontier Communications, Kirby Bernard |
| (X) PG & E, Plan Review Team | (X) | Livingston Unified School District, Nick Jones |
| (X) Merced Union High School District, Melissa Miller | (X) | U.S. Post Office, Sucha S. Attwal |
| (X) Merced Irrigation District, Ann-Marie Felsing | (X) | Gilton Solid Waste, Ted Gilton |
| (X) Merced Irrigation District, Mike Morris | () | Merced County Planning, Mark Hendrickson |
| (X) MID, Waterplanning@mercedid.org | () | Merced County LAFCo, Bill Nicholson |
| (X) MID, Electricplanning@mercedid.org | () | Merced County Farm Bureau, Breanne Ramos |
| (X) Merced Irrigation District, Kevin L. Malone | (X) | Livingston Library, Angelica Gomes |
| (X) MCAG, Stacie Guzman | | |

City Staff

- | | | |
|---|-----|---|
| (X) Interim City Manager, Christopher Lopez | (X) | Merced County Fire, Rich Bohn – Fire Marshal |
| (X) City Engineer, Mario Gouveia | (X) | Merced County Fire, Brian White – Battalion Chief |
| (X) Gouveia Engineering, Noe Martinez | (X) | Merced County Fire, Mark Pimentel – Battalion Chief |
| (X) Building Inspector, Kenny Cabral | (X) | City Attorney, Roy Santos |
| (X) Recreation Superintendent, Jacquie Benoit | (X) | Police Chief, FWD to: Deanna Soria |
| (X) City Council (5) | (X) | Public Works Director, Anthony Chavarria |
| (X) City Hall Counter | (X) | Property Owner – Livingston Community Health |

FROM: Miguel Galvez, Contract City Planner
City of Livingston, 1416 C Street, Livingston, CA 95334

TYPE OF APPLICATION & PROJECT TITLE:

General Plan Amendment Application No. GPA 2023-02, Rezone Application No. REZ 2023-02, Conditional Use Application No. CUP 2023-04 and Site Plan, Design Review Application No. SPDR 2023-05 and Variance Application No. VAR 2023-01 – Livingston B Street Project - Self Help Enterprises, a request to develop an approximate 80-unit multi-family affordable housing apartment complex on a two parcels totaling approximately 3.95 acres. The project site is vacant and located on the south side of B Street, east of the southerly extension of Winton Parkway in Livingston, CA (APN 022-010-021 and 022-010-023). The subject property is zoned C-2, Community Commercial and has a General Plan Designation of CC, Community Commercial.

The proposed General Plan Amendment is to re-designate the project site from CC, Community commercial to HD, High Density Residential. The proposed Rezoning request is to amend the project site

from C-2, Highway Commercial to R-3, High Density Residential.

The project consists of constructing 10 buildings totaling approximately 103,290 square feet of building area, consisting of the following:

Building No.	No. of Stories	No. of Dwelling Units	Net Unit Space	Total gross enclosed space	Unconditioned covered parking and walkways	Total Gross Area
A	1 story	0	0	3,026	1,357	4,383
B	2 story	7	5,645	6,122	1,802	8,247
C	3 story	10	9,102	9,883	2,052	12,357
D	2 story	7	5,645	6,122	1,802	8,247
E	3 story	10	9,102	9,883	2,052	12,357
F	3 story	10	9,102	9,883	2,052	12,357
G	2 story	7	5,645	6,122	1,802	8,247
H	3 story	10	9,102	9,883	2,052	12,357
I	2 story	7	5,645	6,122	1,802	8,247
J	2 story	7	5,645	6,122	1,802	8,247
K	2 story	7	5,645	6,122	1,802	8,247
Eleven	N/A	82	70,278 Sq. ft.	79,290 sq. ft.	20,377 sq. ft.	103,293 sq. ft.

The project will have approximately 80 affordable housing apartment residences with a unit mix of (36) 1-bedroom units, (24) 2-bedroom units, and (20) 3-bedroom units. There are (4) 3-story buildings and (6) 2-story buildings, all of which will have tuck-under parking. There are 90 onsite parking spaces which include accessible stalls and electric vehicle charging spaces in compliance with the state density lay concession. Site amenities include a community building with community room, computer room, onsite laundry, outdoor open spaces, resident services, play area for children and a basketball half-court.

The applicant also requests waivers from the R-3 zoning standards as follows:

1. Reduced Parking Requirement for R-3 development from 2 spaces/residential unit to 1.1 spaces/unit including visitor, EV and ADA spaces.
2. Increased Maximum Allowable Building Height from 40' to 45' for four of the buildings (that are 3 stories), the rest of the residential buildings are 2 stories and do not need a height variance.
3. Setback reduction for buildings B and D from 15' to 10' from the property line. (Note, these buildings are more than 15' behind the planned ROW, but the current property line is well behind the planned ROW.)
4. The use of a 6' cedar fence between the residential project and surrounding commercial development instead of the 6' masonry wall between the residential and commercial that is currently required.

SURROUNDING LAND USES

Direction	General Plan Designation	Zoning Districts	Present Land Uses
North	HC – Highway Commercial	C-3, Highway Service Commercial	B street. Livingston Commons Commercial Shopping Center across B Street.
West	PF – Public Facility	PF, Public/Quasi Public Facility	Vacant land and undeveloped Winton Parkway street right-of-way, some irrigation and electrical infrastructure.
South	CC – Community Commercial and LD – Low Density Residential	C-2, Community Commercial and R-1, Low Density Residential	Vacant land and an active irrigation lateral.
East	CC- Community Commercial	C-2, Community Commercial	Vacant land, a medical health facility, a detention basin.

B Street fronts the northern property line of the project site and is designated as an arterial street. B Street is developed with curb, gutter and sidewalk. Winton Parkway fronts on the part of the western property on western property line. Winton Parkway is undeveloped south of B Street. Winton Parkway is also designated as an arterial street. The Winton Parkway and B Street is a signalized intersection, serving traffic from three directions (north, west and east).

A transit stop is located north of the project site within the Rancho San Miguel (Livingston Commons) shopping center. A traffic impact analysis for the project has yet to be prepared.

ENVIRONMENTAL ASSESSMENT

An initial Study will be prepared once project response comments are submitted. It is anticipated that the environmental assessment will result in either a Negative Declaration or a Mitigated Negative Declaration.

ATTACHED REFERENCE MATERIALS: The materials attached to assist in the review of this project include:

- Attachment A – Aerial Vicinity and Location Map
- Attachment B – Plat Maps
- Attachment C – Existing General Plan Designation Map
- Attachment D – Existing Zoning Map
- Attachment E – Project Description Site Plan, Landscaping Plan, Floor Plan and Building Elevations

Please review the attached application materials and **submit your comments to me no later than August 25, 2023**, regarding required information, permits and/or approvals in consideration of this project. Your comments should include any foreseeable problems which might be created by the project and any conditions you feel are necessary to the granting of approval. You may return a response by either completing the comment section below or writing a detailed letter and sending it to the Livingston Planning

Department via fax: (209) 394-4190, email: mabeloe@livingstoncity.com, or regular mail: City of Livingston Planning Department, 1416 C Street, Livingston, CA 95334.

The response form is requested for our files; if you have no comments, please indicate that on this response form and return to the Livingston Planning Department.

RESPONSE REQUESTED BY: Miguel Galvez, Contract City Planner, City of Livingston, (209) 394-5510, Ext. 123.

General Plan Amendment Application No. GPA 2023-02, Rezone Application No. REZ 2023-02, Conditional Use Application No. CUP 2023-04 and Site Plan, Design Review Application No. SPDR 2023-05 and Variance Application No. VAR 2023-01 – Livingston B Street Project - Self Help Enterprises

*******PLEASE COMPLETE THE FOLLOWING OR SUBMIT A SEPARATE COMMENT LETTER*******

COMMENT(S): _____

NAME OF PERSON REVIEWING PROJECT: _____

NAME OF AGENCY RESPONDING: _____

PHONE NUMBER: _____

E-MAIL ADDRESS: _____

**Please review the attached application materials and submit your comments to me
no later than August 25, 2023.**

Received

JUL - 6 2023

City of Livingston
Planning Department

Request for Plan Amendment and Zoning Change

To: Miguel Galvez
Contract Planner
City of Livingston
1416 "C" Street
Livingston, CA 95334
(209) 394-8041 Ext. 123

From: Sophia Mossman
Self-Help Enterprises
8445 W. Elwin Court
Visalia, CA 93290

Subject: Request for Plan Amendment and Zone Change for
APN's 022-010-021 & 022-010-023

Date: June 28, 2023

Dr. Mr. Galvez,

Self-Help Enterprises would like to formally request A General Plan Amendment from CC (Community Commercial) to HD (High Density Residential), and a change in Zoning from the current C-2 (Community Commercial) to R-3 (High Density Residential).

The current site is approximately 3.95 acres of undeveloped land, known as Parcel B and Parcel C, as shown on the "Parcel Map for Livingston Community Health" in the City of Livingston. The property lies on the southeast corner of existing 'B' Street and the future Winton Parkway Right of Way.

The Purpose of this Plan Amendment and Rezoning is to allow the properties to be developed as an Affordable Housing, Multifamily development.

The project will have 80 affordable housing apartment residences with a unit mix of (36) 1-bedroom units, (24) 2-bedroom units, and (20) 3-bedroom units. There are (4) 3-story buildings and (6) 2-story buildings, all of which will have tuck-under parking. There are 90 onsite parking spaces which include accessible stalls and electric vehicle charging spaces in compliance with the state density lay concession. Site amenities include a community building with community room, computer room, onsite laundry, generous outdoor open spaces, resident services, play area for children and a basketball half-court.

The current Plan and Zoning does not allow for multi-family development however the proposed zoning would be consistent with providing additional affordable housing opportunities to the community, while also creating a walkable living space adjacent existing health, grocery, and school infrastructure.

We also formally request waivers from the typical R-3 zoning standards as follows:

1. Reduced Parking Requirement for R-3 development from 2 spaces/residential unit to 1.1spaces/unit including visitor, EV and ADA spaces.

2. Increased Maximum Allowable Building Height from 40' to 45' for four of the buildings (that at 3 stories), the rest of the residential buildings are 2 stories and do not need a height variance.
3. Setback reduction for buildings B and D from 15' to 10' from the property line. (Note, these buildings are more than 15' behind the planned ROW, but the current property line is well behind the planned ROW.)
4. The use of a 6' cedar fence between the residential project and surrounding commercial development instead of the 6' masonry wall between the residential and commercial that is currently required.

If there are any questions, please let us know.



Sincerely,

Sophia Mossman

Sophia Mossman

Aerial Vicinity and Location Map

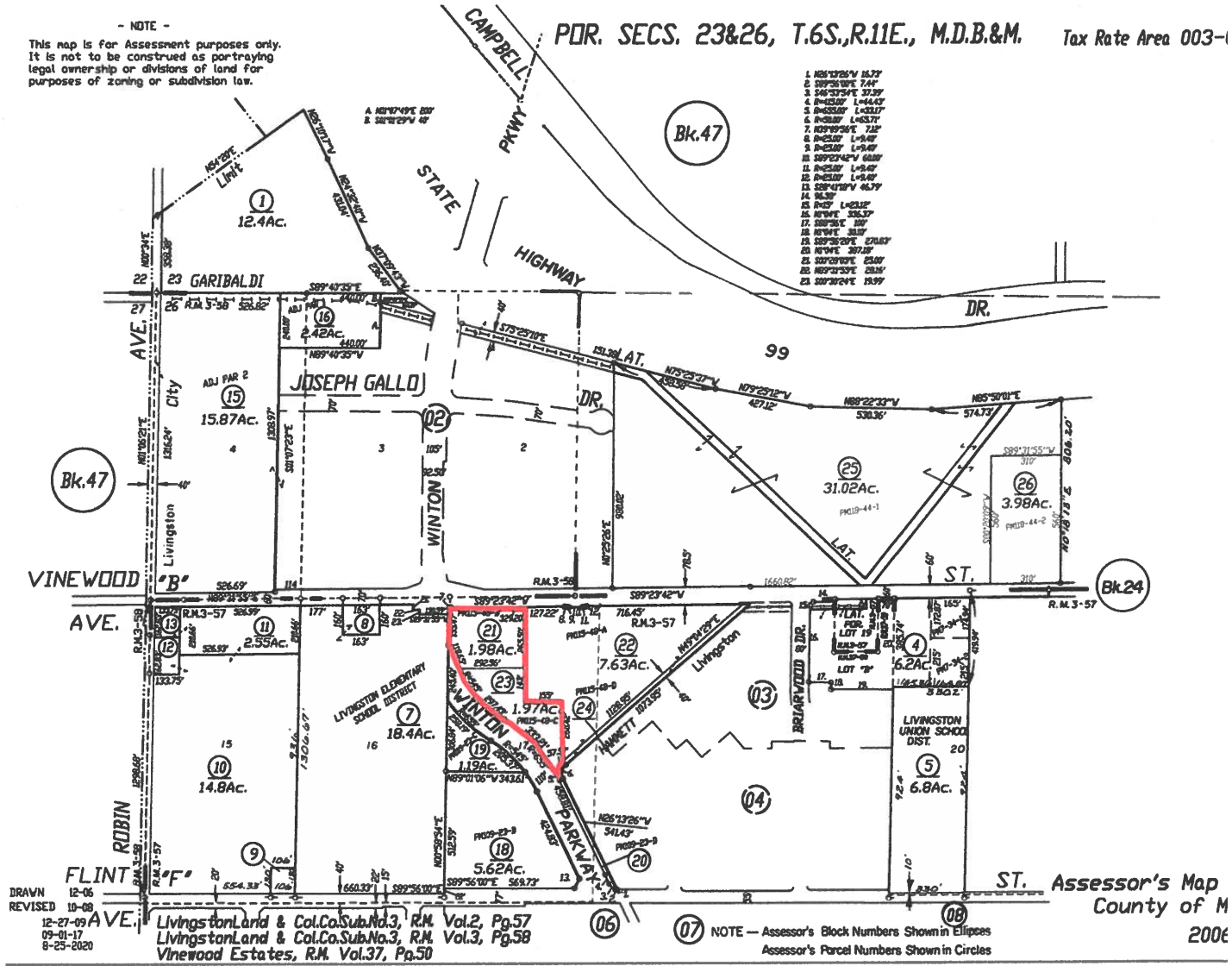


	<p>Livingston B Street Project – Self-Help Enterprises GPA No. GPA 2023-02, REZ 2023-02, CUP 2023-04, SPDR 2023-05 and VAR 2023-01</p> <p>Vacant property on south side of B Street, east of the southerly Extension of Winton Parkway</p> <p>APN's: 022-010-021 and 022-010-023</p>	<p>North</p>  <p>(Not To Scale)</p>
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Livingston B Street Project – Self-Help Enterprises
GPA No. GPA 2023-02, REZ 2023-02, CUP 2023-04, SPDR 2023-05 and VAR 2023-01

- NOTE -
 This map is for Assessment purposes only.
 It is not to be construed as portraying
 legal ownership or divisions of land for
 purposes of zoning or subdivision law.

PDR. SECS. 23&26, T.6S.,R.11E., M.D.B.&M. Tax Rate Area 003-



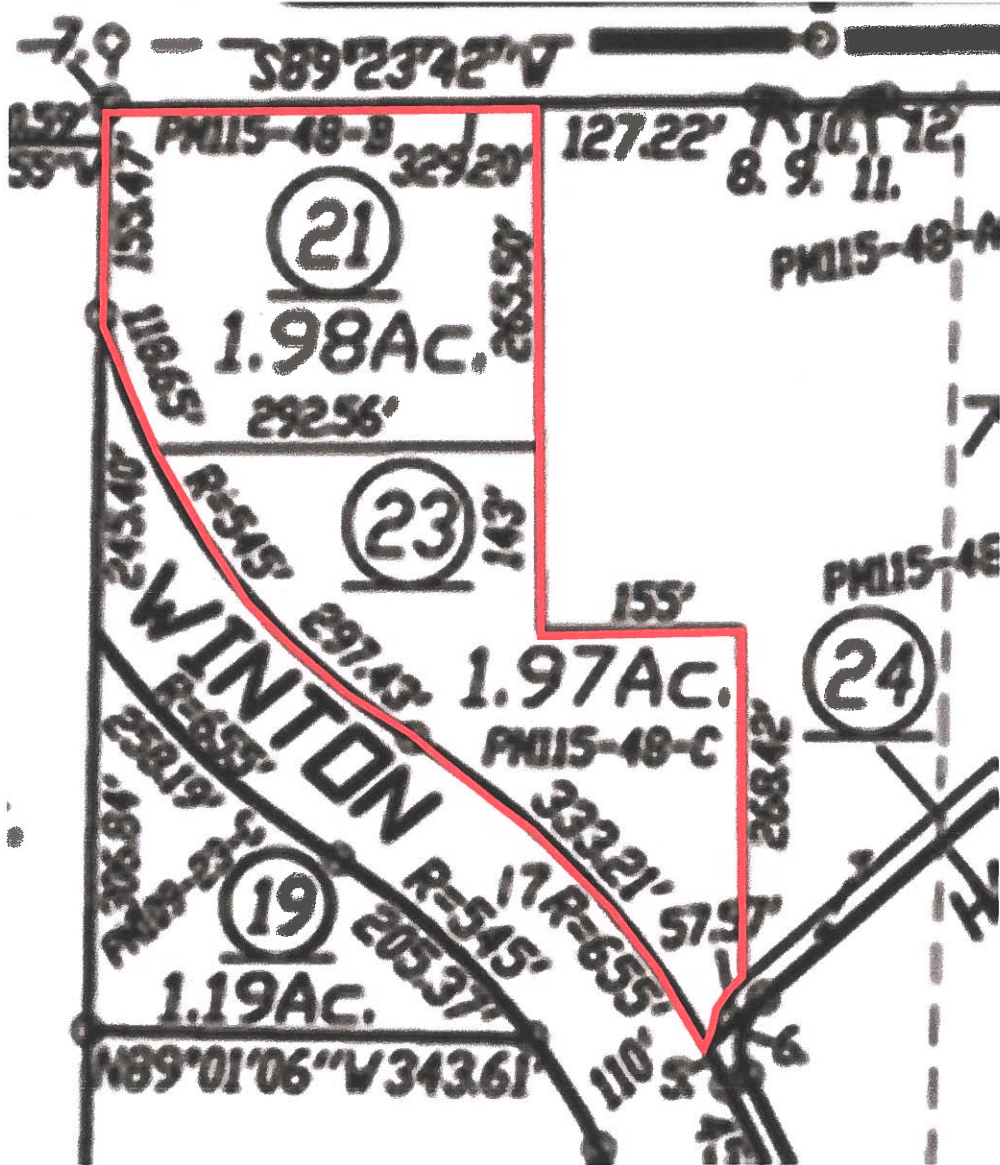
Livingston B Street Project – Self-Help Enterprises
GPA No. GPA 2023-02, REZ 2023-02, CUP 2023-04, SPDR 2023-05 and VAR 2023-01

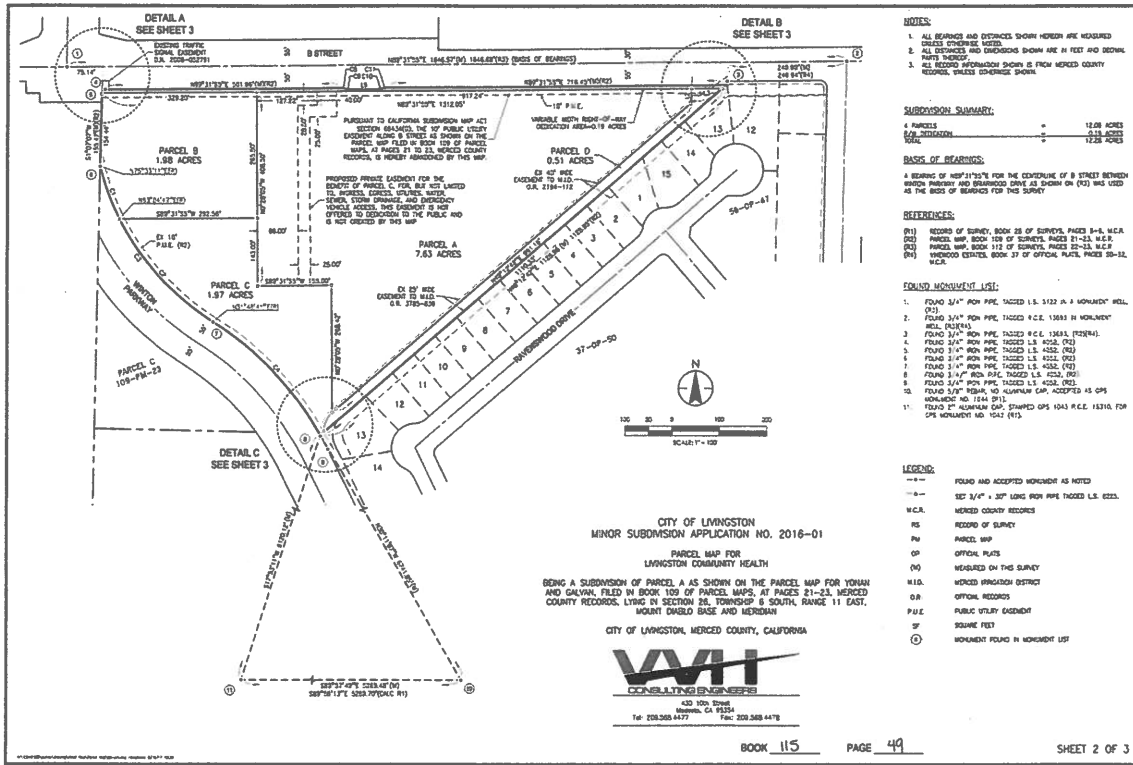
NOTE — Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

DRAWN 12-06
 REVISED 10-08
 12-27-09
 09-01-17
 8-25-2020

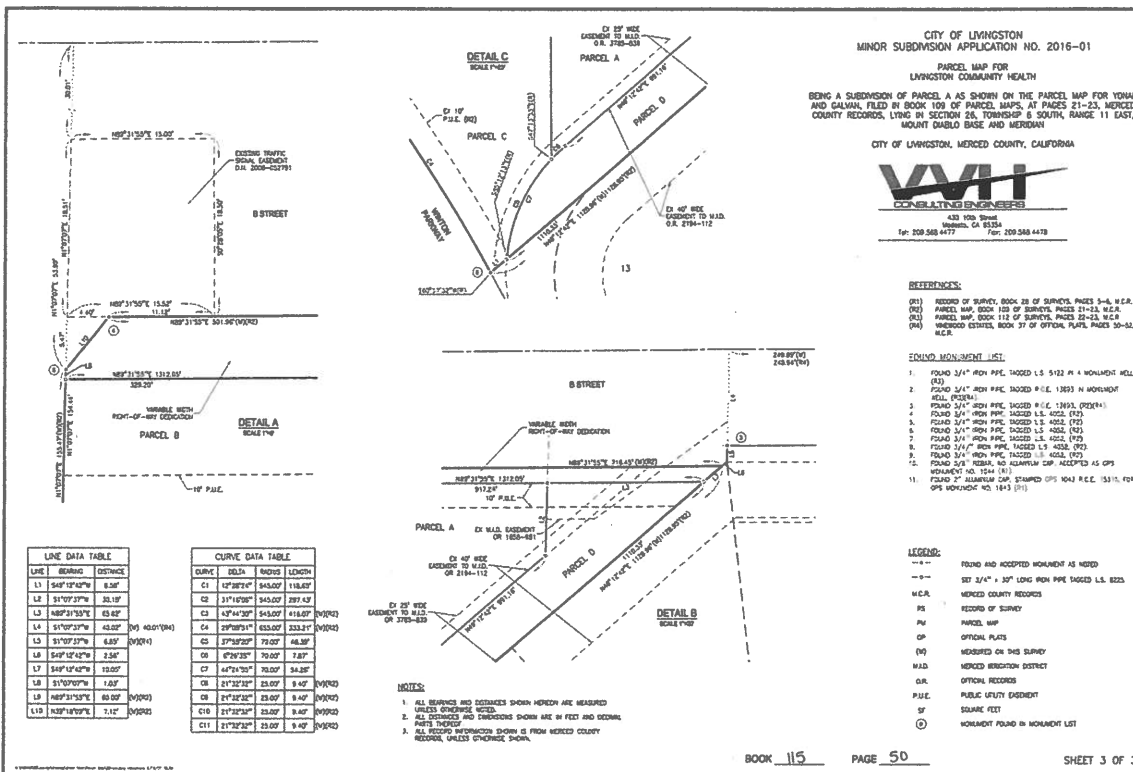
Livingston Land & Col. Co. Sub. No. 3, R.M. Vol. 2, Pg. 57
 Livingston Land & Col. Co. Sub. No. 3, R.M. Vol. 3, Pg. 58
 Vinewood Estates, R.M. Vol. 37, Pg. 50

Assessor's Map
 County of M
 2006





- NOTES:**
1. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
 2. ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
 3. ALL RECORD INFORMATION SHOWN IS FROM MERCED COUNTY RECORDS, UNLESS OTHERWISE SHOWN.
- SUBDIVISION SUMMARY:**
- | | | |
|---------------|---|-------------|
| 4 PARCELS | = | 12.08 ACRES |
| 629 MONUMENTS | = | 1128 ACRES |
- BASIS OF BEARINGS:**
- A BEARING OF N67°15'21" E FOR THE CONTINUITY OF B STREET BETWEEN SECTION 18 AND SECTION 28 AS SHOWN ON (23) WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.
- REFERENCES:**
- (01) RECORD OF SURVEY, BOOK 28 OF SURVEYS, PAGES 3-4, M.C.R.
 (02) PARCEL MAP, BOOK 109 OF SURVEYS, PAGES 21-23, M.C.R.
 (03) PARCEL MAP, BOOK 112 OF SURVEYS, PAGES 22-23, M.C.R.
 (04) WATSON ESTATES, BOOK 37 OF OFFICIAL PLATS, PAGES 30-32, M.C.R.
- FOUND MONUMENT LIST:**
1. FOUND 3/4" IRON PIPE, TAGGED U.S. 5122 IN A MONUMENT HELL (013)
 2. FOUND 3/4" IRON PIPE, TAGGED P.C.E. 13843 IN MONUMENT HELL (023A)
 3. FOUND 3/4" IRON PIPE, TAGGED P.C.E. 13843 IN MONUMENT HELL (023B)
 4. FOUND 3/4" IRON PIPE, TAGGED U.S. 4232 (013)
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 6. FOUND 3/4" IRON PIPE, TAGGED U.S. 4232 (013)
 7. FOUND 3/4" IRON PIPE, TAGGED U.S. 4232 (013)
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 10. FOUND 3/4" IRON PIPE, TAGGED U.S. 4232 (013)
 11. FOUND 3/4" ALUMINUM CAP, STAMPED OPS 1043 R.C.E. 14314, FOR OPS MONUMENT NO. 14314 (013)
- LEGEND:**
- FOUND AND ACCEPTED MONUMENT AS NOTED
 - SET 3/4" x 30" LONG IRON PIPE TAGGED U.S. 8223
 - M.C.R. MERCED COUNTY RECORDS
 - RS RECORD OF SURVEY
 - PM PARCEL MAP
 - OP OFFICIAL PLATS
 - OV OVERLAP ON THIS SURVEY
 - W.A.D. MERCED WATSON DISTRICT
 - O.R. OFFICIAL RECORDS
 - P.U.L.E. PUBLIC UTILITY EASEMENT
 - S.F. SQUARE FEET
 - ⊙ MONUMENT FOUND IN MONUMENT LIST



LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	S47°17'47" W	8.50'
L2	S1°07'37" W	33.19'
L3	N67°15'21" E	43.62'
L4	S1°07'37" W	43.62'
L5	S1°07'37" W	8.50'
L6	S47°17'47" W	2.50'
L7	S47°17'47" W	33.00'
L8	S1°07'37" W	1.62'
L9	N67°15'21" E	60.00'
L10	N67°15'21" E	7.12'

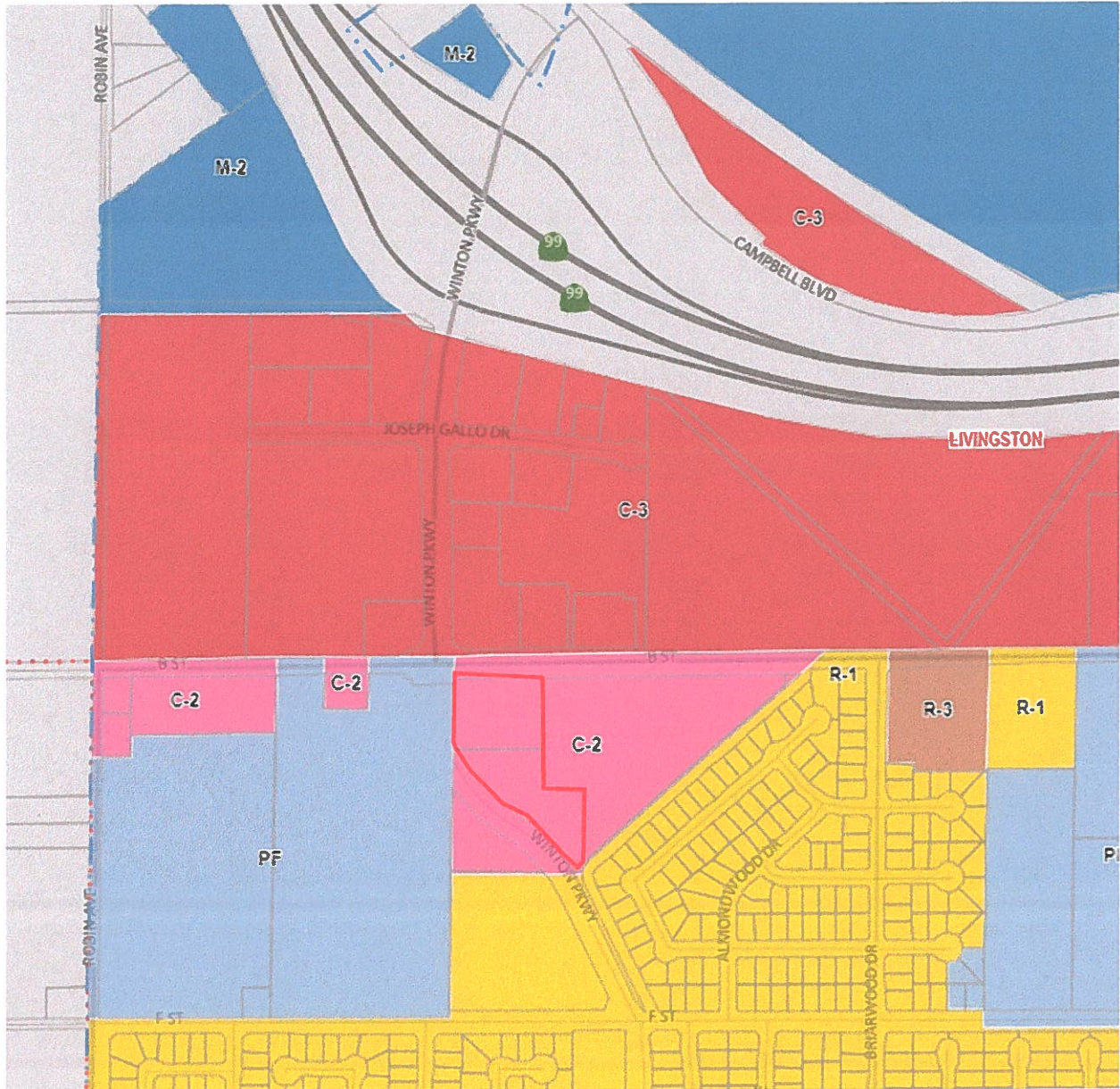
CURVE DATA TABLE

CURVE	BOLDA	ENDS	LENGTH
C1	12°38'21"	845.00'	118.63'
C2	31°16'00"	845.00'	289.43'
C3	43°44'30"	845.00'	418.67'
C4	29°09'01"	633.00'	233.27'
C5	37°39'00"	79.00'	48.30'
C6	1°02'25"	70.00'	7.87'
C7	44°79'00"	70.00'	34.25'
C8	21°32'34"	23.00'	9.40'
C9	21°32'34"	23.00'	9.40'
C10	21°32'34"	23.00'	9.40'
C11	21°32'34"	23.00'	9.40'

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 - P.U.L.E. PUBLIC UTILITY EASEMENT
 - S.F. SQUARE FEET
 - ⊙ MONUMENT FOUND IN MONUMENT LIST

Existing Zoning Map

Livingston B Street Project – Self-Help Enterprises
GPA No. GPA 2023-02, REZ 2023-02, CUP 2023-04, SPDR 2023-05 and VAR 2023-01



Project Site:



Site Plan

Received

JUL - 6 2023

**City of Livingston
Planning Department**



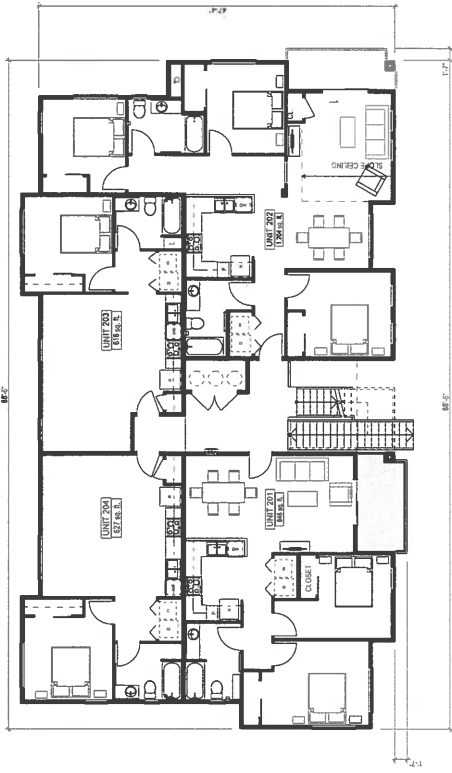
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JUL - 6 2023

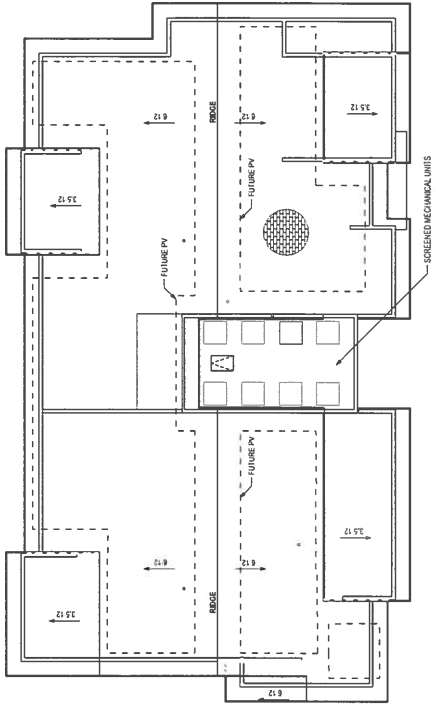


City of Livingston
 Planning Department

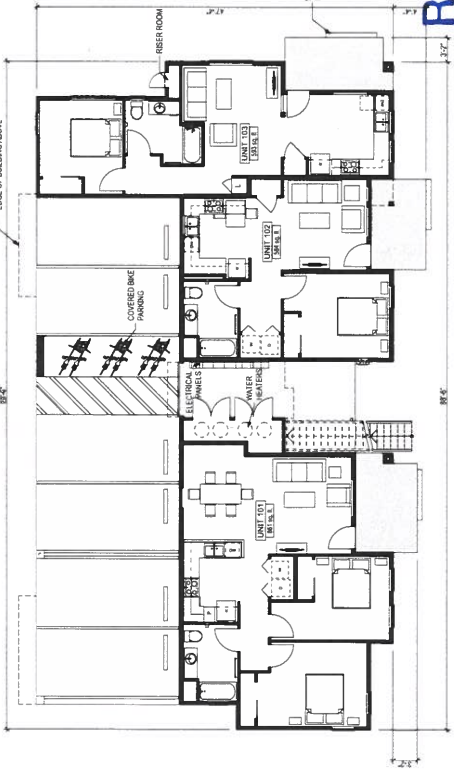
■ BUILDING AREAS



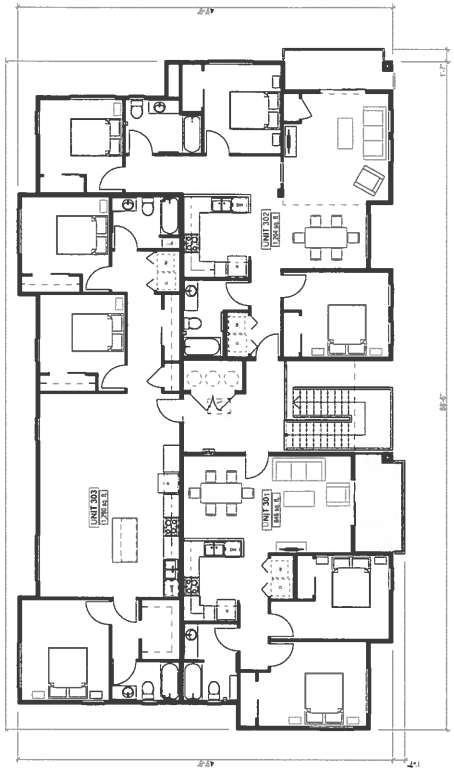
SECOND FLOOR PLAN



ROOF PLAN



GROUND FLOOR PLAN



THIRD FL. T.O.PLWD. (AT 3-STORY BUILDINGS)

Received

JUL - 6 2023

Received

JUL - 6 2023

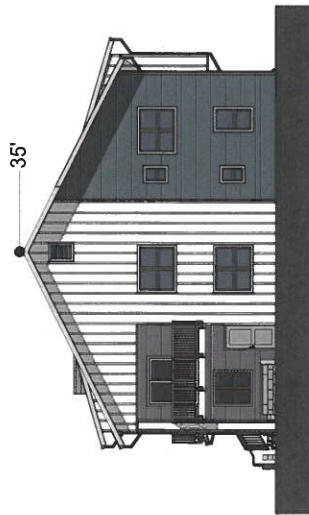
City of Livingston
Planning Department



■ FRONT ELEVATION



- FUTURE PV PANELS, TYP.
- COMP SHINGLE ROOFING, TYP.
- VERTICAL BOARD AND BATTEN FIBER CEMENT SIDING (TYP.)
- HORIZONTAL FIBER-CEMENT SIDING, TYP.
- TUCK UNDER PARKING



■ SIDE ELEVATION 1



■ REAR ELEVATION



■ SIDE ELEVATION 2

Received

JUL - 6 2023

City of Livingston
Planning Department



■ STREET ELEVATION



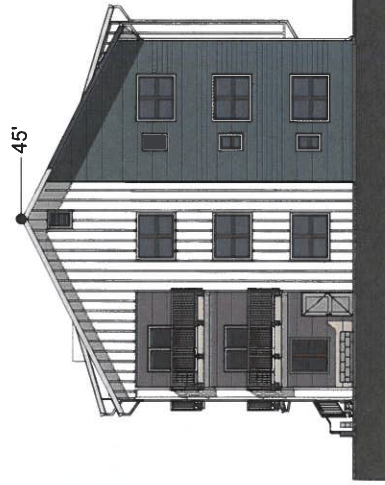
FUTURE PV
PANELS, TYP.

COMP SHINGLE
ROOFING, TYP.

VERTICAL BOARD
AND BATTEN
FIBER CEMENT
SIDING (TYP.)

HORIZONTAL
FIBER-
CEMENT
SIDING, TYP.

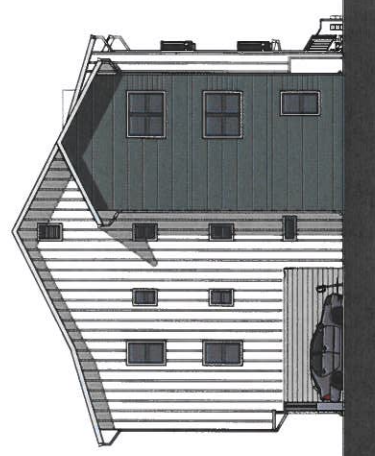
TUCK UNDER
PARKING



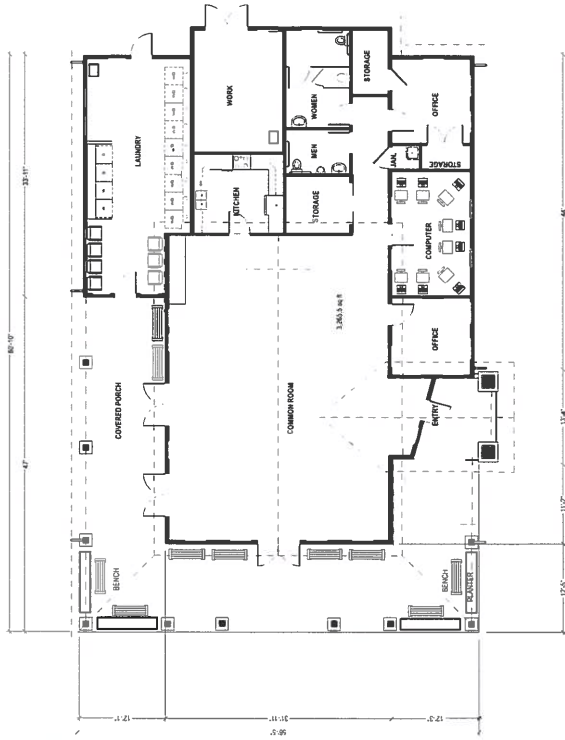
■ SIDE ELEVATION 1



■ REAR ELEVATION



■ SIDE ELEVATION 2

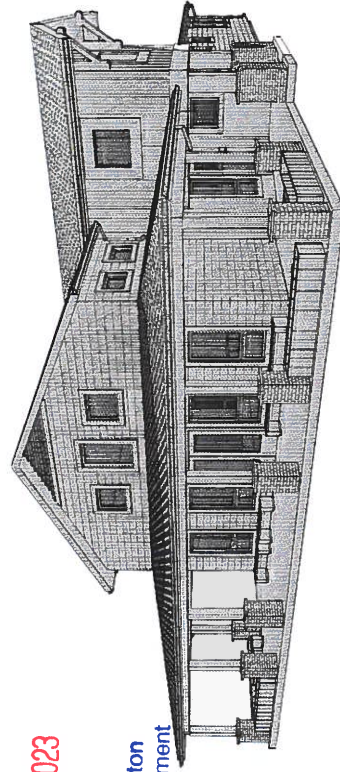


9 BUILDING PLAN
SCALE: 1/8" = 1'-0"

Received

JUL - 6 2023

City of Livingston
Planning Department



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



2 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

Match floor and exterior site
Base cement utility

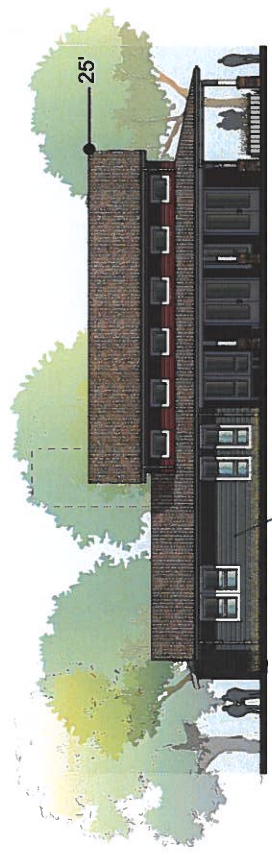
Match floor and exterior site
composition heights



3 SIDE ELEVATION
SCALE: 1/8" = 1'-0"

Note

This sheet is a mirrored view.
Building paint colors to be determined.



4 BACK ELEVATION
SCALE: 1/8" = 1'-0"

Horizontal floor cement siding