

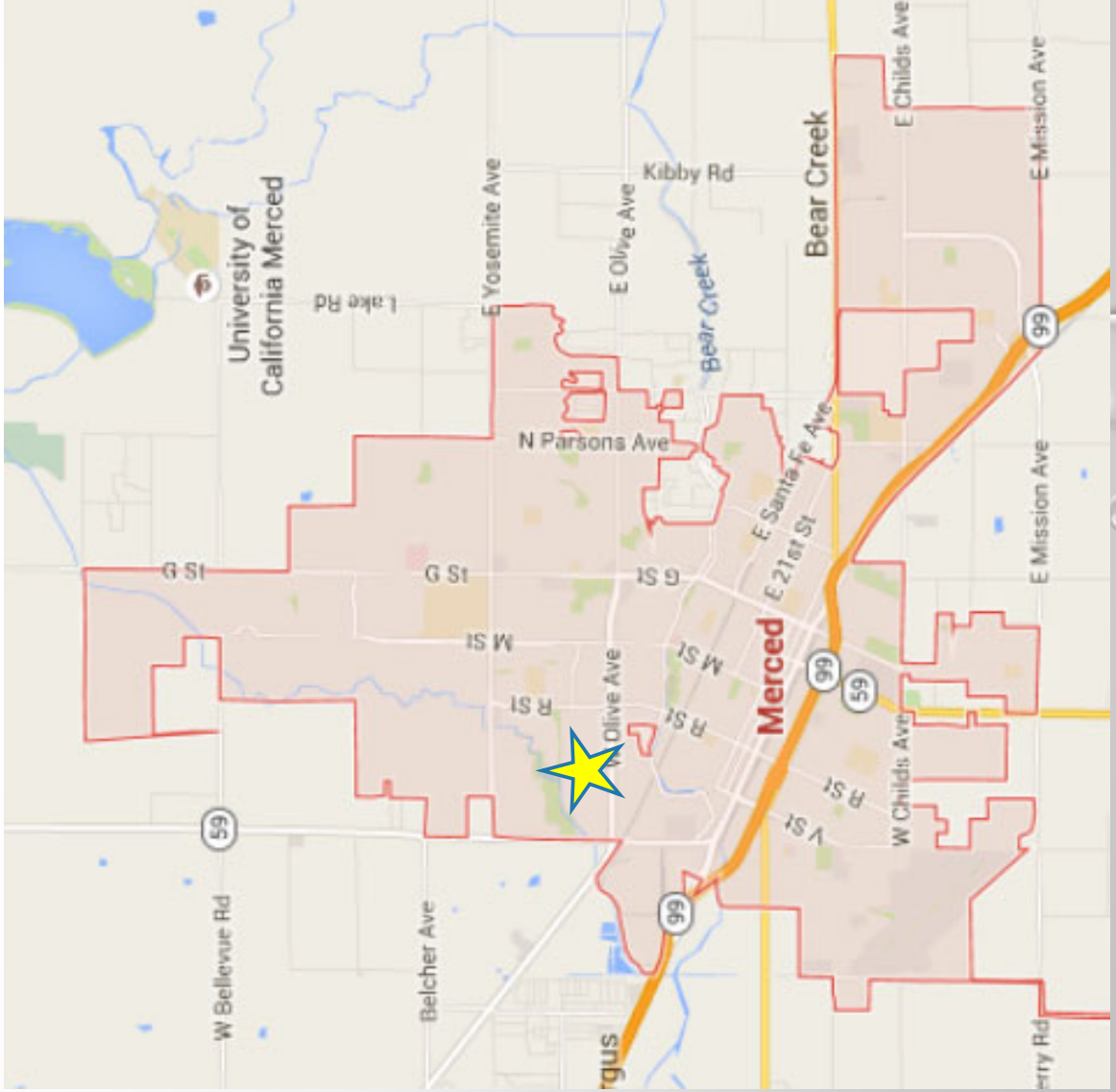
**GPA #23-02/
SUP REV #3 (P-D #12)/
CUP #1274/SP #516**

MERCED SECURITY STORAGE, INC.

NEW SELF-STORAGE & LONG TERM RV/BOAT PARKING

1965 W OLIVE AVENUE

CITY-SCALE CONTEXT





Fahrens Park

Subject Site
(Self Storage/RV & Boat Parking)
1965 W. Olive Ave.

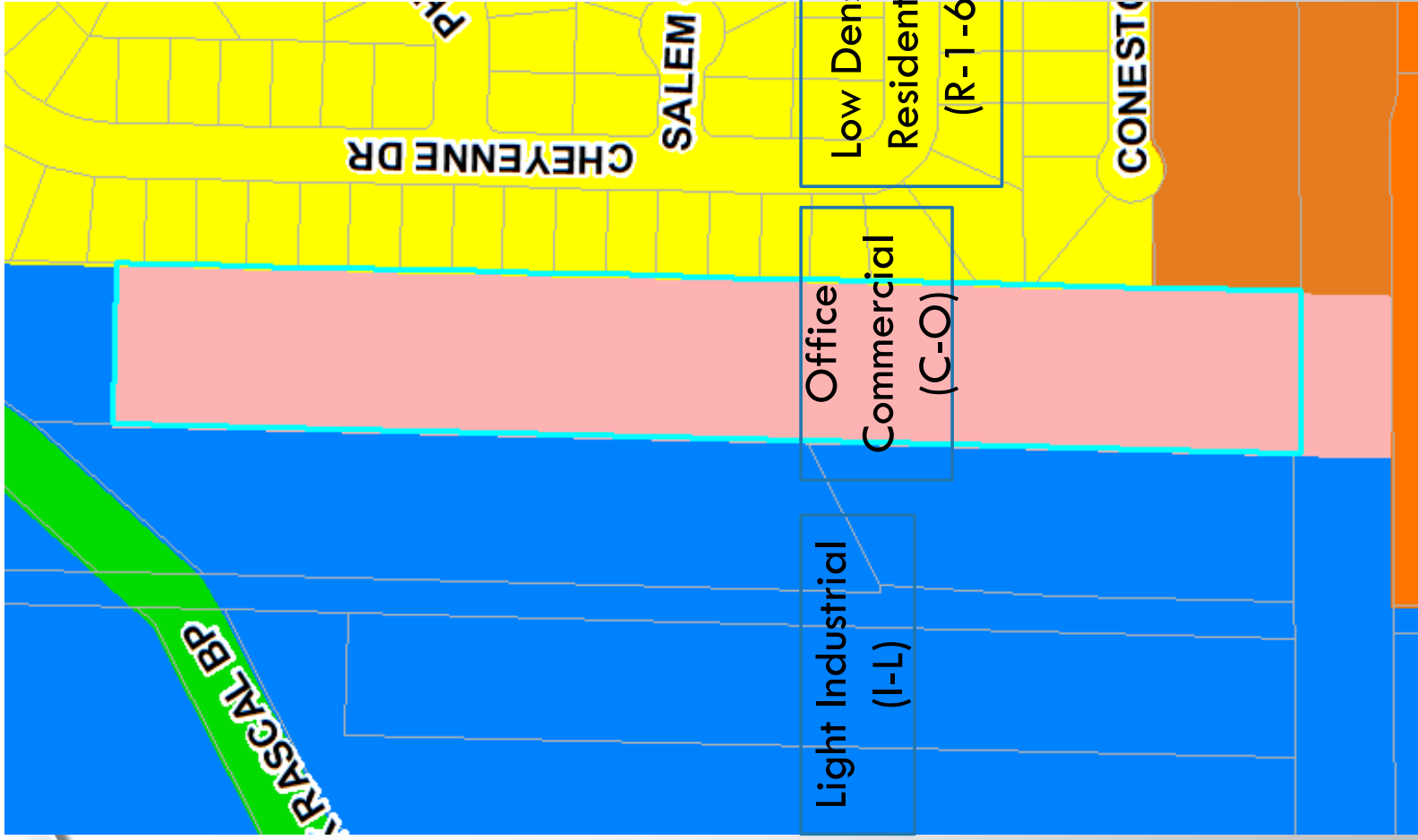
Blue Fire

Walmart

HELENA CT
PHOENIX WAY
CHEYENNE DR
SACRAMENTO DR
CONESTOGA DR
LOUGHBOROUGH DR
SALEM CT
W OLIVE AVE
SANTA FE DR
SANTA FE RD
N HWY 59

BACKGROUND

- SUBJECT SITE (6 AC) ANNEXED INTO THE CITY IN 1970 AS PART OF FAHRENS CREEK ANNEXATION WHICH INCORPORATED 576 ACRES INTO CITY LIMITS.
- THE SUBJECT SITE HAS REMAINED VACANT FOR MAIN DECADES
- ONE OF THE CHALLENGES DEVELOPING THIS SITE HAS BEEN THAT THE SITE HAS BEEN IN A FLOODWAY
- THE PROPOSED BOAT AND RV PARKING WITHIN THE FLOODWAY DO NOT REQUIRE BUILDINGS MAKING IT A QUALIFYING USE WITHIN THE FLOODWAY (PENDING HYDROLOGIST REVIEW OF FENCING)



Low Density Residential (R-1-6)

Office Commercial (C-O)

Light Industrial (I-L)

- Office Commercial acts as buffer between Industrial and Residential Zones
- General Plan Change from Office Commercial to Business Park

ENTITLEMENTS

- **GENERAL PLAN AMENDMENT #23-02** FROM COMMERCIAL OFFICE (CO) TO BUSINESS PARK (BP) – RECOMMENDATION TO CITY COUNCIL
- **SITE UTILIZATION PLAN REVISION #3 TO PLANNED DEVELOPMENT #12** WOULD CHANGE THE LAND USE DESIGNATION FROM COMMERCIAL OFFICE TO SELF-STORAGE AND LONG TERM PARKING (BOAT AND RV) – RECOMMENDATION TO CITY COUNCIL
- **CONDITIONAL USE PERMIT #1274** TO ALLOW A LIVE-WORK UNIT FOR ONSITE MANAGER OF SELF-STORAGE – ACTION BY PLANNING COMMISSION
- **SITE PLAN REVIEW PERMIT #516** TO ALLOW 440 STORAGE UNITS AND 171 LONG TERM PARKING SPACES – ACTION BY PLANNING COMMISSION



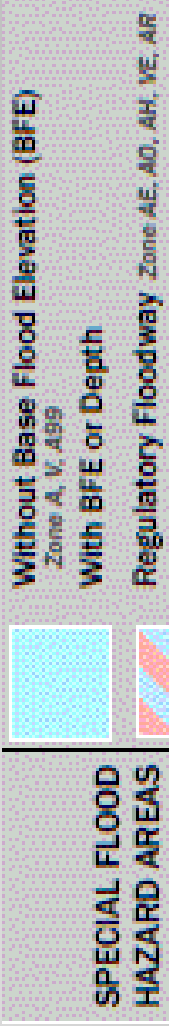
1,404 ft

189 ft

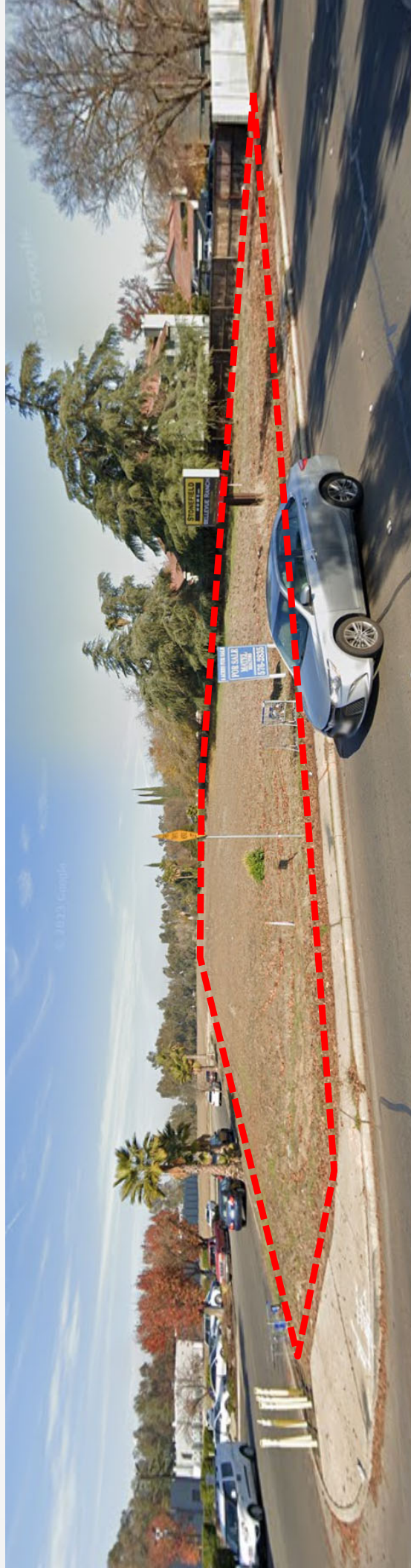
6 AC

FEMA MAP

- Floodway development (structures or fencing) will require a **No Rise Certificate** from a licensed Hydrologist
- There is a possibility that **no structures** may be allowed within this area (2/3 of site)



STREET VIEW

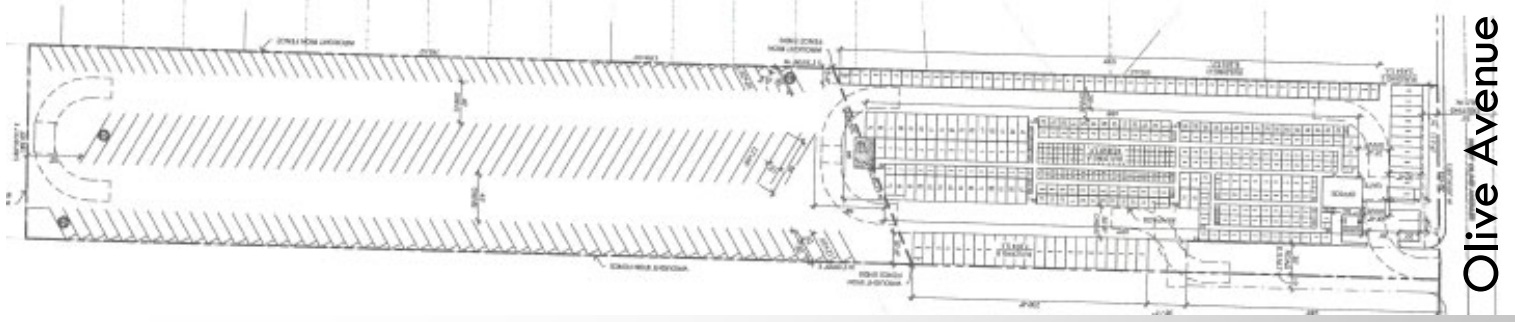


- Existing wood fence between project site and residential to the East
- Existing public improvements does not have street trees, streetlights, etc.
- Street corner ramp and sidewalk may need to be redone to comply with current ADA standards

PROPOSAL



- Vehicle access from Olive Avenue
- 440 Storage Units
- 171 +RV & Boat long-term parking spaces



CMU backwall at property line

Drive Aisle 26.5 feet wide

Gate

Office

Drive Aisle 30 feet wide

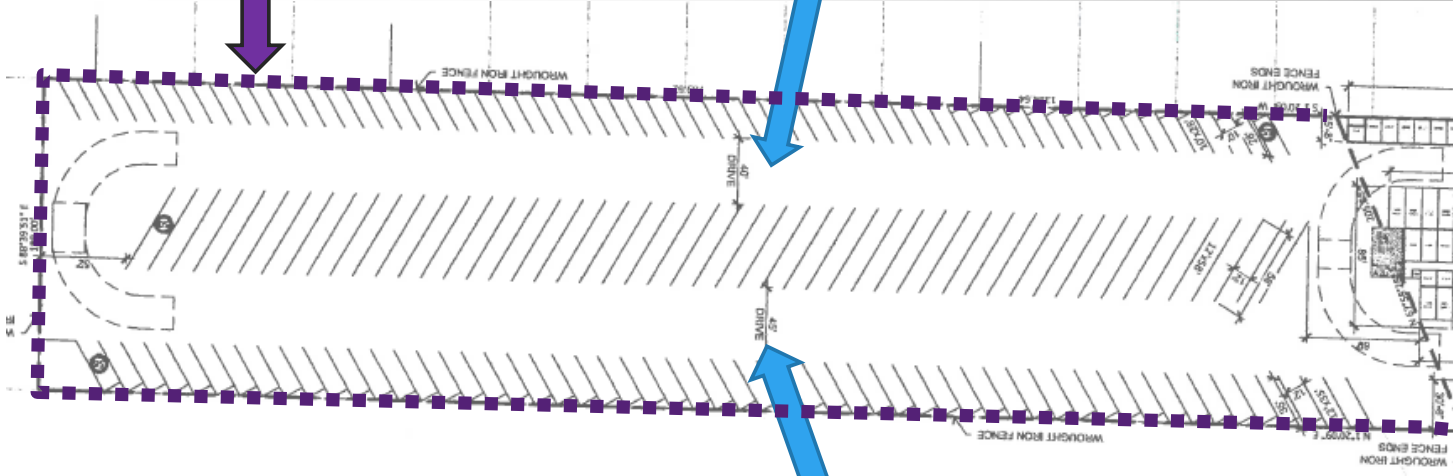


STORAGE BREAKDOWN

BUILDING A UNIT MIX			
G.S.F = 43,850 S.F.			
L.S.F. = 35,577 S.F.			
CLIMATE CONTROLLED UNIT MIX SUMMARY			
UNIT SIZE	TOTAL	S.F. PER	AREA
INTERIOR STORAGE			
5'X5'	29	25	725
5'X10'	57	50	2850
10'X5'	32	50	1600
10'X10'	132	100	13200
10'X15'	11	150	1650
10'X20'	15	200	3000
SUBTOTAL	276		23025
DRIVE UP STORAGE			
10'X5' NON	1	50	50
10'X10' NON	42	100	4200
10'X15' NON	3	150	450
10'X20' NON	4	200	800
10'X25' NON	28	250	7000
SUBTOTAL	78		12500
TOTAL STORAGE	354		35525

RV AND BOAT PARKING

*Driving aisles would be made out of paved surface.
Parking areas would be made of gravel or similar surface
171 parking stalls
(10'x28'-12'x58')
Long-term parking for Boat & Recreational Vehicles



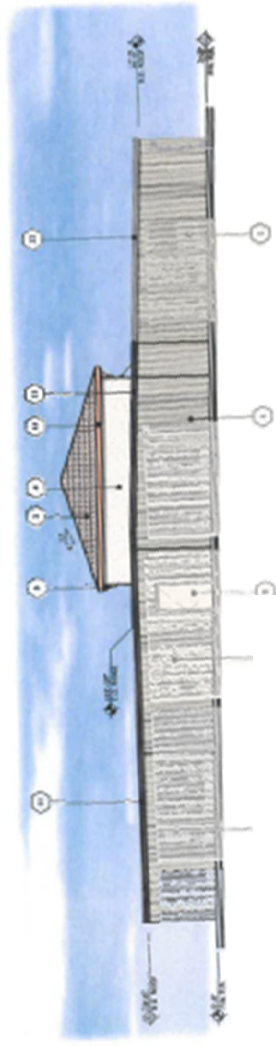
Wrought Iron Fence

Drive Aisle
45 feet wide

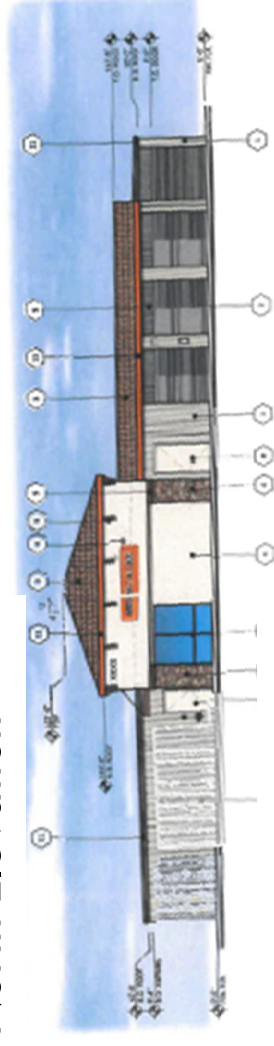
Drive Aisle
40 feet wide

ELEVATIONS

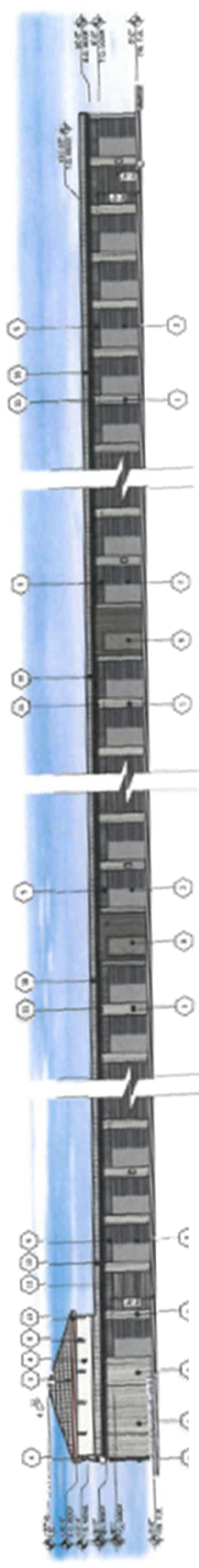
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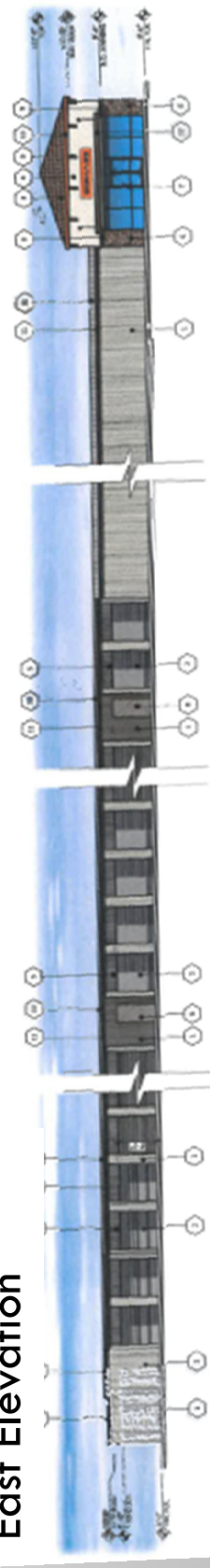
North Elevation



South Elevation



East Elevation



West Elevation

Building Details: Office = 23-ft. tall (top of roof), stucco and stone veneer finish)

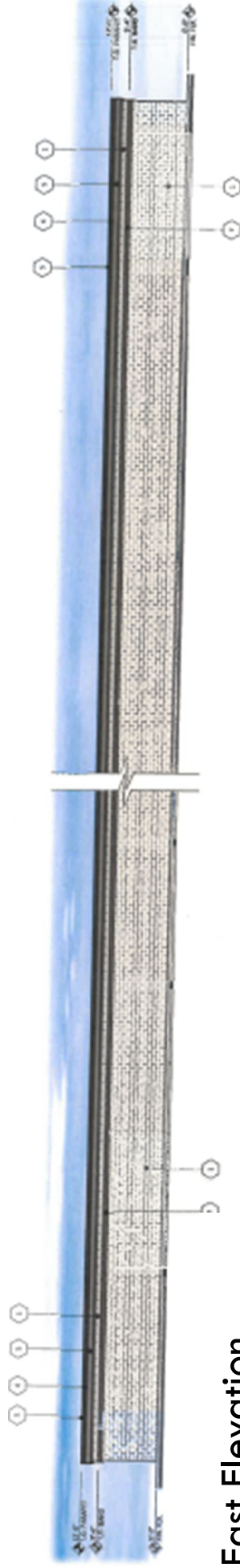
ELEVATIONS

MATERIALS	
1	MASSPORT BUILDING SYSTEMS CONCRETE WALL CONCRETE WALL CONCRETE WALL
2	MASSPORT BUILDING SYSTEMS CONCRETE WALL CONCRETE WALL
3	MASSPORT BUILDING SYSTEMS CONCRETE WALL CONCRETE WALL
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7	MASSPORT BUILDING SYSTEMS CONCRETE WALL CONCRETE WALL
8	MASSPORT BUILDING SYSTEMS CONCRETE WALL CONCRETE WALL
9	MASSPORT BUILDING SYSTEMS CONCRETE WALL CONCRETE WALL
10	MASSPORT BUILDING SYSTEMS CONCRETE WALL CONCRETE WALL

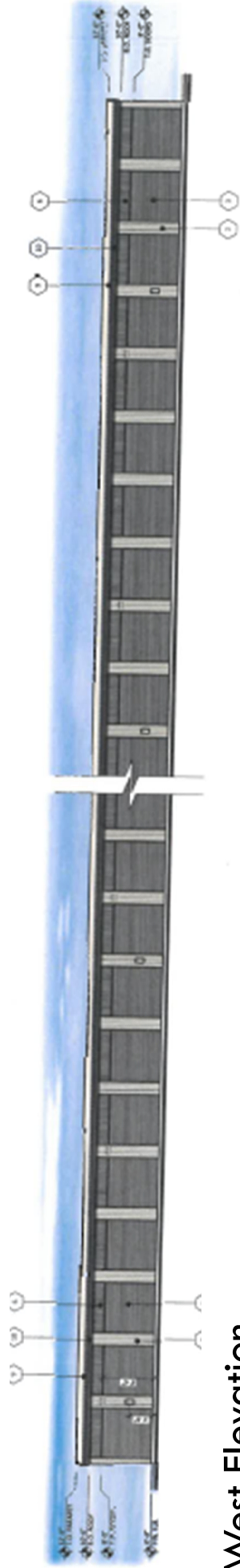


North Elevation

South Elevation



East Elevation

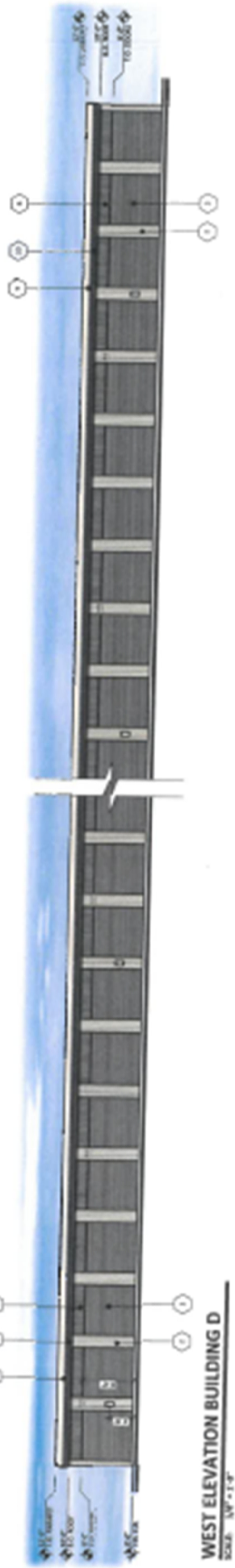
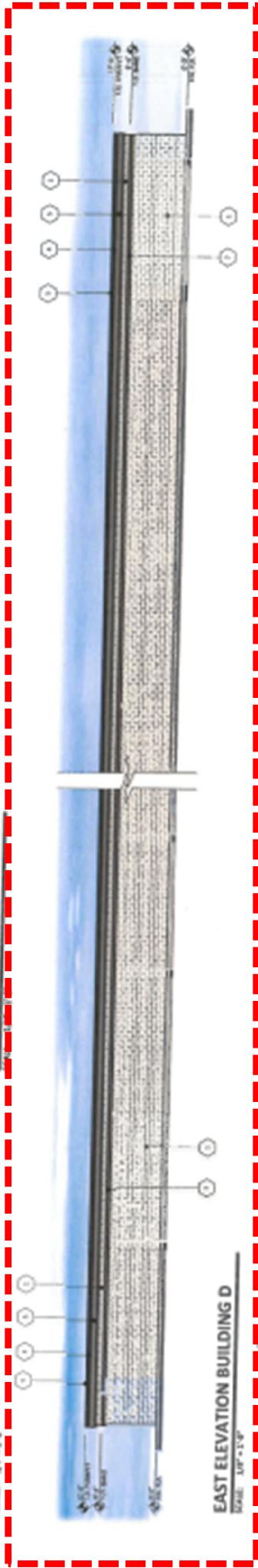
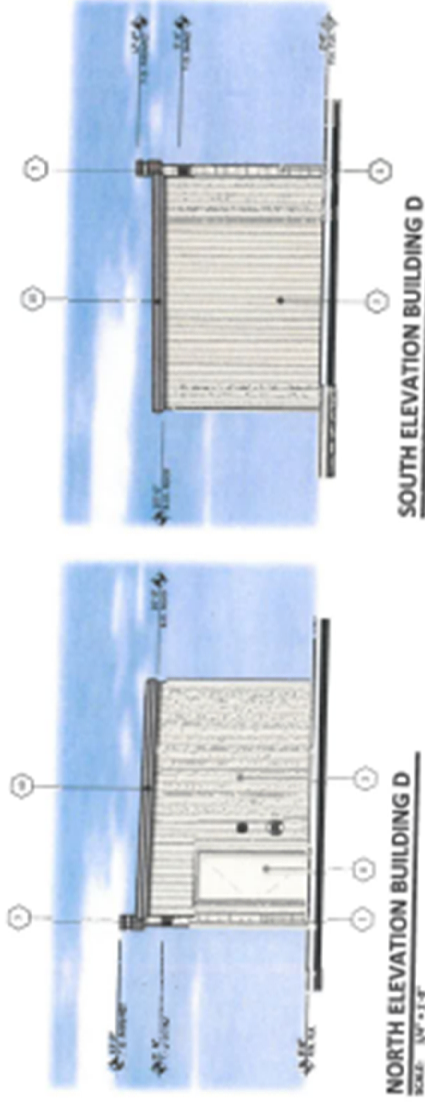


West Elevation

Building Details: Storage Bldgs. = 12-ft. tall (top of roof), metal garage doors, and
backside finished concrete masonry unit walls.

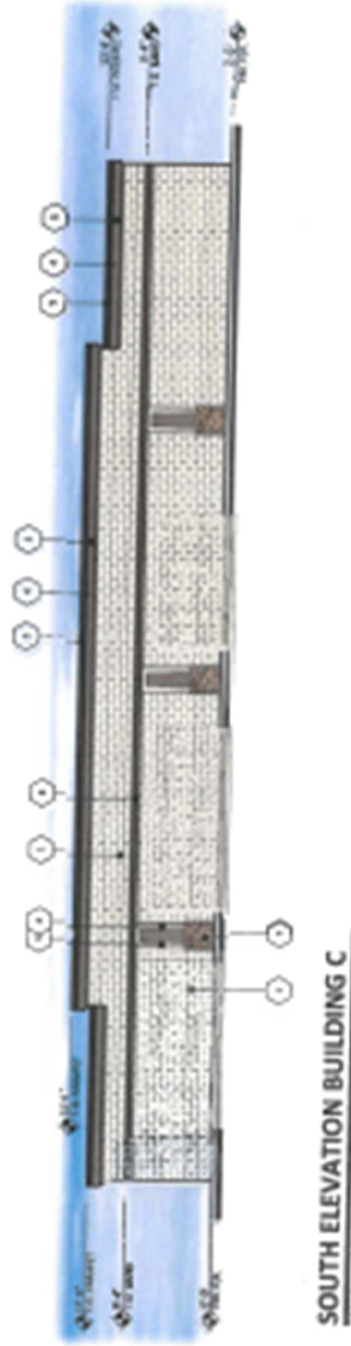
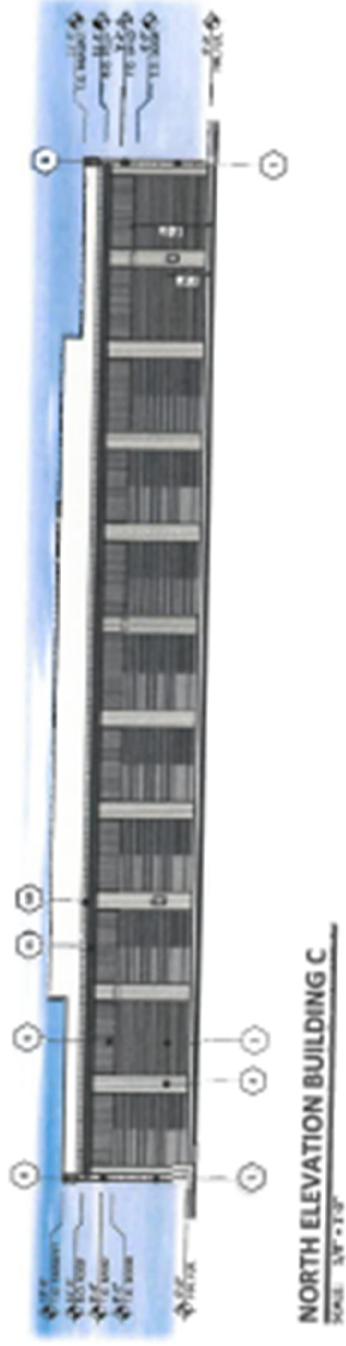
ELEVATIONS

C MATERIALS	
1	CONCRETE BLOCKS
2	CONCRETE BLOCKS
3	CONCRETE BLOCKS
4	CONCRETE BLOCKS
5	CONCRETE BLOCKS
6	CONCRETE BLOCKS
7	CONCRETE BLOCKS
8	CONCRETE BLOCKS
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12	CONCRETE BLOCKS
13	CONCRETE BLOCKS
14	CONCRETE BLOCKS
15	CONCRETE BLOCKS
16	CONCRETE BLOCKS
17	CONCRETE BLOCKS
18	CONCRETE BLOCKS
19	CONCRETE BLOCKS
20	CONCRETE BLOCKS



East elevation between subject site and residential. 12 ft tall CMU building wall.

ELEVATIONS



South elevation is most visible elevation from Olive Avenue. 13-15 ft tall. CMU building wall, with ribbon accents and stone veneer accents

PLANNED DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS FOR OLIVE AVENUE SELF-STORAGE & BOAT/RV LONG TERM PARKING FACILITY

	PD-12
Setbacks for all primary and secondary structures	Zero-Lot Line
Off-Street Parking for Self-Storage and Boat/RV Long Term Parking Facility	5 parking stalls
Boat & RV Parking Surface	Gravel

AFFORDABILITY REQUIREMENTS

- IN 2022, CITY COUNCIL APPROVED RESOLUTION #2022-15 REGARDING 12.5% AFFORDABILITY HOUSING FOR NEW SINGLE-FAMILY RESIDENTIAL PROJECTS IF THEY REQUIRE A LEGISLATIVE ACTION AGREEMENT (DUE TO ANNEXATION, GPA, SUP REVISION, ZONE CHANGE, ETC.) AND IF THE HOUSING THE PROJECT EXCEEDS OVER 60 UNITS.
- THIS PROJECT WILL NOT BE REQUIRED TO PROVIDE AFFORDABLE UNITS, EVEN THOUGH IT REQUIRES A LEGISLATIVE ACTION AGREEMENT IT IS UNDER 60 UNITS (AT 1 UNIT).

NEIGHBORHOOD IMPACT

- THERE MAY BE SOME VIBRATION AND NOISE DURING CONSTRUCTION.
- 12-FOOT-TALL BLOCK BUILDING WALL BETWEEN SUBJECT SITE AND RESIDENTIAL WOULD REDUCE IMPACTS REGARDING NOISE AND LIGHTING (ALSO REQUIRED LIGHTING TO BE SHIELDED) AND SHIELD STORAGE BUILDINGS.
- TRAFFIC STUDY INDICATED THAT THIS WOULD BE A “LOW IMPACT USE” BASED ON THRESHOLDS IDENTIFIED BY THE STATE **OFFICE OF PLANNING AND RESEARCH**, WITH 74 TRIPS PER DAY FALLING BELOW 110 DAILY TRIPS PER DAY. THIS IS CONSIDERED A “**SMALL PROJECT**” **EXEMPT FROM VMT** AND WOULD EXPECT REDUCED IMPACTS ON ADJACENT RESIDENTIAL.
- CONDITION INCLUDED TO LIMIT HOURS OF OPERATION BETWEEN 7 A.M. AND 10 P.M. (CONDITION #28)
- PUBLIC HEARING NOTICES WERE MAILED TO ADJACENT PROPERTY OWNERS 3 WEEKS PRIOR TO THIS MEETING. STAFF DID NOT RECEIVE ANY COMMENTS FROM THE PUBLIC.

MINI STORAGE NEXT TO RESIDENTIAL



CONDITIONS

- **CONDITION #20:** DRIVING AISLES SHALL BE DESIGNED TO MEET ALL FIRE DEPARTMENT REQUIREMENTS (INCLUDING TURNING RADIUS).
- **CONDITION #26:** PARKING LOT LIGHTS AND BUILDING LIGHTS SHALL BE SHIELDED TO NOT “SPILL OVER” ONTO ADJACENT PARCELS.
- **CONDITION #28:** SELF-STORAGE/BOAT & RV PARKING MAY OPERATE DAILY BETWEEN 7 A.M. AND 10 P.M. ONLY.
- **CONDITION #29:** DWELLING NOT ALLOWED WITHIN STORAGE FACILITY OR WITHIN BOATS/RV.
- **CONDITION #31:** THE PROPOSAL SHALL COMPLY WITH MITIGATION MONITORING TABLE AT ATTACHMENT K (REGARDING BEST PRACTICES TO REDUCE GREENHOUSE GAS EMISSIONS)
- **CONDITION #32:** CUP AND SPR CONTINGENT UPON CITY COUNCIL APPROVAL OF GPA AND SUP REV.

CONDITIONS (ENGINEERING)

- **CONDITION #12:** APPLICATION SHALL WORK WITH LICENSED HYDROLOGIST TO DETERMINE IF A “NO RISE CERTIFICATE” CAN BE ISSUED FOR FENCING WITHIN FLOODWAY AREA.
- **CONDITION #14:** DEVELOPER AND THEIR TRAFFIC ENGINEER SHALL WORK WITH ENGINEERING STAFF TO DETERMINE VEHICLE STACKING DISTANCE SO VEHICLES DO NOT BACK-UP ONTO OLIVE AVENUE (THIS MAY REQUIRE MINOR MODIFICATIONS TO SITE PLAN).
- **CONDITION #34:** THE APPLICANT SHALL WORK WITH CITY ENGINEER TO DETERMINE IF TRAFFIC SIGNAL TIMING AT OLIVE AVE./SANTA FE DR. & HWY 59 NEEDS TO BE OPTIMIZED.

RECOMMEND TO CITY COUNCIL

- APPROVE/DISAPPROVE/MODIFY:
 - ENVIRONMENTAL REVIEW #23-08 (MITIGATED NEGATIVE DECLARATION)
 - GENERAL PLAN AMENDMENT (GPA) #23-02
 - SITE UTILIZATION PLAN REVISION (SUP REV) #3 TO P-D #12

DIRECT ACTION

- APPROVAL/DISAPPROVE/MODIFY:
 - ENVIRONMENTAL REVIEW #23-08 (MITIGATED NEGATIVE DECLARATION)
 - CONDITIONAL USE PERMIT (CUP)#1274
 - SITE PLAN REVIEW PERMIT #516
 - (APPROVALS WOULD BE CONTINGENT UPON CC APPROVAL OF GPA, AND SUPR #3 TO P-D #12)

○ QUESTIONS? COMMENTS? CONCERNS?

