

**GPA #23-05/
ZONE CHANGE #434/
ESTABLISHMENT OF PLANNED
DEVELOPMENT #81
&
APPEAL OF CUP #1276/SP
#538/MINOR USE PERMIT #24-02**

UNITED SECURITY COMPANY, LLC

NEW SELF-STORAGE & LONG-TERM BOAT/RV PARKING

470 E. OLIVE AVENUE

PRIOR MEETINGS

PC MEETING OF APRIL 3, 2024

- THE COMMISSION EXPRESSED CONCERNS ABOUT THE LOSS OF LAND FOR HOUSING, TRAFFIC CONGESTION CONCERNS (ESPECIALLY WITH BOATS AND RECREATIONAL VEHICLES COMING IN AND OUT OF THE SITE), AND NEIGHBORHOOD COMPATIBILITY
- PLANNING COMMISSION RECOMMENDED DENIAL OF THE GPA/ZC AND DENIED CUP/SP/MUP BY A UNANIMOUS 7-0 VOTE
- ON APRIL 8, 2024, THE APPLICANT APPEALED THE PC'S ACTION TO THE CC

CC MEETING OF MAY 20, 2024

- THE COUNCIL HELD A PUBLIC HEARING AND CONSIDERED THIS REQUEST. COUNCIL DIRECTED STAFF TO PREPARE A RESOLUTION APPROVING THE APPEAL OF THE CUP/SP/MUP, AND PREPARE A RESOLUTION/ORDINANCE APPROVING THE GPA/ZC (VOTE 4-1)
- THE COUNCIL NOTED A NEED FOR STORAGE FACILITIES IN THE CITY, JOB CREATION, AND THAT ADDITIONAL LAND FOR HOUSING COULD BE AVAILABLE IN THE FUTURE WITH PENDING ANNEXATION APPLICATIONS.



IROQUOIS ST

COLLEGE AVE

EL CAPITAN AVE

EMERALD DR

TAHOE DR

E ALEXANDER AVE

E OLIVE AVE

OLEANDER AVE

SYCAMORE DR

GARY AVE

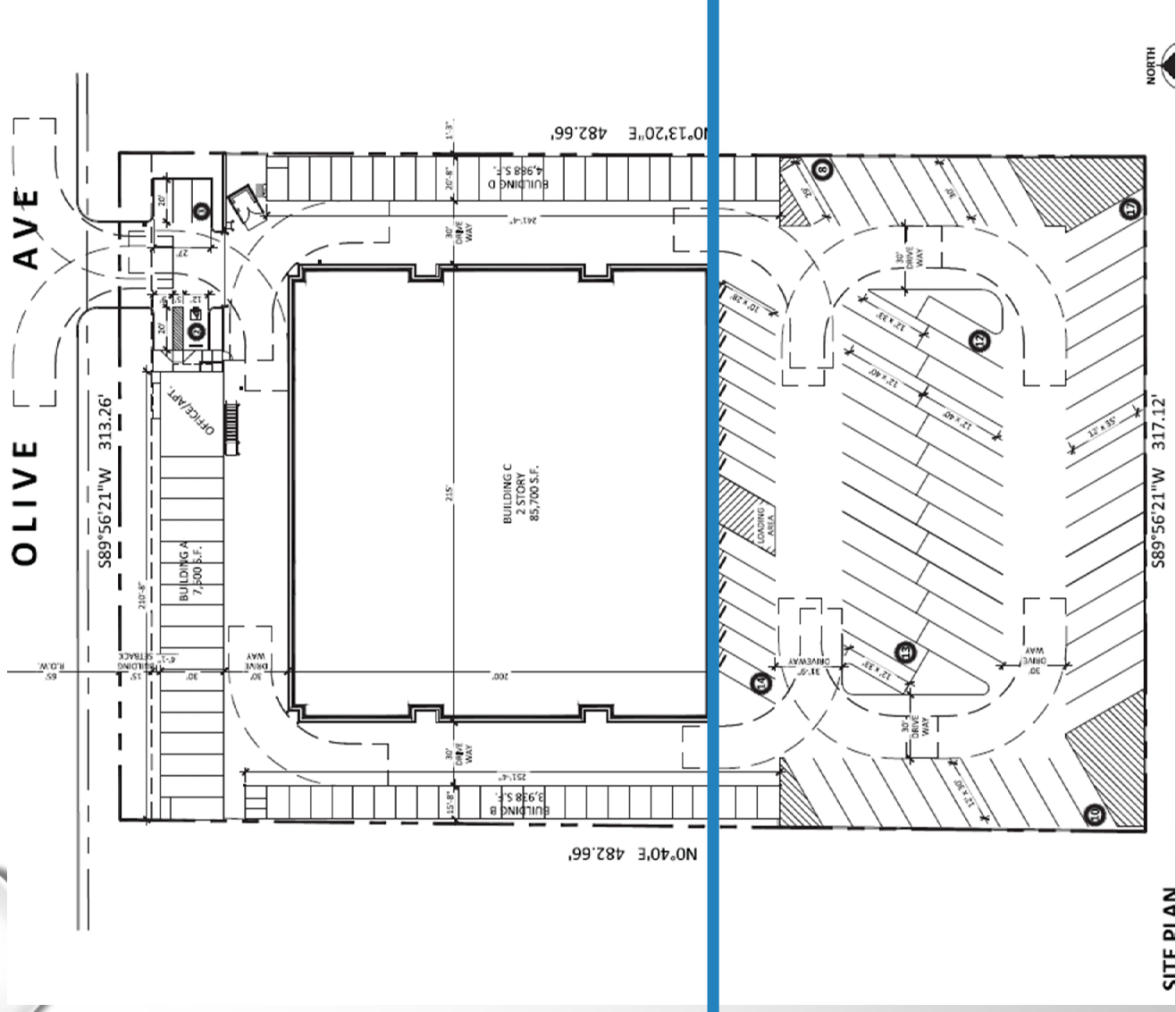
Single-Family Homes

Church

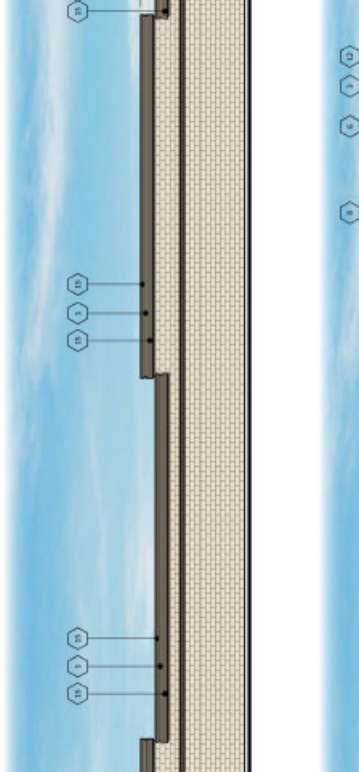
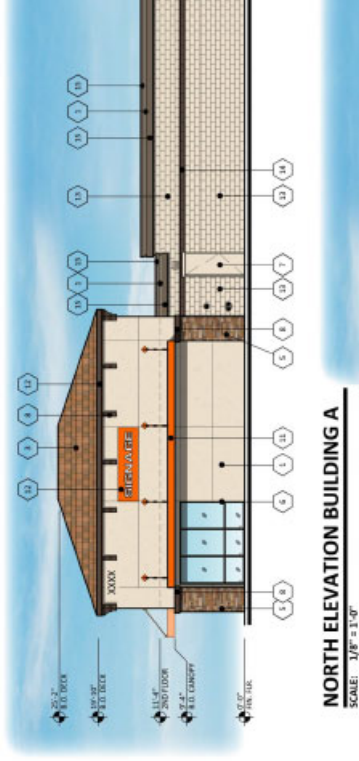
School

Park

Subject Site - 470 E. Olive Ave.
(Storage & Boat/RV Parking)



- 681 Storage Units & 74 Long-Term Boat/RV Parking Spaces
- Zero-Lot Line (setbacks) along East & West Property Lines
- Perimeter fenced with gate access from E. Olive Avenue (Vehicle Stacking up to 65 Feet)



Frontage along E. Olive Avenue/Office & Manager's Unit would be 2-story with stucco finish with stone veneer accents and large storefront windows/Block wall (back of storage units) along E. Olive Ave.

CITY COUNCIL ACTION (TWO SETS OF MOTIONS)

- ONE MOTION (APPROVE/DISAPPROVE/MODIFY):
 - **ADOPT A RESOLUTION** APPROVING ENVIRONMENTAL REVIEW #23-45 (MITIGATED NEGATIVE DECLARATION), AND GPA #23-05 CHANGING THE GENERAL PLAN DESIGNATION FROM LOW-MEDIUM DENSITY RESIDENTIAL (LMD) TO BUSINESS PARK (BP)
 - **INTRODUCE AN ORDINANCE** APPROVING ZONE CHANGE #434 TO ALLOW THE ESTABLISHMENT OF P-D #81 CHANGING THE LAND USE DESIGNATION FROM LOW MEDIUM DENSITY RESIDENTIAL (R-2) TO “SELF-STORAGE”
 - **APPROVING THE LEGISLATIVE ACTION AGREEMENT** AND AUTHORIZING CITY MANAGER TO EXECUTE NECESSARY DOCUMENTS
- SECOND MOTION (APPROVE/DISAPPROVE/MODIFY):
 - **ADOPT A RESOLUTION** APPROVING THE APPEAL OF THE PLANNING COMMISSION’S DENIAL OF CUP #1276, SP #538, MUP #24-02, AND ENVIRONMENTAL REVIEW #23-45 (MITIGATED NEGATIVE DECLARATION)