



Legislation Details

File #:	24-551	Version:	1	Name:	
Type:	Public Hearing Item	Status:		Passed	
File created:	5/28/2024	In control:	City Council/Public Finance and Economic Development Authority/Parking Authority		
On agenda:	6/17/2024	Final action:	6/17/2024		

Title: SUBJECT: Public Hearing - General Plan Amendment #23-05, Zone Change #434, Establishment of Planned Development (P-D) #81, and Appeal of the Planning Commission’s Denial of Conditional Use Permit #1276, Site Plan Review Permit #538, and Minor Use Permit #24-02. This Request is Initiated by United Security Company, LLC, on Behalf of Nicholas Mary Lee, Trustee, Property Owner, for Approximately 3.50 Acres at 470 E. Olive Avenue; the General Plan Amendment Would Change the General Plan Land Use Designation from Low-Medium Density Residential (LMD) to Business Park (BP). The Zone Change Would Allow the Establishment of the Planned Development to Change the Land Use from Low Medium Density Residential (R-2) to “Self-Storage.” The Conditional Use Permit Would Allow a Live/Work Unit for an Onsite Manager for the Self-Storage Facility. The Site Plan Review Permit Would Allow the Development of a Self-Storage Facility (Approximately 681 Storage Units) with Long-Term Boat and Recreational Vehicle Parking Spaces. 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

REPORT IN BRIEF

Based on City Council direction from the City Council Meeting of May 20, 2024, staff has prepared a resolution approving General Plan Amendment #23-05 and Environmental Review #23-45 (Mitigated Negative Declaration), and an Ordinance approving Zone Change #434 to allow the Establishment of Planned Development (P-D) #81 for a self-storage facility with boat and recreational vehicle parking. Staff has also prepared a resolution approving the appeal of the Planning Commission’s denial of Conditional Use Permit #1276, Site Plan Review Permit #538, Minor Use Permit #24-02, and Environmental Review #23-45 (Mitigated Negative Declaration). The subject site is a 3.50-acre parcel located at 470 E. Olive Avenue, within northeast Merced.

RECOMMENDATION

City Council - Adopt a motion:

- A. Adopting Resolution 2024-66, A Resolution of the City Council of the City of Merced, California, approving Environmental Review #23-45 (Mitigated Negative Declaration) for General Plan Amendment #23-05 and Establishment of Planned Development (P-D) #81 for approximately 3.50 acres of land generally located on the south side of Olive Avenue, approximately 500 feet west of Oleander Avenue, and approving General Plan Amendment #23-05 for the same property changing the General Plan designation from Low-Medium Density Residential (LMD) to Business Park (BP); and,
- B. Introducing Ordinance 2564, An Ordinance of the City Council of the City of Merced, California, approving Zone Change #434 to allow the Establishment of Planned Development (P-D) #81 changing the land use designation from Low Medium Density Residential (R-2) to “Self-Storage” for an approximately 3.50-acre parcel generally located on the south side of Olive Avenue, approximately 500 feet west of Oleander Avenue; and,
- C. Approving the Legislative Action Agreement and authorizing the City Manager to execute the necessary documents; and,
- D. Adopting Amendments to Planning Commission Resolution #4130, approving the appeal of the Planning Commission’s denial of Conditional Use Permit #1276, Site Plan Review Permit #538, Minor

Use Permit #24-02, and Environmental Review #23-45 (Mitigated Negative Declaration) for 470 E. Olive Avenue, generally located on the south side of Olive Avenue, approximately 500 feet west of Oleander Avenue.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map.pdf, 2. Proposed Land Use Changes, 3. Site Plan.pdf, 4. Floor Plans.pdf, 5. Elevations.pdf, 6. Development Standards.pdf, 7. Planning Commission Resolutions #4129 and #4130.pdf, 8. Administrative Report #24-364 (from Council Meeting of 5-20-2024), 9. Initial Study (Mitigated Negative Declaration), 10. Resolution 2024-66, 11. Draft Ordinance 2564, 12. Legislative Action Agreement, 13. Planning Commission Resolution 4130, 14. Presentation

Date	Ver.	Action By	Action	Result
6/17/2024	1	City Council/Public Finance and Economic Development Authority/Parking Authority	approved	Pass