



Legislation Text

File #: 24-645, Version: 1

Report Prepared by: Francisco Mendoza-Gonzalez, Senior Planner, Development Services Department

SUBJECT: Second Reading and Final Adoption of an Ordinance 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

REPORT IN BRIEF

Second reading and final adoption of an Ordinance 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.

RECOMMENDATION

City Council - Adopt a motion adopting **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.

ALTERNATIVES

1. Approve, as directed by the City Council; or,
2. Approve subject to modifications as conditioned by City Council; or,
3. Deny; or,
4. Refer back to staff for reconsideration of specific items (to be addressed in the motion); or,
5. Continue to a future meeting (date and time to be specified in the motion).

AUTHORITY

Title 19 of the Merced Municipal Code outlines environmental review procedures and California Government Code Section 65358(a) grants authority to amend all or part of an adopted General Plan. The legislative body may amend zoning designations pursuant to California Government Code Section 65583. Merced Zoning Ordinance Section 20.20.020 grants the City Council authority to approve Planned Developments.

City of Merced Zoning Ordinance Section 20.74 - Appeals addresses the procedure for appealing a decision made by the Planning Commission.

CITY COUNCIL PRIORITIES

Not applicable.

DISCUSSION

Previous Action

On June 3, 2024, Council held a Public Hearing that included the introduction of Ordinance 2564. The Public Hearing item passed.

Past Discussion

The applicant is requesting approval for a land use change to allow a self-storage facility with boat and recreational vehicle parking for a 3.50-acre parcel located at 470 E. Olive Avenue. This request was originally denied by the Planning Commission during their Meeting of May 3, 2024. Additional information about that denial can be found under the “Planning Commission Action” section of this report. After the denial, the applicant filled an appeal to the City Council.

During the City Council Meeting of May 20, 2024, the City Council reviewed this request and directed staff to prepare a resolution approving the appeal of the Planning Commission’s denial of Conditional Use Permit (CUP) #1276, Site Plan Review Permit (SP) #538, Minor Use Permit (MUP) #24-02, and Environmental Review (ERC) #24-15 (Mitigated Negative Declaration) by a vote of 4-1. The City Council also directed staff to prepare a resolution approving General Plan Amendment (GPA) #23-05 and ERC #23-45 (Mitigated Negative Declaration), and an ordinance approving Zone Change (ZC) #434, Establishment of Planned Development (P-D) #81, and ERC #23-45 (Mitigated Negative Declaration) by a vote of 4-1.

During their discussion, the City Council acknowledged that there is a need for self-storage facilities in town, and that many jobs would be created during construction and operation of the self-storage facility. The Council also noted that with the pending annexations around the University of California, Merced, campus and other parts of the City, there could soon be more land for housing projects to make up for the residential land lost with this land use change.

Project Description:

The subject site is a 3.50-acre parcel located within the northeast quadrant of the City at 470 E. Olive Ave (Attachment 1). The subject site is located on the south side of Olive Avenue, approximately 500 feet west of Oleander Avenue. The applicant is requesting to change the General Plan land use designation from Low Medium Density Residential (LMD) to Business Park (BP), and to change the Zoning classification from Low Medium Density Residential (R-2) to Planned Development (P-D) #81, with a land use designation of “self storage”. The Site Plan Review permit would allow the development of a self-storage facility with approximately 681 storage units, and a long-term boat and recreational vehicle parking facility with approximately 74 spaces. The Conditional Use Permit would allow one live/work unit for an onsite manager. The Minor Use Permit is required for interface review of commercial development adjacent to or across from a Low Density Residential (R-1-6) Zone. The applicant has provided a site plan (Attachment 3), floor plans (Attachment 4), elevations (Attachment 5), and development standards (Attachment 6) for this proposal. Additional information regarding the project can be found in Attachment 8, the administrative report from the May 20, 2024, Council meeting.

Environmental Review:

The Planning staff has conducted an environmental review of the project in accordance with the requirements of the California Environmental Quality Act (CEQA) and concluded that Environmental Review #23-45 results in a Mitigated Negative Declaration as the proposal would have an effect on the environment but could be mitigated with certain measures and does not require the preparation of an Environmental Impact Report. A copy of the Initial Study with a Mitigated Negative Declaration and Mitigation Monitoring Program can be found at Attachment 9.

IMPACT ON CITY RESOURCES

No appropriation of funds is needed. This property will be required to be part of the City's Community Facilities District (CFD) for Services and would pay all applicable Public Facilities Impact Fees.

ATTACHMENTS

1. Ordinance 2564