



Legislation Details

File #:	24-364	Version:	1	Name:	
Type:	Public Hearing Item	Status:		Passed	
File created:	4/15/2024	In control:	City Council/Public Finance and Economic Development Authority/Parking Authority		
On agenda:	5/20/2024	Final action:	5/20/2024		

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 of Land at 470 E. Olive Avenue, Generally Located 500 West of Oleander 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 (Approximately 74 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

Request for City Council to consider approving the General Plan Amendment, Zone Change, and Establishment of a Planned Development and the appeal of the Planning Commission’s Denial of Conditional Use Permit #1276, Site Plan Review Permit #538, and Minor Use Permit #24-02. The subject site is a 3.50 acre parcel located at 470 E. Olive Avenue, within northeast Merced.

RECOMMENDATION

General Plan Amendment #23-05, Zone Change #434, and Establishment of Planned Development (P-D) #81

City Council - Adopt a motion:

A. To deny General Plan Amendment #23-04, Zone Change #434, and Establishment of Planned Development (P-D) #81 as recommended by the Planning Commission.

Appeal of Planning Commission’s Denial of Conditional Use Permit #1276, Site Plan Review Permit #538, and Minor Use Permit #24-02

City Council - Adopt a motion:

- A. Open the Public Hearing and hear all testimony regarding the appeal; and,
- B. Close the public hearing; and,
- C. Provide direction to staff regarding Findings to grant or deny the appeal.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map.pdf, 2. Proposed Land Use Changes, 3. Site Plan.pdf, 4. Attachment 4 - Floor

Plans.pdf, 5. Elevations.pdf, 6. Development Standards, 7. Planning Commission Resolutions #4129 and #4130, 8. Proposed Conditions of Approval for Conditional Use Permit #1276, Site Plan Review Permit #538, and Minor Use Permit #24-02, 9. Planning Commission Staff Report #23-289, 10. Initial Study (Mitigated Negative Declaration), 11. Presentation

Date	Ver.	Action By	Action	Result
5/20/2024	1	City Council/Public Finance and Economic Development Authority/Parking Authority	approved	Pass