



Legislation Details

File #: 24-256 **Version:** 1 **Name:**

Type: Public Hearing Item **Status:** Agenda Ready

File created: 3/8/2024 **In control:** Planning Commission

On agenda: 4/3/2024 **Final action:** 4/3/2024

Title: SUBJECT: General Plan Amendment #23-05, Zone Change #434, Establishment of Planned Development (P-D) #81, Conditional Use Permit #1276, Site Plan Review Permit #538, and Minor Use Permit #24-02, initiated by Unite Security Company, LLC, on behalf of Nicholas Mary Lee, Trustee, property owner for the 3.50 acre property located 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 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 Conditional Use Permit would allow a live/work unit for an onsite manager for the self-storage facility. 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. *PUBLIC HEARING*

ACTION: **PLANNING COMMISSION:**
 Recommendation to City Council:
 1) Environmental Review #23-45 (Mitigated Negative Declaration)
 2) General Plan Amendment #23-05
 3) Zone Change #434
 4) Establishment of Planned Development (P-D) #81

Approve/Disapprove/Modify:
 1) Environmental Review #23-45 (Mitigated Negative Declaration)
 2) Conditional Use Permit #1276
 3) Site Plan Review Permit #538
 4) Minor Use Permit #24-02
 [subject to City Council approval of General Plan Amendment #23-05, Zone Change #434, and Establishment of Planned Development (P-D) #81

CITY COUNCIL:
 Approve/Disapprove/Modify:
 1) Environmental Review #23-45 (Mitigated Negative Declaration)
 2) General Plan Amendment #23-05
 3) Zone Change #434
 4) Establishment of Planned Development (P-D) #81

SUMMARY
 The subject site is an undeveloped 3.50-acre parcel generally located at 470 E. Olive Avenue within the northeast quadrant of the City. The subject site is located on the south side of Olive Avenue, approximately 500 feet west of Oleander Avenue (Attachment C). 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 a Low Density Residential (R-1-6) Zone. The applicant has provided a site plan (Attachment D), floor plans (Attachment E), and elevations (Attachment F) for this proposal.

RECOMMENDATION

General Plan Amendment, Zone Change, and Establishment of Planned Development

Planning staff recommends that the Planning Commission recommend approval to the City Council of Environmental Review #23-45 (Mitigated Negative Declaration), General Plan Amendment #23-05, Zone Change #434, and Establishment of Planned Development (P-D) #81 (including the adoption of the Draft Resolution at Attachment A) subject to the conditions in Exhibit A, the findings/considerations in Exhibit B, and the Mitigation Monitoring Program in Exhibit C of the Draft Resolution.

Conditional Use Permit, Site Plan Review, and Minor Use Permit

Planning staff recommends that the Planning Commission approve Conditional Use Permit #1276, Site Plan Review #538, and Minor Use Permit #24-02 (including the adoption of the Draft Resolution at Attachment B) subject to the conditions in Exhibit A, the findings/considerations in Exhibit B, and the Mitigation Monitoring Program in Exhibit C of the Draft Resolution, and contingent upon City Council approval of the General Plan Amendment, Zone Change, and Establishment of Planned Development.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Attachment A - PC Resolution #4129.pdf, 2. Attachment B - PC Resolution #4130.pdf, 3. Attachment C - Location Map.pdf, 4. Attachment D - Land Use Map.pdf, 5. Attachment E - Site Plan.pdf, 6. Attachment F - Floor Plans.pdf, 7. Attachment G - Elevations.pdf, 8. Attachment H - Permitted Land Uses in B-P designation.pdf, 9. Attachment I - P-D #81 - Development Standards.pdf, 10. Attachment J - Initial Study #23-45 (Self Storage) 470 E Olive Ave.pdf, 11. Attachment K - Mitigation Monitoring Table.pdf, 12. Attachment L - Presentation.pdf

Date	Ver.	Action By	Action	Result
4/3/2024	1	Planning Commission	denied	Pass