

ORDINANCE NO. _____

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 OF WEST OF OLEANDER AVENUE.

THE CITY COUNCIL OF THE CITY OF MERCED DOES ORDAIN AS FOLLOWS:

SECTION 1. AMENDMENT TO CODE. The property described in Exhibit A and shown on the map at Exhibit B, attached hereto, and by reference made a part of this Ordinance, is hereby re-designated as Establishment of Planned Development (P-D) #81 from “Low Medium Density Residential” to “Self Storage” as shown on Exhibit B.

SECTION 2. CHANGE OF MAP. The Director of Development Services is hereby directed to make the appropriate markings on the Establishment of Development #81 in conformance with this Ordinance and the provisions of Title 20 of the Merced Municipal Code.

SECTION 3. STANDARDS. Pursuant to Merced Municipal Code Section 20.20.020 (M)(5) – Development Standards, the re-designated property shall be subject to the Development Standards found at Exhibit C attached hereto and incorporated herein by this reference.

SECTION 4. EFFECTIVE DATE. This Ordinance shall be in full force and effect thirty (30) days after its adoption.

SECTION 5. SEVERABILITY. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this

Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 6. PUBLICATION. The City Clerk is directed to cause a summary of this Ordinance to be published in the official newspaper at least once within fifteen (15) days after its adoption showing the vote thereon.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Merced on the ____ day of _____, 2024, and was passed and adopted at a regular meeting of said City Council held on the ____ day of _____, 2024, by the following called vote:

AYES: Council Members:

NOES: Council Members:

ABSTAIN: Council Members:

ABSENT: Council Members:

APPROVED:
MATTHEW SERRATTO, MAYOR

Mayor

ATTEST:
D. SCOTT MCBRIDE, CITY CLERK

BY: _____
Assistant/Deputy City Clerk

(SEAL)

APPROVED AS TO FORM:
CRAIG J. CORNWELL, CITY ATTORNEY

Craig Cornwell 6-6-2024
City Attorney Date

NOTICE OF POTENTIAL INTRODUCTION OF ORDINANCE

CITY OF MERCED

NOTICE IS HEREBY GIVEN that on _____, 2024, the City Council of the City of Merced is scheduled to consider the introduction of an Ordinance entitled:

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 OF WEST OF OLEANDER AVENUE.

at its regular meeting to be held at 6:00 pm in the City Council Chambers at 678 West 18th Street, Merced, California. The public is invited to provide any oral or written comments regarding this proposed Ordinance.

If adopted, this Ordinance would change the land use designation from “Low-Medium Density Residential” (R-2) to “Self Storage” for approximately 3.50-acres of land generally located on the south side of Olive Ave, approximately 500 feet west of Oleander Avenue.

A copy of the full text of the proposed Ordinance is available for review in the Office of the City Clerk, City of Merced, 678 West 18th Street, Merced, California, and on the City’s website at www.cityofmerced.org.

ASSISTANT CITY CLERK

PUBLISH:

PUBLIC NOTICE OF ADOPTION OF ORDINANCE

CITY OF MERCED

ORDINANCE NO. _____

NOTICE IS HEREBY GIVEN that on _____, 2024, the City Council of the City of Merced adopted Ordinance No. _____, entitled:

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 OF WEST OF OLEANDER AVENUE.

Ordinance No. _____ changes the land use designation from “Low-Medium Density Residential” (R-2) to “Self Storage” for approximately 3.50-acres of land generally located on the south side of Olive Ave, approximately 500 feet west of Oleander Avenue.

Ordinance No. _____ was adopted by the following roll call vote of the City Council:

AYES: Council Members:

NOES: Council Members:

ABSTAIN: Council Members:

ABSENT: Council Members:

A copy of the full text of Ordinance No. _____ is available for review in the Office of the City Clerk, City of Merced, 678 West 18th Street, Merced, California, and on the City's website at www.cityofmerced.org.

ASSISTANT CITY CLERK

PUBLISH:

LEGAL DESCRIPTION

Real property in the City of Merced, County of Merced, State of California, described as follows:

PARCEL 1 AS SHOWN ON THE PARCEL MAP FILED MARCH 24, 1976, IN BOOK 29 OF PARCEL MAPS, PAGE 40, MERCED COUNTY RECORDS, AND BEING A PORTION OF LOTS 3 AND 4 OF THE "MAP OF WALKER'S RESUBDIVISION," RECORDED VOL. 9 PAGE 10, MERCED COUNTY RECORDS.

EXCEPTING THEREFROM THE NORTHERLY 15.00 FEET OF PARCEL 1 AS CONVEYED TO THE CITY OF MERCED BY DEED RECORDED JUNE 21, 1988 IN BOOK 2682, OFFICIAL RECORDS, PAGE 462, MERCED COUNTY RECORDS.

APN: 007-050-009-000

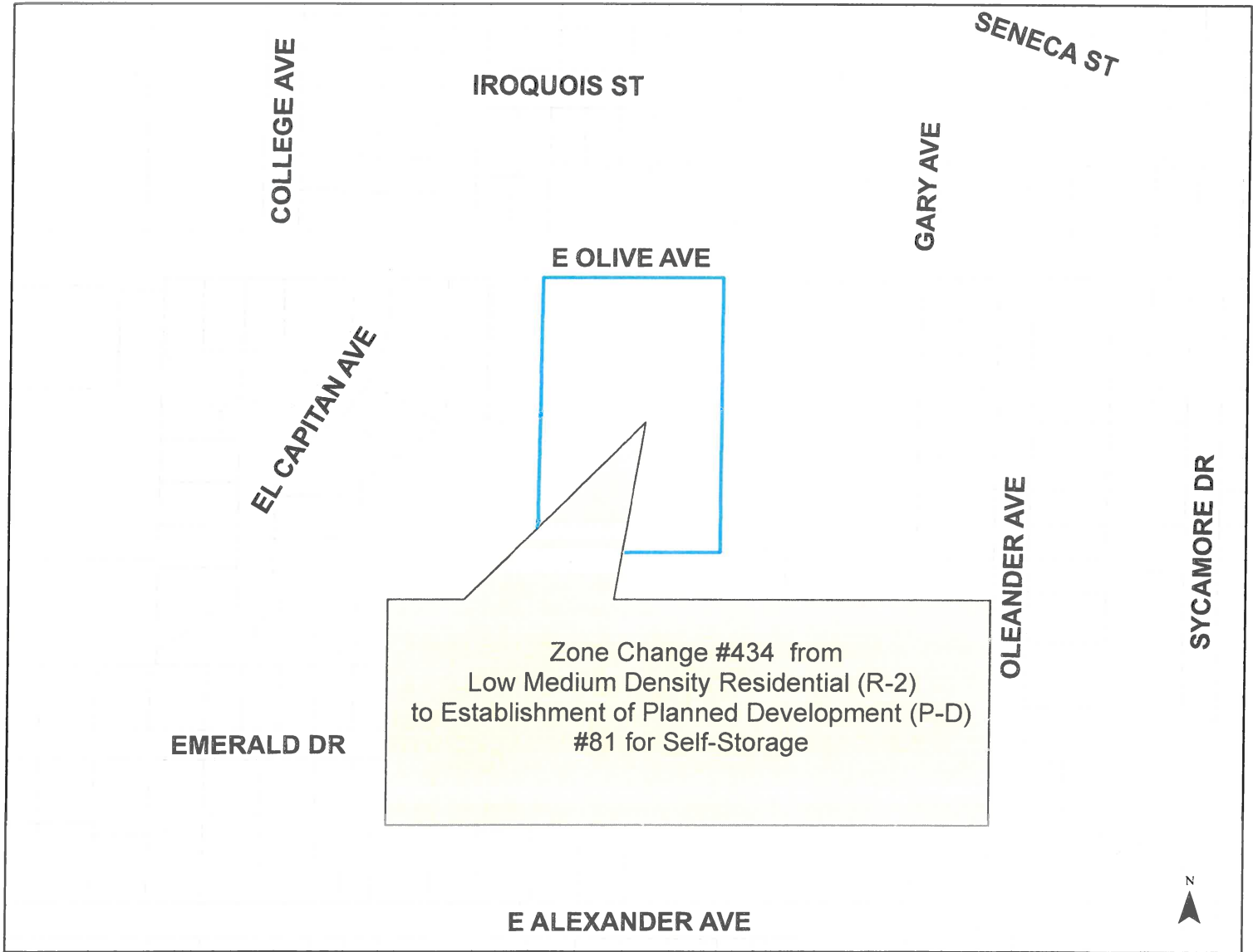


EXHIBIT B

DEVELOPMENT STANDARDS

470 E. Olive Avenue

Self-Storage &

Boat/RV Parking

The following information contains Development Standards for the E. Olive Avenue Self-Storage and Boat/Recreational Vehicle Parking at 470 E. Olive Avenue through the Establishment of Planned Development (P-D) #81

DEVELOPMENT STANDARDS FOR OLIVE AVENUE SELF-STORAGE & BOAT/RV LONG TERM PARKING FACILITY

	P-D #81
Exterior yard/front setbacks for all primary and secondary structures (from north property lines)	15-Feet
Interior yard/side and rear setbacks for all primary and secondary structures (from east, west, and south property lines)	Zero-Lot Line
Off-Street parking for Self-Storage and Boat/RV Long Term Parking Facility	5 parking stalls