

REPORT TO CITY COUNCIL

DATE: SEPTEMBER 27, 2011

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: GREG RAMIREZ, CITY MANAGER

BY: MIKE KAMINO, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

SUBJECT: CONTINUED PUBLIC HEARING (FROM MARCH 23, 2011); INTRODUCTION AND FIRST READING OF ORDINANCE NO. 10-373, AMENDING SECTIONS 9312.2.S.19.c, 9312.3, AND 9654.6, AND ADDING SECTION 9396.4, OF THE AGOURA HILLS MUNICIPAL CODE TO ALLOW SELF-STORAGE USE IN THE BP-M-FC ZONE, NORTH OF THE 101 FREEWAY (CASE NO. 09-ZOA-005)

Staff is requesting the City Council continue the open public hearing for the introduction and first reading of Ordinance No. 10-373. The ordinance would amend Municipal Code Sections 9312.2.S.19.c, 9312.3, and 9654.6, and add Section 9396.4, to allow self-storage use in the Business Park-Manufacturing – Freeway Corridor Overlay (BP-M-FC) zone, north of the 101 Freeway, subject to the issuance of a conditional use permit. Attached is a copy of the draft Ordinance for reference.

On January 13, 2010, the City Council opened the public hearing upon staff presentation of the ordinance. Per the request by an interested individual, the public hearing was then continued by the City Council to their meeting of January 27, 2010. Without re-opening the public hearings, the case was continued five additional times (on January 27, 2010, on March 24, 2010, on May 12, 2010, on November 10, 2010, and on March 23, 2011) to allow staff additional time to meet with interested parties regarding the draft ordinance.

Staff is requesting additional time to review the draft ordinance, and respectfully requests the public hearing be continued to the City Council meeting of February 22, 2012.

RECOMMENDATION

Staff respectfully recommends the City Council continue the open public hearing to February 22, 2012, for introduction and first reading of Ordinance No. 10-373.

Attachment: Draft Ordinance

ORDINANCE NO. 10-373

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, AMENDING ZONING ORDINANCE SECTIONS 9312.2.S.19.c, 9312.3, 9654.6, AND ADDING ZONING ORDINANCE SECTION 9396.4 TO ALLOW SELF STORAGE USE IN THE BP-M-FC ZONE, NORTH OF THE 101 FREEWAY (CASE NO. 09-ZOA-005)

THE CITY COUNCIL OF THE CITY OF AGOURA HILLS HEREBY ORDAINS AS FOLLOWS:

Section 1. Section 9312.2.S.19.c of Part 2 of Chapter 3 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

USE, SERVICE OR FACILITY	COMMERCIAL	BUSINESS PARK
	CS CRS CR	BP-OR BP-M
“Storage and warehouse uses		
c. Storage building facility, mini self	V	∇ <u>DD</u> ”

Section 2. Section 9312.3 of Part 2 of Chapter 3 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

“DD. Permitted in the BP-M-FC zone north of Canwood Street, east of Clareton Drive and west of Derry Avenue, subject to the issuance of a conditional use permit by the Planning Commission, pursuant to the provisions of Chapter 3, Standards for Specific Uses.”

Section 3. Section 9396.4 of Part 11 of Chapter 3 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby added to read:

“9396.4 Self storage uses

The purpose of the following standards is to establish minimum criteria for all self storage uses located in the city to ensure that the completed project will be compatible with existing or potential uses in the surrounding area and consistent with the goals, objectives and policies of the general plan.

A. One caretaker/residential unit may be allowed per facility.

- B. Certain building area may be designated for office and/or retail use as permitted for the zone. The size of the required office and/or retail building area shall be at the discretion of the Planning Commission as part of the Conditional Use Permit.
- C. Indoor storage of vehicles, boats and trailers is allowed. Outdoor storage ancillary to a storage building facility in the BP-M zone, including outdoor storage of vehicles, boats and trailers, shall be screened from public view.
- D. Business storage use is allowed.
- E. A minimum twenty (20)-foot landscape buffer shall be provided adjacent to all public rights-of-way and residential properties. Berming shall be provided within this landscape buffer adjacent to public rights-of-way. No parking or outdoor storage shall be allowed in this setback. A minimum five (5)-foot landscape buffer shall be provided along side property lines. The Planning Commission may increase the landscape areas as part of its review of the Conditional Use Permit.”

Section 4. Section 9654.6 of Division 4 of Part 2 of Chapter 6 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

Industrial

“Self-storage: 1 for each 75 storage units, plus 2 for each caretaker’s unit, plus the required spaces for each additional use on the site.”

Section 5. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid or unconstitutional by any court or competent jurisdiction, such invalidity or unconstitutionality shall not affect any other provision or applications, and to this end the provisions of this ordinance are declared to be severable. The City Council declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase, part or portion thereof even if one or more sections, subsections, sentences, clauses, phrases, parts or portions thereof is declared invalid or unconstitutional.

PASSED, APPROVED, and ADOPTED this _____ day of _____, 2011,
by the following vote to wit:

AYES: (0)
NOES: (0)
ABSENT: (0)
ABSTAIN: (0)

Harry Schwarz, Mayor

ATTEST:

Kimberly M. Rodrigues, City Clerk

APPROVED AS TO FORM

Craig A. Steele, City Attorney

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by the following vote to wit:

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NOES: (0)
ABSENT: (0)
ABSTAIN: (0)

Harry Schwarz, Mayor

ATTEST:

Kimberly M. Rodrigues, City Clerk

APPROVED AS TO FORM

Craig A. Steele, City Attorney