



**DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT**

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Zoning Ordinance Amendment Case No. 05-ZOA-002 (Tom Gesler for Canwood Storage & Offices)

DATE: June 15, 2006

I. BACKGROUND AND DISCUSSION

On May 4, 2006, the Planning Commission held a public hearing for Tom Gesler's request for a Zoning Ordinance Amendment to allow for self-storage facilities in the BP-M-FC zone, north of the 101 Freeway (Case No. 05-ZOA-002). After receiving oral and written testimony from staff, the applicant and the public, the Planning Commission continued the public hearing to June 1, 2006.

Staff was directed to prepare the draft ordinance for the Planning Commission's review, based on the recommendations given by the Commission. Specifically, staff had requested direction concerning the development, design and performance provisions that the Planning Commission wishes included within the text of the ordinance. A summary of the Planning Commission's recommendations and the draft text of the ordinance is provided below.

A. Location

The City Council preferred that new self-storage facilities be located within the BP-M-FC zones on Canwood Street, near Derry Avenue and Clareton Drive. The Planning Commission concurred with staff's recommendation that the boundaries be specifically north of Canwood Street, west of Derry Avenue and east of Clareton Drive. The BP-M-FC zones actually extend south of Canwood Street, adjacent to the 101 Freeway, as well as east of Derry Avenue and west of Clareton Drive. However, the Planning Commission acknowledged that self-storage facilities can potentially be an incompatible use when located adjacent to the freeway and the proposed boundaries assist in retaining the manufacturing and industrial opportunities that are within the existing business parks.

Based on the Planning Commission's recommendation, staff proposes to amend Zoning Ordinance Section 9312.2.S.19.c of the commercial use table, and Section 9312.3 of the commercial use table special conditions as follows (new text underlined):

Section 9312.2.S.19.c (Commercial Use Table)

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

Section 9312.3 (Commercial Use Table Special Conditions)

“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.”

The amendments proposed above would clarify that “self” storage use (rather than “mini” storage use, which was not defined in the Zoning Ordinance) is still allowed in the CRS and BP-M zones. The standards that apply to the CRS zone for the use would remain unchanged as follows:

“V. Permitted subject to conditional use permit from the planning commission if the following conditions are met:

1. No similar use is within five thousand (5,000) feet of the subject parcel, or within 660 feet of the freeway right-of-way;
2. Only within an enclosed building”

The provisions of the use in the CRS zone would no longer apply to the BP-M zone with the proposed amendments. Rather, self storage use would be allowed in the BP-M-FC zone subject to the issuance of a Conditional Use Permit, and only north of Canwood Street, east of Clareton Drive and west of Derry Avenue. Self storage uses would also be subject to parking and development standards discussed below.

B. Development Standards

The Planning Commission directed staff to include specific development standards for self-storage uses within the text ordinance. Based on the consensus of the Planning Commission, staff recommends that Zoning Ordinance be amended to add Section 9361.1 (Special Commercial Use Standards), which would include the following text:

“9396.1 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. Caretaker/residential units are prohibited.
- B. A minimum of 20% of the total building area shall be designated for office and/or retail use as permitted for the zone.
- C. Outdoor storage, including outdoor storage of vehicles, boats and trailers, is prohibited.
- D. Indoor storage of vehicles, boats and trailers is allowed.
- E. Business storage use is allowed.
- F. The design of the facilities shall include full roof elements. All elevations shall be treated equally with architectural detail.
- G. A minimum twenty-five (25)-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 shall be allowed in this setback. The Planning Commission may increase the setback based upon the final design of the project. The site shall also be extensively screened with landscaping and garden walls on all sides of the property.
- H. All exterior lighting shall conform to the City’s lighting standards and guidelines and Zoning Ordinance. Exterior lighting shall be down lit, shielded and directed away from surrounding properties and public rights-of-way with no direct light and glare being visible beyond the boundaries of the property.”

The issue of whether to allow for an on-site caretaker unit was not raised at the public hearing. While many cities allow for caretaker units for storage facilities, staff recommends against the ancillary use since private security companies can provide the same service during closed business hours.

The Planning Commission recommended that a portion of self storage development include office and/or retail use. The Commission recommended that 10%-20% of the total building area serve for office or retail use. The proposed ordinance requires at least 20% of the total building area serve for

office or retail use. Business storage and the indoor storage of vehicles, boats and trailers would also be allowed within the facility.

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The draft ordinance does not include any changes in the 35-foot maximum building height that is currently allowed in the BP-M zone. Full roof-elements on each building would be required, however, as recommended by the Planning Commission.

In order to allow for greater compatibility with the neighboring residential property to the north of these BP-M zoned parcels and to enhance the aesthetic appearance of such facilities as viewed from the adjacent streets, the draft ordinance includes the requirement for 25-foot minimum landscape planters adjacent to residential properties and public rights-of-way. The BP-M zone currently requires 20 feet of landscaping adjacent to public rights-of-way and the rear yard landscaping requirement is currently at the discretion of the Planning Commission. The draft ordinance also includes compliance with the City's lighting design guidelines for on-site lighting, which is to be shielded and directed away from adjacent properties.

C. Parking

The Zoning Ordinance does not include an on-site parking requirement for self-storage facilities. The Planning Commission requested that a parking requirement for this use be included in the draft ordinance and staff subsequently surveyed other cities in the state required this issue. Staff also consulted with the City Traffic Engineer to determine an appropriate parking demand for new self-storage facilities.

The results of the survey are attached to this report. Based on the survey and the City Traffic Engineer's recommendation, staff recommends that the draft ordinance include an on-site parking requirement of one (1) space for each 75 storage units, plus the required spaced for each additional use on the site. Additional uses would include any office or retail space within the facility. Professional office use requires one (1) on-site parking space per 300 square feet of gross floor area. General retail uses require one (1) on-site parking space per 250 square feet of gross floor area.

Environmental Review

No action regarding the environmental review for this project is requested at this time. Rather, staff is requesting the Planning Commission provide direction regarding the content of the draft ordinance. With this direction, staff will prepare the environmental initial study for the project and prepare the appropriate environmental document required of the California Environmental Quality Act. Staff will then present the environmental analysis with the draft ordinance to the Planning Commission at a future noticed public hearing and request the Planning Commission's recommendation to the City Council at that time.

II. RECOMMENDATION

Staff recommends that the Planning Commission provide direction to staff regarding the content of the draft the ordinance, and direct staff to conduct the appropriate environmental review for review and action by the Planning Commission at a future noticed public hearing.

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III. ATTACHMENTS

- Draft Ordinance
- Parking Survey
- May 4, 2006 Planning Commission Meeting Minutes
- May 4, 2006 Planning Commission Staff Report