



City of Rohnert Park Planning Commission Report

DATE: March 24, 2016

ITEM NO: 8.2

SUBJECT: PLMC2015-0001 Consider Removing Boat, RV and Outdoor Storage Facilities, Self-Storage Facilities and Vehicle Storage Yards From the List of Permitted and Conditionally Permitted Uses.

LOCATION: I-L Industrial

REQUEST: Consideration of Resolution No. 2016-02, recommending to the City Council an amendment of the City of Rohnert Park Zoning Ordinance Chapter 17.06.100 (Permitted Use) to eliminate Self-Storage Facilities, Vehicle Storage Yards, Boat, RV and Outdoor Storage from the list of permitted or conditionally permitted uses in the I-L Industrial District and Chapter 17.07.020 (Land Use Footnotes/Special provisions) to delete Footnotes E (Boat, RV and Outdoor Storage and Y (Self-Storage Facility).

APPLICANT: City of Rohnert Park

Subject

At its meeting of January 14, 2016, after review and discussion, the Planning Commission concurred that the following uses be removed from the list of permitted and conditionally permitted land uses in the I-L Industrial Zoning District:

- Boat, RV and Outdoor Storage Facilities
- Self-Storage Facilities
- Vehicle Storage Yard

The Commission asked staff to come back with a Resolution supporting their action. Attached is Resolution No. 2016-02 supporting the Commission's recommendation to the City Council. If removed, these land uses would no longer be permitted in the City of Rohnert Park and existing uses would become legal non-conforming and could remain but not be expanded.

Staff Analysis

After the Commission adopts the Resolution this matter will go before the City Council for its consideration.

Environmental Determination

This code amendments under consideration are not subject to CEQA pursuant to Sections 15060(c) (2) (the activity will not result in a direct or reasonable foreseeable indirect physical change in the environment) and 15060(c) (3) (the activity is not a project as defined in Section 15378 of the CEQA Guidelines, because it has no potential for resulting in a physical change to the environment, directly or indirectly).

Public Notification

This item has been duly noticed by publication in the Community Voice for the Consideration of Resolution No. 2016-02, recommending to the City Council an amendment of the City of Rohnert Park Zoning Ordinance Chapter 17.06.100 (Permitted Use) to eliminate Self-Storage facilities, Vehicle Storage Yards, Boat, RV and Outdoor Storage from the list of permitted or conditionally permitted uses in the I-L Industrial District and Chapter 17.07.020 (Land Use Footnotes/Special Provisions) to delete Footnotes E (Boat, RV and Outdoor Storage) and Y (Self-Storage Facility).

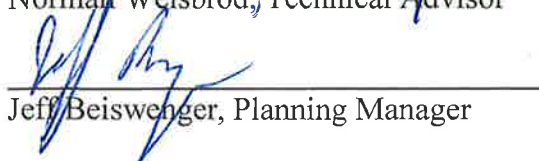
Staff Recommendation

Based on the above analysis staff recommends that the Planning Commission forward a recommendation to the City Council to eliminate Self-Storage facilities, Vehicle Storage Yards, Boat, RV and Outdoor Storage from the list of permitted or conditionally permitted uses in the I-L Industrial District and Chapter 17.07.020 (Land Use Footnotes/Special Provisions) to delete Footnotes E (Boat, RV and Outdoor Storage) and Y (Self-Storage Facility).

Attachments: 1. Resolution No. 2016-02

APPROVALS:


Norman Weisbrod, Technical Advisor


Jeff Beiswenger, Planning Manager

3-18-16

Date

3/18/16

Date

PLANNING COMMISSION RESOLUTION NO. 2016-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROHNERT PARK, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL AN AMENDMENT OF THE CITY OF ROHNERT PARK ZONING ORDINANCE CHAPTER 17.06.100 (PERMITTED USE) TO ELIMINATE SELF-STORAGE FACILITIES, VEHICLE STORAGE YARDS, BOAT, RV AND OUTDOOR STORAGE FROM THE LIST OF PERMITTED OR CONDITIONALLY PERMITTED USES IN THE I-L INDUSTRIAL DISTRICT AND CHAPTER 17.07.020 (LAND USE FOOTNOTES/SPECIAL PROVISIONS) TO DELETE FOOTNOTES E (BOAT, RV AND OUTDOOR STORAGE) AND Y (SELF-STORAGE FACILITY)

WHEREAS, the applicant, City of Rohnert Park, filed Planning Application No. PLMC2015-0001 to recommend to the City Council an amendment of the City of Rohnert Park Zoning Ordinance Chapter 17.06.100 (Permitted Use) to eliminate Self-Storage facilities, Vehicle Storage Yards, Boat, RV and Outdoor Storage from the list of permitted or conditionally permitted uses in the I-L Industrial District and Chapter 17.07.020 (Land Use Footnotes/Special Provisions) to delete Footnotes E (Boat, RV and Outdoor Storage) and Y (Self-Storage Facility); and

WHEREAS, the proposed amendments to Chapter 17.06.100 (Permitted Uses) and Chapter 17.07.020 (Footnotes E and Y) would eliminate those uses in the I-L Industrial Zoning District.

WHEREAS, the purpose of the revisions is to promote the highest and best uses of I-L Industrial zoned land and discourage uses that have few employees compared to most industrial uses, produce no sales tax and may have a lower assessed building valuation than the typical manufacturing or warehouse/distribution/office use; and

WHEREAS, the proposed changes to Chapter 17.06.100 and Chapter 17.07.020 are attached hereto as **Exhibit A**;

WHEREAS; pursuant to California State Law and the Rohnert Park Municipal Code (RPMC), public notice was published in the Community Voice for a minimum of 10 days prior to the first public hearing; and;

WHEREAS; on March 24, 2016, the Planning Commission held a public hearing at which time interested persons had an opportunity to testify either in support or opposition to the proposal; and

WHEREAS; the Planning Commission has reviewed and considered the information contained in Planning Application No. PLMC2015-0001 for the proposed amendments to Chapter 17.06.100 (Permitted Uses) and Chapter 17.07.020 (Footnotes/Special Provisions) in the I-L Industrial District to eliminate those uses in the I-L Industrial Zoning District of the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Rohnert Park makes the following findings, determinations and recommendations with respect to the proposed special provisions amendments to Chapter 17.06.100 (Permitted Uses) and Chapter 17.07.020 (Footnotes/Special Provisions) in the I-L Industrial District of the City of Rohnert Park Zoning Ordinance;

Section 1. The above recitations are true and correct.

Section 2. Findings for Enactment of Amendments to Chapter 17.06.100 (Permitted Uses) and Chapter 17.07.020 (Footnotes/Special Provisions) in the I-L Industrial District of the City of Rohnert Park Zoning Ordinance. The Planning Commission hereby makes the following:

1. *That the proposed amendments to the Zoning Ordinance are consistent with the General Plan 2020.*

Criteria Satisfied. The proposed amendments are consistent with the Classification of Industrial uses within General Plan 2020. This designation accommodates campus-like environments for corporate headquarters, research and development facilities, offices, light manufacturing and assembly, industrial processing, general service, warehousing, storage and distribution and service commercial uses.

2. *That the proposed amendment to the Zoning Ordinance will be beneficial to the public health, safety or welfare.*

Criteria Satisfied. The proposed amendments will benefit the public by eliminating uses that have resulted in police calls for illegal activities including people living in self-storage units, petty theft, suspicious persons, suspicious circumstances and grand theft. With no additional self-storage facilities or storage of vehicles, boats, RVs and general outdoor storage there will be a reduction in calls for Public Safety assistance in these facilities.

Section 3. Environmental Clearance.

The Planning Commission determined that the project is exempt from the California Environmental Quality Act (CEQA) under the General Rule exemption.

Section 4. A duly noticed public hearing concerning amendment to Chapter 17.06.100 (Permitted Uses) and Chapter 17.07.020 (Footnotes/Special Provisions) in the I-L Industrial District of the City of Rohnert Park Zoning Ordinance was held by the Planning Commission on March 24, 2016.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission does hereby recommend that the City Council adopt Findings stated hereinabove and adopt an ordinance amending the City of Rohnert Park Zoning Ordinance Chapter 17.06.100 (Permitted Uses) to eliminate Self-Storage Facilities, Vehicle Storage Yards, Boat, RV and Outdoor Storage from the list of permitted or conditionally permitted uses in the I-L Industrial District and

Chapter 17.07.020 (Land Use Footnotes/Special Provisions) to delete footnotes E (Boat, RV and Outdoor Storage) and Y (Self-Storage Facility), in the form provided in **Exhibit A**.

DULY AND REGULARLY ADOPTED on this 24th day of March, 2016 by the City of Rohnert Park Planning Commission by the following vote:

AYES: _____ NOES: _____ ABSENT: _____ ABSTAIN: _____

ADAMS _____ BLANQUIE _____ BORBA _____ GIUDICE _____ HAYDON _____

John Borba, Chairperson, Rohnert Park Planning Commission

Attest: _____
Susan Azevedo, Recording Secretary

Chapter 17.07

LAND USE FOOTNOTES/SPECIAL PROVISIONS

Sections

17.07.010	Purpose
17.07.020	Footnotes
	A. Adult Entertainment
	B. Arcade Games
	C. Automobile Service Station
	D. Bed & Breakfast Inn
	E. Boat, RV and Outdoor Storage
	F. Communication Facilities
	G. Day Care Home, Family
	H. Density Bonus
	I. Drive-Through Window
	J. Firearm Dealers and Firearm Ammunition Dealers
	K. Hazardous Materials
	L. Home Occupations
	M. Homeless Shelter
	N. Inclusionary Housing
	O. Kennel (Commercial and Noncommercial)
	P. Live/Work
	Q. Manufactured Housing
	R. On-Sale and Off-Sale Liquor
	S. Outdoor & Sidewalk Café
	T. Permit a Use Listed in a Less Restricted District in a More Restrictive District
	U. Recreational Courts
	V. Recycling Facility
	W. Residential Conversion to Non-Residential Uses
	X. Second Residential Unit (a.k.a. in-law or granny units)
	Y. Self Storage Facility
	Z. Single-Room Occupancy Facility
	AA. Small Animals
	BB. Small Wind Energy Systems
	CC. Swimming Pools, Spas and Hot Tubs
	DD. Temporary Construction Buildings and Uses
	EE. Temporary Use/Event
	FF. Vehicular Dealership/Rental (including boats, RVs, and farm and construction equipment)
	GG. Vehicle Repair/Body Shops
	HH. Condominium Conversions

Public and utility services including emergency access shall be adequate to serve the maximum number of occupants proposed.

No more than five (5) rooms shall be rented for lodging unless the Planning Commission can make an additional special finding that due to the size of the property, the relationship to surrounding residential properties and the availability of on-site parking, that more guest rooms will not negatively impact the residential neighborhood. In no case shall there be more than 10 guestrooms.

Rooms shall be rented for no more than 14 consecutive days.

No internal illumination of any signage from an interior light source shall be permitted and all signs shall be subject to Planning Commission approval. Signage shall only identify, rather than advertise, the establishment. The words "hotel" or "motel" shall not be allowed.

The facility is located on or within 500' of an arterial or collector street

No Bed and Breakfast Inns shall be located on a lot closer than 500 feet from any other lot containing a Bed and Breakfast Inn.

The only meal provided shall be breakfast. Other meals may be served at Special Events.

On-site required parking that is not located within a garage or on the paved driveway for the garage shall be screened from view.

The Planning Commission may allow Special Events at the facility if such events are permitted or conditionally permitted in the district in which the Bed and Breakfast is located. If the Planning Commission determines that the proposed Bed and Breakfast Inn is an appropriate location for Special Events to occur with regard to, but not limited to, access, property size, parking, and surrounding uses, additional conditions relating to hours of operation, number of guests, additional parking requirements and music or entertainment provisions may be imposed.

~~BOAT, R.V., AND OUTDOOR STORAGE~~

~~Boat, R.V., and outdoor storage may be permitted in indicated districts only with approval of a conditional use permit and subject to the following provisions. Permanent operations featuring boat, R.V. and/or outdoor storage require a minimum 8-foot high solid screen fence.~~

F. COMMUNICATION FACILITIES

12. There shall be adequate water and sewer service available to serve the second unit, as determined by the City Engineer.
13. Before obtaining an occupancy permit for a second residential unit, the property owner shall file with the County Recorder a declaration of restrictions (i.e., deed restriction) relative to the second unit stating that:
 - a. The second unit shall not be sold separately and shall be maintained in accordance with the second unit requirements of the Rohnert Park Municipal Code.
 - b. The second unit is restricted to the approved size, unless modified by future City approvals.
 - c. The second unit shall remain affordable to lower income or very low income households as defined by the California Department of Housing and Community Development.
 - d. The zoning compliance for the second unit shall be in effect only so long as the primary unit is occupied by the owner of record as their principal residence. Should the second unit no longer be in compliance with this requirement, the second unit shall be altered so as to prevent its use as a second unit (i.e., removal of cooking facilities).
 - e. The above declarations are binding upon any successor in ownership of the property.

~~Y. SELF-STORAGE FACILITY~~

- ~~1. Self-storage facilities may be permitted in indicated districts only with approval of a conditional-use permit and subject to the following provisions:~~
- ~~2. The conditions contained in this Section are intended to serve to differentiate self-service storage facilities from more intensive wholesale or general warehousing uses, especially in regards to the differing parking requirements for these uses.~~
- ~~3. The provisions of this Section shall apply to all new self-storage warehouse uses and to all existing facilities at such a time as the storage areas of the existing business is expanded.~~
- ~~4. No business activity shall be conducted other than the rental of storage spaces for inactive storage uses.~~
- ~~5. All storage shall be fully enclosed within a building or buildings. See also Footnote #4 for boat, R.V. and outdoor storage.~~
- ~~6. No flammable or otherwise hazardous materials shall be stored on-site.~~

- ~~7. Residential quarters for a manager or caretaker may be provided in the development.~~
- ~~8. The development shall provide for two (2) parking spaces for the manager or caretaker, and a minimum of five (5) spaces located adjacent or in close proximity to the manager's quarters for customer parking.~~
- ~~9. Aisle width shall be a minimum of 25 feet between buildings to provide unobstructed and safe circulation. —~~
- ~~10. The site shall be entirely paved with an all-weather surface, except for structures and landscaping.~~
- ~~11. All on-site lighting shall be energy efficient, stationary and directed away from adjoining properties and public rights-of-way.~~
- ~~12. The site shall be completely enclosed with a six (6) foot high solid decorative masonry wall, except for points of ingress and egress (including emergency fire access) which shall be properly gated. The gate(s) shall be maintained in good working order and shall remain closed except when in use.~~
- ~~13. Storage facilities located adjacent to residential districts shall have their hours of operation restricted to 7:00 a.m. to 9:00 p.m., Monday through Saturday, and 9:00 a.m. to 9:00 p.m. on Sundays.~~

Z. SINGLE ROOM OCCUPANCY

1. ***Single Room Occupancy (SRO) living unit facility.*** An SRO living unit facility may be permitted in indicated districts with approval of an administrative permit and subject to the following conditions.
 - a. Excluding the closet and the bathroom area, a SRO living unit shall be a minimum of 150 sq.ft. in floor area. The average unit size in a living unit facility shall be no greater than 275 sq.ft. and no individual unit may exceed 400 sq.ft;
 - b. Each SRO living unit shall be designed to accommodate a maximum of two persons;
 - c. An SRO living unit may contain partial kitchen facilities that are built-in and approved by the Building Department;
 - d. Individual SRO living units shall not have separate external entryways;
 - e. An SRO living unit shall be provided with a kitchen equipped with a kitchen sink; however, an SRO unit may contain partial kitchen facilities so long as a sink is provided and kitchen facilities are provided on each floor accessible

