



City of Rohnert Park Planning Commission Report

DATE: May 12, 2016

ITEM NO: 8.2

SUBJECT: PLMC2015-0001 Amend Rohnert Park Municipal Code Chapter 17.06.100 (Permitted Uses) and Chapter 17.07.020 (Land Use Footnotes/Special Provisions).

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 Uses) and Chapter 17.07.020 (Land Use Footnotes/Special Provisions) to disallow self-storage facilities, vehicle storage yards, and boat, R.V. and outdoor storage facilities in limited industrial zoning districts.

APPLICANT: City of Rohnert Park

Subject

At its meeting of January 14, 2016, after review and discussion, the Planning Commission ("Commission") determined that the City of Rohnert Park ("City") should remove the following uses from the list of permitted and conditionally permitted land uses in the I-L Industrial Zoning District:

- Boat, R.V. and Outdoor Storage Facilities
- Self-Storage Facilities
- Vehicle Storage Yard

The Commission asked staff to prepare Resolution No. 2016-02 ("Resolution") forwarding 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 uses, which could remain but not be expanded.

Staff Analysis

Self-storage facilities, vehicle storage yards, and boat, R.V. and outdoor storage facilities have a number of negative impacts on the community and have limited benefits. These land use types have relatively few employees, produce little sales tax, and often have lower assessed building valuations than other types of units permitted in I-L Industrial Zoning Districts. Unlike more active uses permitted in this zone, such as manufacturing, these uses do not create spin-off opportunities for adjacent properties. A more active industrial use with a higher number of customers and/or employees will generate positive off-site impacts, such as supporting a restaurant business, for example. Due to the lack of on-site activity, storage facilities also pose a law enforcement challenge. The use does not have any occupants and very little on-going activity which creates opportunities for criminal behavior. Prohibiting the growth of these uses will leave more opportunity for other uses more beneficial to the City. Further, 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. The city has a limited supply of industrial zoned sites that have the potential for storage facilities. Most of these sites are in a location that lends itself to industrial or industrial/commercial uses and not as storage facilities.

At the January meeting, when this item was originally discussed, some Planning Commissioners expressed concern over eliminating RV storage from the zoning ordinance since the city does not currently have any RV storage lots and due to the small size of residential lots in the community, this storage may be needed in the future. After further discussion and analysis, it has been determined that RV storage lots have some of the same drawbacks as self-storage and vehicle storage lots (e.g. no employees, opportunities for illegal living quarters, opportunities for criminal activity) and therefore staff recommends that this land use type is eliminated from the code. RV storage is permitted in Rohnert Park if it is accessory to another use. For example, some mobile home parks have small RV storage lots. RV storage is readily available to Rohnert Park residents. The City of Santa Rosa has several lots, just north of Rohnert Park.

Self-storage facilities provide an important function in the community, but Rohnert Park already has a high number. The city is at the high end of the ratio of self-storage facilities in Sonoma County based on the population of the city. Surrounding cities such as Santa Rosa, Petaluma and Windsor have fewer self-storage facilities than Rohnert Park based on their population.

After the Commission adopts the Resolution this matter will go before the City Council for its consideration. An amendment to the zoning ordinance requires a public hearing with the Planning Commission, a public hearing and first reading with the City Council and a second reading and adoption by the Council. A moratorium on storage facilities is currently in effect while the ordinance amendments are considered.

Environmental Determination

The amendments under consideration have no “potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment” because they do not change any existing uses or authorize any future uses. Thus the amendments are not projects pursuant to Section 15378(a) of the CEQA Guidelines and are not subject to CEQA pursuant to Sections 15060(c)(2) and 15060(c)(3) of the CEQA Guidelines.

Public Notification


A public hearing notice denoting the time, date, and location of this hearing was published in the *Community Voice* for the March 24, Planning Commission meeting. This item was continued to May 12, 2016 for additional testimony and consideration.

Staff Recommendation

Based on the above analysis, staff recommends that the Commission adopt Resolution 2016-02 recommending to the City Council amendments to MC Chapter 17.06.100 (Permitted Uses) eliminating “Self-Storage Facility”, “Vehicle Storage Yard”, and “Boat, RV and Outdoor Storage Facility” from the list of permitted or conditionally permitted uses in the I-L Industrial District and amendments to MC Chapter 17.07.020 (Land Use Footnotes/Special Provisions) deleting Footnotes E (Boat, R.V. and Outdoor Storage) and Y (Self-Storage Facility).

Attachments: 1. Resolution No. 2016-02


APPROVALS:




Norman Weisbrod, Technical Advisor



Jeff Beiswenger, Planning Manager



Date



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 FACILITY, VEHICLE STORAGE YARD, AND BOAT, R.V. AND OUTDOOR STORAGE FACILITY FROM THE LIST OF PERMITTED OR CONDITIONALLY PERMITTED USES IN THE I-L INDUSTRIAL DISTRICT AND TO AMEND 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 amendments to the City of Rohnert Park Zoning Ordinance Chapter 17.06.100 (Permitted Use) eliminating Self-Storage Facility, Vehicle Storage Yard, and Boat, R.V. and Outdoor Storage Facility from the list of permitted or conditionally permitted uses in the I-L Industrial District and to Chapter 17.07.020 (Land Use Footnotes/Special Provisions) deleting 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) attached hereto as Exhibit A and incorporated herein by reference (collectively the "Proposed Amendments") would eliminate those uses in the I-L Industrial Zoning District; and

WHEREAS, the purpose of the revisions are 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, pursuant to California state law and the Rohnert Park Municipal Code, public notice was published in the Community Voice a minimum of 10 days prior to the first public hearing; and

WHEREAS, on March 24, 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 the public hearing was continued to May 12, 2016 to allow for additional testimony; and

WHEREAS, the Planning Commission has reviewed and considered the information contained in Planning Application No. PLMC2015-0001 for the Proposed Amendments;

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 Amendments;

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 findings:

1. *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. Discontinuing personal storage types of uses will result in the land in the I-L zone being used for more traditional light industrial uses.

2. *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 additional land uses in the I-L Industrial District 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.

Section 3. Environmental Clearance.

The Planning Commission has determined that the Proposed Amendments are exempt from the California Environmental Quality Act (CEQA) under the General Rule exemption. The Proposed Amendments will not require any changes to existing uses and do not authorize any future uses, and thus do not have the potential for resulting in either a direct or a reasonably foreseeable indirect physical change in the environment. As a result, the Proposed Amendments are not a “project” within the definition of CEQA.

Section 4. A duly noticed public hearing concerning the Proposed Amendments was held by the Planning Commission on March 24 and continue to May 12, 2016.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission does hereby recommend that the City Council: (1) adopt the Findings stated hereinabove and (2) adopt an ordinance amending the City of Rohnert Park Zoning Ordinance as follows: (a) Section 17.06.100 (Permitted Uses) to eliminate Self-Storage Facility, Vehicle Storage Yard, and Boat, R.V. and Outdoor Storage Facility from the list of permitted or conditionally permitted uses in the I-L Industrial District and (b) Section 17.07.020 (Land Use Footnotes/Special Provisions) to delete footnotes E (Boat, RV and Outdoor Storage) and Y (Self-Storage Facility) from Section

17.07.020. These revisions to Sections 17.06.100 and 17.07.020 would result in the Zoning Ordinance being amended to read as is shown in the form provided in **Exhibit A**.

DULY AND REGULARLY ADOPTED on this 12th day of May, 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

17.06.100 - Permitted uses.

The following is a list of land uses and the limited industrial district within which they are permitted as follows:

P = permitted

C = conditionally-permitted by planning commission

A = administrative permit

Z = certificate of zoning compliance

T = temporary conditional permit

I = uses allowed as incidental to a primary use

Uses involving chemicals may also be subject to requirements regarding hazardous materials (footnote 11), in which case more restrictive requirement shall apply. Land uses that are not specifically listed are not permitted unless determined, by the planning and community development director, to be substantially similar to a listed use. If the listed land use is followed by a number or a section reference in parenthesis, that number or reference directs the reader to the corresponding land use footnote or special provision which follow this chapter.

Land Use Category	I-L District
Adult Business (subject to the provisions and limitations of Chapters 8.37, 8.38, and 8.39) (A)	C
Agricultural Processing (includes viticulture)	C
Agricultural Services	A
Aircraft Related Industry	A
Animal Hospital/Veterinary Clinic	A
Ambulance Service	A
Appliance Repair Service	P
Auto Parts Sales and Installation	P
Automobile Service Station (C)	C
Beverage Bottling Plant	P

Boat, RV, and Outdoor Storage Facility (E)	C
Boat Building	P
Brewery/Distillery/Winery (R)	A
Broadcasting Studio	A
Car Wash	P
Clubs and Lodges	C
Commercial Filming Studio	P
Communication Facility (F)	C/A
Contractors' Storage Yard	C
Convention Center	C
Cooperage	P
Cultural Institution (e.g. museums)	C
Dairy Products Processing	P
Day Care Center (Nonresidential)	C(I)
Dry Cleaning Plant	A
Exterminator	P
Food Processor	C
Fuel Storage	C
Funeral Parlor/Mortuary	C
Health Club	P(I)

Household Hazardous Waste Facility	C
Household Services/Contractors (e.g. plumbing, painting, electrical, interior decorating)	P
Kennel (Commercial) (O)	C
Laundries/Linen Supply Service	P
Light Manufacturing and/or Assembly (Laboratory requirements to Biosafety Levels 1 and 2)	P
Lumber Yard	P
Massage Therapy (see Chapter 8.36)	P(I)
Medical Laboratory	A
Microbrewery	
• with restaurant	C
• without restaurant	P
Nursery (Horticulture)	P
Office	A
Parking Lot (Commercial)	C
Parcel Delivery Service	P
Personal Services	
• As a Principal Use	A
• As an Incidental Use	I
Photographic Plant	P
Printing and Blueprinting	P

Private/Public Utility Facility (F)	
• Minor	Z/C
• Major	C
Public Assembly	C
Public Facility—Non-City owned or proposed (see also Public Utility)	C
Public Facility—City owned or proposed (subject to Planning Commission review on referral from City Council)	P
Publishing	P
Recycling Facility (V)	
• Reverse Vending Machines	P
• Small Collection Facility	A
• Large Collection Facility	C
• Light Processing Facility	C
Religious Assembly	C
Research and Development (Laboratory requirements to Biosafety Levels 1 and 2 only)	P
Restaurant (I)	
• As an Incidental Use	A
Retail Use	
• As an Incidental Use	A
Retail Warehouse	C
School	

• Trade School	A
• High School	C
Security Guard Residence	I
Self Storage Facility (Y)	E
Sign Shop	P
Stone Works	P
Studio (e.g. Dance, Martial Arts)	A
Taxidermist	A
Telecom Center	A
Temporary Use/Event (EE, see also DD)	
• Arts and Crafts Show	T
• Circus/Carnival	T
• Flea Market/Swap Meet	A
• Live Entertainment	A
• Outdoor Exhibit	A
• Recreational Event	A
• Religious Assembly	A
• Retail Sales	A
• Seasonal Lot/Activity (e.g. Christmas trees, pumpkins)	T
• Trade Fair	T

Towing Service/Impound Yard	A
Trucking Terminal (including moving and storage)	A
Upholstery Shop	P
Vehicle Storage Yard	A
Vehicular Dealerships/Rentals (incl. boats, farm and construction equip.) (FF)	A
Vehicle Repair/Body Shops (GG)	P
Warehousing/Wholesaling	P

(Ord. 751 § 2 (part), 2005; Ord. 739 § 2 (part), 2005; Ord. 695 § 3, 2003)

(Ord. No. 854, § 2(Exh. A), 7-9-2013; Ord. No. 887, § 4(Exh. A), 5-26-2015)

Chapter 17.07 - LAND USE FOOTNOTES/SPECIAL PROVISIONS

17.07.010 - Purpose.

The purpose of this chapter is to establish standards for the approval, conditional approval or disapproval of particular uses that typically have unusual site development features or operating characteristics requiring the establishment of standards to ensure that the use is designed, located, and operated compatibly with uses on adjoining properties and in the surrounding area.

(Ord. 695 § 3, 2003)

17.07.020 - Footnotes.

The following standards apply to the land use indicated by corresponding number in the zoning district use charts:

[no changes to A.ADULT ENTERTAINMENT through D.BED & BREAKFAST INN]

~~E. 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 eight foot high solid screen fence.~~

[no changes to F. COMMUNICATION FACILITIES through X.SECOND RESIDENTIAL UNIT]

~~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 E 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 parking spaces for the manager or caretaker, and a minimum of five spaces located adjacent or in close proximity to the manager's quarters for customer parking.~~
- ~~9. Aisle width shall be a minimum of twenty 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 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.~~

[no changes to Z. SINGLE ROOM OCCUPANCY through HH.CONDOMINIUM CONVERSIONS]