



City of Rohnert Park Planning Commission Report

DATE: September 29, 2016

ITEM NO: 8.2

SUBJECT: PLSP16-0001 Amend Northwest Specific Plan Table 5-1 Permitted Uses Land Use Category I-L Self-Storage Facility, Boat, RV and Outdoor Storage Facility and Vehicle Storage Yard as a Conditional Use Permit

LOCATION: Industrial Land Use designation in the Northwest Specific Plan. This area comprises 14.3 acres in the northern portion of the Specific Plan

REQUEST: Consideration of Resolution No. 2016-26, recommending to the City Council an amendment to the Northwest Specific Plan to remove self-storage facilities, vehicle storage yards, and boat, RV and outdoor storage facilities from the Industrial designated area of the Specific Plan

APPLICANT: City of Rohnert Park

Background

At its meetings of January 14, 2016 and May 12, 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, RV 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.

In reviewing the Specific Plans, staff became aware that the Northwest Specific Plan (NWSP) also permitted self-storage facilities, vehicle storage yards, and boat, RV and outdoor storage facilities with a conditional use permit in the Industrial designated areas of the Specific Plan. As a specific plan the land use designation in the Northwest area function independently from the zoning ordinance. Therefore it is possible to have different land use regulations in the Northwest Specific Plan than the remainder of the city.

Proposal

Staff recommends amendments to the NWSP that would eliminate “Self-Storage Facility”, “Vehicle Storage Yard”, and “Boat, RV and Outdoor Storage Facility” from the list of permitted or conditionally permitted uses in the industrial designated area of the Northwest Specific Plan. These changes would become effective on July 1, 2017, when the prezoning for the Northwest Specific Plan expires.

When property is annexed to the City of Rohnert Park a prezoning is established for a period of two (2) years. The annexation was approved on July 1, 2015. No changes can be made to the zoning requirements placed on the property until July 1, 2017.

The moratorium on self-storage expires on May 12, 2017 before the proposed land use changes in the Northwest Specific Plan would become effective. However, the short period of time between the expiration of the moratorium and the amendments to the NWSP would not allow a developer time to submit a conditional use permit application and go before the Planning Commission at a public hearing to approve a self-storage proposal.

Staff Analysis

At its meeting of June 28, 2016, the Commission took action to recommend to the City Council the removal of self-storage facilities, vehicle storage yards and boat, RV and outdoor storage facilities as a conditionally permitted or permitted use in the I-L Industrial Limited District. This proposal will result in the same action in the industrial designated area in the Northwest Specific Plan.

Self-storage facilities, vehicle storage yards, and boat, RV 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 or no sales tax, and often have lower assessed building valuations than other types of units permitted in industrial 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 amendment 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. Removing these uses from the NWSP will mitigate the negative impacts these uses have in industrial designated areas.

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 NWSP 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.

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 September 29, 2016 Planning Commission meeting.

Recommended Planning Commission Action

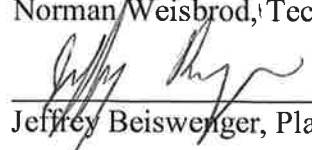
Based on the above analysis, staff recommends that the Commission adopt Resolution 2016-26 recommending to the City Council amendment to the NWSP eliminating “Self-Storage Facility”, “Vehicle Storage Yard”, and “Boat, RV and Outdoor Storage Facility” from the list of permitted or conditionally permitted uses in the industrial designated area.

Attachments: 1. Resolution No. 2016-26

APPROVALS:



Norman Weisbrod, Technical Advisor



Jeffrey Beiswenger, Planning Manager

9.23.16

Date

9-23-2016

Date

PLANNING COMMISSION RESOLUTION NO. 2016-26

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROHNERT PARK, CALIFORNIA, RECOMMENDING APPROVAL TO THE CITY COUNCIL OF AN ORDINANCE AMENDING NORTHWEST SPECIFIC PLAN TABLE 5-1 (PERMITTED USES) TO ELIMINATE SELF-STORAGE FACILITY, BOAT, RV AND OUTDOOR STORAGE FACILITY AND VEHICLE STORAGE YARD

WHEREAS, the applicant, City of Rohnert Park, filed Planning Application No. PLSP16-0001 proposing to amend Northwest Specific Plan ("NWSP") by amending Table 5-1 (Permitted Uses) to revise the list of permitted uses in the Industrial (I-L) districts to eliminate Self-Storage Facility, Boat, RV and Outdoor Storage Facility and Vehicle Storage Yard;

WHEREAS, the proposed amendments to Table 5-1 (Permitted Uses) would prohibit the establishment of Self-Storage facility; Boat, RV and Outdoor Storage Facility; and Vehicle Storage Yard in the NWSP;

WHEREAS, the proposed changes to Table 5-1 Permitted Uses of the NWSP are attached hereto as Exhibit A;

WHEREAS, 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;

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

WHEREAS; On, September 29, 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. PLSP16 0001 for the proposed amendments to Table 5-1 (Permitted Uses) to eliminate Self-Storage facility, Boat, RV and Outdoor Storage Facility and Vehicle Storage Yard as a conditionally permitted use in the I-L Industrial Limited designated area in the NWSP.

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 amendment to Table 5-1 (Permitted Uses) that would eliminate Self-Storage facility, Boat, RV and Outdoor Storage Facility and Vehicle Storage Yard as a conditionally permitted use in the I-L Industrial Limited designated area in the NWSP;

Section 1. The above recitations are true and correct.

Section 2. Findings for Enactment of Amendment to Table 5-1 (Permitted Uses) in the NWSP. The Planning Commission hereby makes the following findings concerning amendments to Table 5-1 (Permitted Uses):

1. *That the proposed amendment to the Northwest specific plan are consistent with the General Plan 2020.*

Criteria Satisfied. The proposed amendment to Table 5-1 (Permitted Uses) Land Use Category I-L in the NWSP will simplify the approval process for uses that comply with the requirements of the industrial designated area where they are located which is consistent with the General Plan 2020 in implementing the vision of economic development in the city. The proposed amendment to Table 5-1 (Permitted Uses) will insure industrial or related uses that will be compatible with the General Plan Objective to “encourage job growth”.

2. *That the proposed amendment to the Northwest Specific plan will be beneficial to the public health, safety or welfare.*

Criteria Satisfied. The proposed amendment to the NWSP will remove 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. Self-storage facilities are typically designed with blank walls enclosing the facility with poor visibility from the outside. The lack of employees and poor visibility encourages the opportunity for crime compared to other industrial and related uses.

Section 3. Findings for a Specific Plan Amendment.

1. *The specific plan or specific plan amendment is consistent with the city’s general plan;*

Criteria Satisfied. The proposed amendment to the NWSP is consistent with the general plan in that it will result in industrial and related uses that will encourage employment and will result in development that will be a visual enhancement to the area.

2. *The specific Plan or specific plan amendment will not adversely affect the public health and safety or result in incompatible land uses;*

Criteria Satisfied. Self-storage facilities in the city have resulted in petty theft and crime issues that affect public health and safety. Removing these uses will protect the public health and safety. The remaining permitted or conditionally permitted uses in the industrial area will be compatible with the surrounding area.

3. *The specific plan or specific plan amendment provides the framework to phase and pace growth within the specific plan area so as to ensure completion of all necessary public facilities concurrently with the completion of the specific plan; or, alternately,*

a statement of public policy consideration can be adopted and/or an exception granted in accordance with the general plan policies GM-10, GM-11, and GM-12.

Criteria Satisfied. Not applicable.

4. *The specific plan or specific plan amendment identifies adequate financing mechanisms for the infrastructure and public facilities required to support the development.*

Criteria Satisfied. Not applicable.

5. *In the case of a specific plan amendment, the following additional finding shall be made: The proposed specific plan amendment will not create internal inconsistencies within the specific plan and is consistent with the purpose and intent of the specific plan it is amending.*

Criteria Satisfied. The proposed amendment is consistent with the specific plan in that it will assure industrial uses that are an attractive addition to the specific plan and will provide uses that will employ residents in the city and result in a variety of industrial and related uses.

6. *In the case of a specific plan located within unincorporated territory, the following additional finding shall be made: The proposed specific plan is consistent with the planning and rezoning designation provided for the specific plan area pursuant to Government Code Sections 65300 and 65859, or alternatively functions as rezoning for the unincorporated territory.*

Criteria Satisfied. Not Applicable

Section 4. Environmental Clearance.

1. 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.

Section 5. Public Hearing

1. A duly noticed public hearing concerning amendment to the Northwest Specific Plan to amend Table 5-1 (Permitted Uses) was held by the Planning Commission on September 29, 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 Northwest Specific Plan Table 5-1 “Permitted Uses” in the form provided in Exhibit A.

DULY AND REGULARLY ADOPTED on this 29th day of September, 2016 by the City of Rohnert Park Planning Commission by the following vote:

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

ADAMS _____ ARMSTRONG _____ BORBA _____ GIUDICE _____ HAYDON _____

John Borba, Chairperson, Rohnert Park Planning Commission

Attest: _____
Susan Azevedo, Recording Secretary

Exhibit A

Land Use Category	I-L
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 & 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 & 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 (Non-Residential)	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

INDUSTRIAL

Uses not shown are prohibited unless determined by the Planning Director to be consistent with the Specific Plan.

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

If the listed land use is followed by a letter or a section reference in parenthesis, that number or reference directs the reader to the corresponding land use footnote or special provision in Municipal Code Section 17.07.020.

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Table 5-1: PERMITTED USES

Land Use Category	I-L
Light Manufacturing and/or Assembly (Laboratory requirements to Biosafety Levels 1 and 2)	P
Lumber Yard	P
Massage Therapy (see Chapter 9.80 of Zoning Code)	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 & 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)	

Land Use Category	I-L
▪ 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)	C
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 & 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 & storage)	A
Upholstery Shop	P
Vehicle Storage Yard	A
Vehicular Dealerships/Rentals (incl. boats, farm & construction equip.) (FF)	A
Vehicle Repair/Body Shops (GG)	P
Warehousing/Wholesaling	P

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