

RESOLUTION NO. 2017-030

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROHNERT PARK, CALIFORNIA, AMENDING THE NORTHWEST SPECIFIC PLAN TO ELIMINATE SELF-STORAGE FACILITIES, BOAT, RV AND OUTDOOR STORAGE FACILITIES AND VEHICLE STORAGE YARDS FROM THE LIST OF APPROVED LAND USES

WHEREAS, the City of Rohnert Park, filed Planning Application No. PLSP16 -0001 proposing to amend the Northwest Specific Plan to eliminate Self Storage Facilities, Board. RV and Outdoor Storage Facilities and Vehicle Storage Yards from the list approved land uses within the Specific Plan Area; and

WHEREAS, these proposed changes compliment proposed changes to the Rohnert Park Municipal Code that would remove the same land uses from the list approved uses within the I-L Zone anywhere in the City; and

WHEREAS, on September 19, 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 the Planning Commission recommended adoption of the Northwest Specific Plan amendments to the City Council; and

WHEREAS, on March 14, 2017, the City Council conducted a duly notice public hearing to review and consider the information contained in Planning Application No. PLSP16-0001 for the amendments to Northwest Specific Plan to eliminate Self-Storage Facilities, Boat, RV and Outdoor Storage Facilities and Vehicle Storage Yards from the list approved land uses within the Northwest Specific Plan Area.

NOW, THEREFORE, the City Council of the City of Rohnert Park does hereby resolve as follows:

Section 1. The above recitations are true and correct and material to this resolution. In making its findings, the City Council relied upon and hereby incorporates by reference all staff reports, presentations, and other documentation presented to the Council in the meeting.

Section 2. Findings for Approval of the proposed amendments to the Northwest Specific Plan:

1. The proposed amendments to the Northwest Specific Plan 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 Northwest Specific Plan will be beneficial to the public health, safety or welfare.

Criteria Satisfied. The proposed amendments will benefit the public by eliminating self-storage, vehicle storage and boat, RV and outdoor storage uses as allowed land uses. These uses are low-quality land uses with limited benefits. Further, unlawful incidents at self-storage facilities have required response by Public Safety personnel. The proposed amendments will not have any detrimental impacts as existing self-storage facilities may remain in place as legal non-conforming uses and the City has not experienced a need for boat, RV and outdoor storage facilities or vehicle storage due to the ability of residents to store these items on private property. The amendments will have positive impacts on the public health, safety or welfare.

3. That with the proposed amendment adequate and available sites remain to mitigate the loss of residential density and accommodate the city's "fair share" regional housing needs used by the State Department of Housing and Development in determining compliance with Housing Element Law pursuant to Government Code Section 65863(b).

Criteria satisfied. The proposed amendments will not affect the availability of housing or residential density.

Section 3. Environmental Clearance. This Specific Plan 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).

Section 4. Approval of Amendments to Northwest Specific Plan. The City Council hereby amends the Northwest Specific Plan by replacing Chapter 5 "Permitted Land Uses and Development Standards" in its entirety as shown on Exhibit A, attached hereto and incorporated by reference as if set forth in full.

Section 5. Severability. The City Council hereby declares that every section, paragraph, sentence, clause, and phrase of this resolution is severable. If

any section, paragraph, sentence, clause or phrase of this resolution is for any reason found to be invalid or unconstitutional, such invalidity, or unconstitutionality shall not affect the validity or constitutionality of the remaining sections, paragraphs, sentences, clauses, or phrases.

Section 6. Effective Date. This resolution shall be in full force and effective upon its adoption.

DULY AND REGULARLY ADOPTED this 14th day of March, 2017.

CITY OF ROHNERT PARK

Pam Stafford for

Jake Mackenzie, Mayor

ATTEST:

JoAnne M. Buergler

JoAnne M. Buergler, City Clerk

Attachment: Exhibit A

AHANOTU: AYE BELFORTE: AYE CALLINAN: AYE STAFFORD: AYE MACKENZIE: Absent

AYES: (4) NOES: (0) ABSENT: (1) ABSTAIN: (0)

Chapter Five

PERMITTED LAND USES & DEVELOPMENT STANDARDS

This chapter discusses the permitted, conditional, and prohibited land uses, and the development standards for each land use designation provided in the previous chapter, including Commercial, Mixed-Use, and Industrial. Refer to the City's Zoning Code for permitted uses and regulations regarding Parks/Recreation uses. The development standards establishes the requirements for new development and takes precedence over the City's zoning ordinance in the case of any conflict. These standards are intended to implement the vision outlined in Chapter Three. For any issues not specifically addressed by the development standards in this Specific Plan, please refer to the City of Rohnert Park Zoning Code. In the case of a conflict with the Zoning Code, this Specific Plan's development standards apply. The most compatible zoning designation should be used for such issues as determined by the Planning Director.

HOW TO USE THIS SECTION

This chapter is intended to provide the reader with an understanding of the specific uses allowed in the Plan Area and the applicable standards for new development in the Plan Area.

- Table 5-1: Permitted Uses. The reader should use this section to determine what specific uses would be allowed within a new potential new project in the area. This table establishes permitted, conditional, and prohibited uses in the various districts in the Plan Area. Uses not shown are prohibited unless determined by the Planning Director to be consistent with the Specific Plan.
- Table 5-2: Development Standards. The reader should use this section to understand how a building must be designed respective to building height, building placement on a site, landscaping, setbacks, and other areas.

COMMERCIAL-R

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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.

Table 5-1: PERMITTED USES

Land Use Category	C-R
Amusement Center (e.g. miniature golf, golf driving range, bowling alley, cyber cafe) (B)	
▪ Small (e.g., indoors; commercial shopping center)	A
▪ Large (e.g., indoors or outdoors; stand alone facility)	C
Animal Hospital/Veterinary Clinic	C
Antique Store	P
Arcade Games/Cybercafes (B)	P/A
Automobile Service Station (C)	C
Bakery (Retail Sales)	P
Bank/Savings & Loan/Credit Union (see Drive-Through Windows) (I)	P
Bar/Nightclub (R)	C
Barber/Beauty Shop/Tanning Salon	P
Bath House/Spa	C
Billiards Parlor (R)	P
Broadcasting Studio	C
Clubs & Lodges	C
Commercial Filming Studio	C
Communication Facility (F)	C/A
Convention Center	C
Cultural Institution (e.g. museums)	C
Day Care Center (Non-Residential)	C
Drive-Through Window (any use) (I)	C
Drive-Through Window (pharmacy) (I)	C
Dry Cleaning Outlet	P
Firearm Dealers and Firearm Ammunition Dealers (J)	C
Florist	P
Food Store	
▪ Convenience Store	C
▪ Supermarket	C
Furniture Store	
▪ Small/Custom Order	C
▪ Large	C
Health Club	A

Land Use Category	C-R
Homeless Shelter (M)	
▪ Small (6 or less persons)	P
▪ Large (7 or more persons)	P
Hotel/Motel (No in-room food preparation unless applied for and approved as part of project approval or separately.)	P
Interior Decorator	P
Kennel (Commercial) (O)	C
Laboratory	
▪ In conjunction with a medical, dental or optical use	P(I)
Laundromat	
Liquor Store (Off-Sale) (R)	C
Live Entertainment	C
Massage Therapy (see Chapter 9.80 of Zoning Code)	P
Microbrewery with restaurant	P
Office	
▪ Professional and Administrative	C
▪ Medical and Dental	C
Parking Lot (Commercial)	C
Pharmacy (see Drive-Through Window) (I) (Does not include a Medical Marijuana Dispensary, which is a prohibited use within the City.)	P
Photography Studio	P
Printing & Blueprinting	
▪ Small Copy Center	P
▪ Print Shop	P
Private/Public Utility Facility (F)	
▪ Minor	Z/C
▪ Major	C
Public Assembly	A
Public Facility-Non-city owned or proposed (see also Public Utility)	P
Public Facility-City owned or proposed (subject to Planning Commission review on referral from City Council)	P

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Table 5-1: PERMITTED USES

Land Use Category	C-R
Recovery Facility	
▪ Small (6 or less persons)	A
▪ Large (7 or more persons)	C
Recycling Facility (V)	
▪ Reverse Vending Machines	P
▪ Small Collection Facility	A
Religious Assembly	C
Residential Care Facility	
▪ Congregate Care/Assisted Living	C
▪ Convalescent Hospital	C
▪ Senior Housing (Independent Living)	C
Restaurant	
▪ General	P
▪ Fast Food (see also Drive-Through Window- I)	C
▪ Outdoor & Sidewalk Cafe (S)	A
▪ Take Out/Delivery	P
▪ With Bar & Live Entertainment (R)	C
Retail, General and Specialty	P
▪ Department or Big Box Retail	P
Retail Warehouse Store (e.g., big box)	C
Sign Shop	
▪ Small (e.g., typically located in a small office/retail space)	C
▪ Large	C
Single Room Occupancy Living Unit Facility (Z)	A
Single Room Occupancy Residential Hotel (Z)	A
Studio (e.g. Dance, Martial Arts)	P
Tailor	P
Tattoo/Piercing Studio	P
Telecom Center	
Temporary Use/Event (EE, see also DD)	
▪ Arts & Crafts Show	T
▪ Circus/Carnival	T
▪ Flea Market/Swap Meet	A

Land Use Category	C-R
▪ Live Entertainment	A
▪ Outdoor Exhibit	T
▪ Recreation Event	A
▪ Religious Assembly	A
▪ Retail Sales	T
▪ Seasonal Lot/Activity (e.g. Christmas trees, pumpkins)	T
▪ Trade Fair	T
Theater	C
Thrift Shop	P
Transit Facility	C
Upholstery Shop	A

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MIXED-USE

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Table 5-1: PERMITTED USES

Land Use Category	M-U
Amusement Center (e.g. video games, other indoor amusements)	C
Antique Store	C
Bakery (Retail Sales)	C
Bank/Savings & Loan/Credit Union (drive-through windows not permitted)	C
Bar/Nightclub (R)	C
Barber/Beauty Shop	C
Bath House/Spa	C
Bed & Breakfast Inns (D)	C
Billiards Parlor (R)	P
Communication Facility (F)	C/A
Cultural Institutions (e.g. museums)	A
Day Care Center (Non-Residential)	C
Dry Cleaning Outlet	P
Florist	P
Food Store	
▪ Under 15,000 square feet	P
▪ Between 15,000 sq. ft. and 40,000 sq. ft.	C
Health Club	P
Hotel (100 rooms or less) (No food preparation unless applied for and approved as part of project approval or separately.)	C*
Interior Decorator	P
Laboratory	
▪ In conjunction with a medical, dental or optical use	P(I)
Laundromat	P
Liquor Store (Off-Sale) (R)	C*
Live Entertainment (R)	C*
Massage Therapy (see Chapter 9.80 of Zoning Code)	P
Medical Clinic	A
Microbrewery (with restaurant)	C*
Office	
▪ Professional and Administrative	P

*Not Allowed in the north district

Land Use Category	M-U
▪ Medical and Dental	P
Pharmacy (drive-through windows not permitted) (Does not include a Medical Marijuana Dispensary, which is a prohibited use within the City.)	P*
Photography Studio	P
Printing	
▪ Small Copy Center	P
Public Assembly	C
Public Facility (e.g. police and fire stations, community centers, government offices)	C
Religious Assembly	A
▪ Homeless shelter (6 or less persons)	P
Residential Facility	
▪ Congregate Care/Assisted Living	A
▪ Convalescent Hospital	A
▪ Single Room Occupancy Living Unit Facility (Z)	P
▪ Single Room Occupancy Residential Hotel (Z)	P
▪ Senior Housing (Independent Living)	P
Residential Use	
▪ Live/Work (P)	P
▪ Multi-Family	P
▪ Townhouse	P
Restaurant	
▪ General	P
▪ Outdoor & Sidewalk Café (S)	A
▪ Take Out/Delivery (drive-through windows not permitted)	P
▪ With Bar & Live Entertainment (R)	C
Retail, General and Specialty	P
School	
▪ Elementary or Secondary	C**
▪ High School	C**
▪ Trade School	C**
▪ College	C**
Studio (e.g. Dance, Martial Arts)	A

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*Not Allowed in the north district

**Only in the north district. Not Allowed in the south district.

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Table 5-1: PERMITTED USES

Land Use Category	M-U
Tailor	P
Tattoo/Piercing Studio	C
Temporary Use/Event (EE; see also DD)	
▪ Arts & Crafts Show	T
▪ Circus/Carnival	T
▪ Flea Market/Swap Meet	T
▪ Live Entertainment	T
▪ Outdoor Exhibit	T
▪ Recreational Event	T
▪ Religious Assembly	C
▪ Retail Sales	T
▪ Seasonal Lot/Activity (e.g. Christmas trees, pumpkins)	T
▪ Trade Fair	T
Theater (under 500 seats)	C*
Transit Facility (e.g. bus or train station)	C
Visitor Center	P

*Not Allowed in the north district

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 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

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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
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
Vehicular Dealerships/Rentals (incl. boats, farm & construction equip.) (FF)	A
Vehicle Repair/Body Shops (GG)	P
Warehousing/Wholesaling	P

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Development standards in Table 5-2 are specific to the districts in the Northwest Specific Plan Area. The districts are shown in Figure 4-1 of Chapter 4, and include Commercial-R, Mixed-Use, and Industrial. Refer to the City's Zoning Code for regulations regarding Parks/Recreation uses. For any issues not specifically addressed by the development standards in this Specific Plan, please refer to the Zoning Code. In the case of a conflict with the Zoning Code, this Specific Plan's development standards apply. The most compatible zoning designation should be used for such issues as determined by the Planning Director.

Table 5-2: DEVELOPMENT STANDARDS

Development Requirement	Commercial-R	Mixed-Use	Industrial
Maximum Residential Density (du/acre)	N/A	24	N/A
Maximum Building Height - Primary Structure (vertical feet) ¹	35 or 2 Stories	46 or 4 Stories	35 or 2 Stories
Maximum Building Height - Accessory Structure (vertical feet) ²	16	16	16
Minimum Setback - Dowdell Avenue (feet)	15	N/A	20
Minimum Setback - Golf Course Drive West (feet)	10	10	N/A
Minimum Setback - Labath Avenue (feet)	5	5	N/A
Minimum Setback - Langner Avenue (feet)	15	15	N/A
Minimum Setback - Milbrae Avenue (feet)	N/A	N/A	15
Maximum Setback - Future Interior Mixed-Use Street (feet) ³	0-10	0-10	N/A
Minimum Side Setback - Interior (feet)	10	0	15
Minimum Side Setback - Exterior (feet)	5	0	20
Minimum Rear Setback - Primary Structure (feet)	10	10	15

¹ Towers, spires, cupolas, chimneys, elevator penthouses, water tanks, monuments, and similar structures and necessary mechanical appurtenances covering not more than twenty percent of the top floor roof area may exceed by eight feet the maximum permitted height in the zoning district by conditional use permit. "Building height" means the vertical distance from the finished grade to the highest point of the structure, excluding chimneys and vents.

² See Section 17.10.060 for additional requirements for accessory structures.

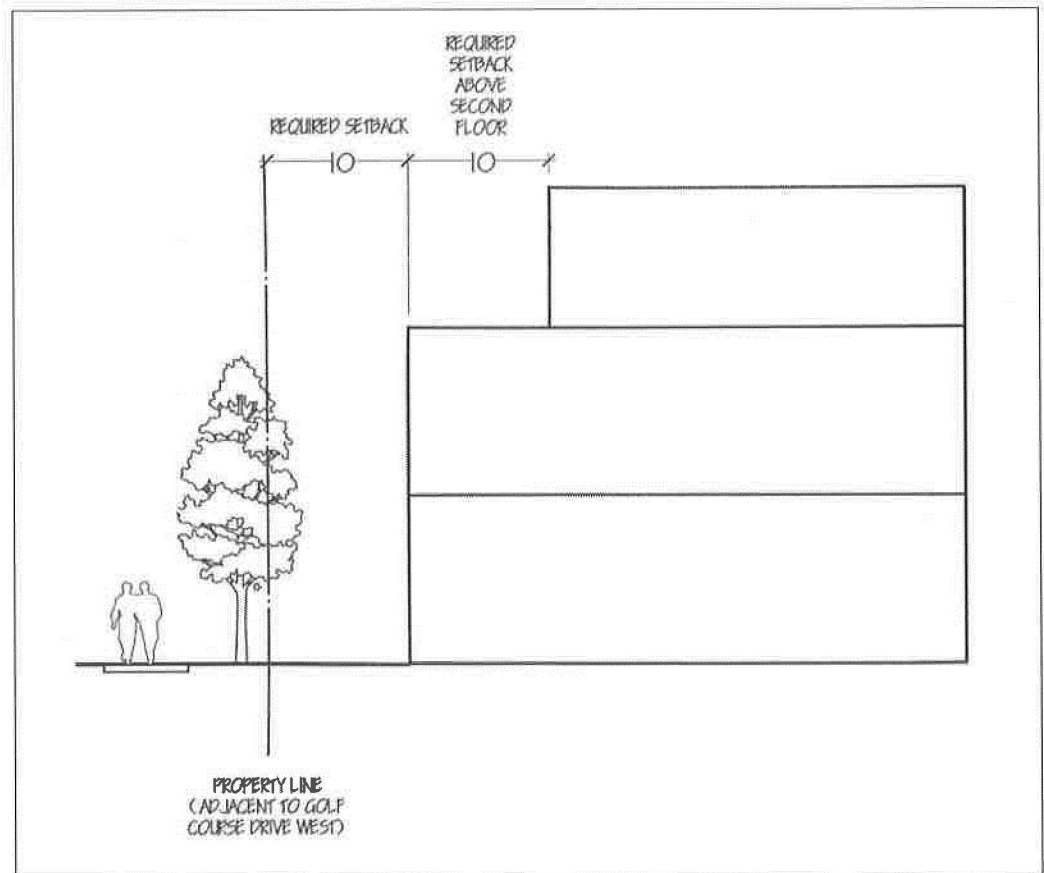
³ Future interior mixed-use streets are publicly-accessible private streets, to be coordinated by the developer at the discretion of the City. For more information, refer to Appendix A: Design Guidelines.

Development Requirement	Commercial-R	Mixed-Use	Industrial
Minimum Rear Setback - Accessory Structure (feet)	5	5	10
Minimum Upper Story Stepback (above second story or 28 feet, whichever is more restrictive) - Golf Course Drive West (feet) ⁴	10	10	N/A
Maximum Floor Area Ratio (FAR) ⁵	0.4	1.5 for commercial and office mixed-use areas; 2.0 for residential uses mixed with office or commercial	0.5

⁴ Upper story stepback is an additional setback beyond the front setback line. *See illustration above.

⁵ Per the Rohnert Park General Plan, FARs for mixed-use classifications are for combined residential and nonresidential development; no separate residential density limitations are specified.

Figure 5-1 UPPER STORY SETBACK ALONG GOLF COURSE DRIVE WEST



SPECIAL PARK-

Northwest Specific Plan November 2014 (April 2017 Amendment)

CHAPTER 5: PERMITTED LAND USES & DEVELOPMENT STANDARDS

ING AND ACCESS STANDARDS

The following are special parking standards to promote more pedestrian-friendly development and to discourage providing more parking than is necessary.

SHARED PARKING

Parking can be shared between multiple uses in a mixed-use or commercial environment provided that project proponents show that parking demand will be adequately met at all times and not result in spillover or other parking-related issues. The Planning Director may determine that overall parking requirements can be reduced if parking is shared.

CENTRALIZED PARKING

In mixed-use areas or multi-tenant commercial areas, single parking structures or lots may be used to accommodate several uses within a single area. Shared or central parking facilities like this must be shown to adequately address parking need for a given area thereby reducing the need for dedicated on-site parking for each individual parcel, building, or use.

RECIPROCAL ACCESS AGREEMENTS

Where adjacent parking lots for two developments occur, parking lots should be connected to one another and shared with reciprocal access agreements. The use of parking spaces in this situation shall also be reciprocal.

DEVELOPMENT STANDARDS NOT ADDRESSED

Additional development standards are required that are not provided for in this section. In addition to complying with the development standards above, new development shall comply with the existing Zoning Code in the following areas. In the case of a conflict with the Zoning Code, this Specific Plan's development standards apply.

- Fences, Walls, and Landscaping (*Municipal Code Chapter 17.14 Fences, Walls, and Landscape Standards*)
- Lighting (*Municipal Code Chapter 17.01 Land Use Footnotes/Special Provisions; Municipal Code Chapter 17.27 Signs; and Municipal Code Chapter 17.12 Performance Standards*)
- Required Parking (*Municipal Code Chapter 17.16 Off-Street Parking Requirements*)
- Bicycle Parking (*Municipal Code Section 17.16.140 Bicycle Parking*)
- Signage (*Municipal Code Chapter 17.27 Signs*)
- Industrial Performance Standards (*Municipal Code Chapter 17.12 Performance Standards*)