



Ordinance Fact Sheet

TO: CITY COUNCIL

DATE: JUNE 5, 2000

FROM: CITY MANAGER

SUBJECT: MORATORIUM ON THE ACCEPTANCE OF APPLICATIONS AND THE ISSUANCE OF BUILDING PERMITS FOR SELF STORAGE USES

TITLE OF PROPOSED ORDINANCE:

AN UNCODIFIED ORDINANCE OF THE CITY OF PASADENA PLACING A MORATORIUM ON THE ISSUANCE OF ANY BUILDING PERMITS FOR SELF STORAGE FACILITIES PENDING COMPLETION OF THE EAST COLORADO SPECIFIC PLAN AND GENERAL PLAN UPDATE.

PURPOSE OF ORDINANCE:

The purpose of this ordinance is to place a one year moratorium on the issuance of building permits of self storage facilities. The moratorium will allow the City to either modify the General Plan to develop a policy on the location of self storage facilities citywide or amend the Zoning Code to permanently prohibit self storage facilities in selected zones.

PROPOSED POLICY CHANGES:

Self storage facilities in some locations are inconsistent with the Land Use and Mobility Elements of the General Plan which specifically promote transit and pedestrian oriented development along the City's primary transportation corridors and contain policies which promote uses which create a diverse economy and a strong job base for its residents. The East Pasadena Specific Plan is nearing completion but is about 4 months from codification as an ordinance. Staff is now embarking on the East Colorado Specific Plan

The moratorium changes no current polices of the General Plan but will allow staff time to study the appropriateness of self storage in relationship to the General Plan and determine what areas of the City to permit the location of self storage uses.

WORKLOAD IMPACT: Staff is reviewing the land use regulations and is currently working with the residents, business and property owners to create the East Pasadena Specific Plan and the Central District Specific Plan. There should be no significant workload impact because

MEETING OF _____ 06/05/2000

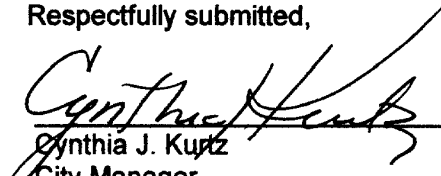
AGENDA ITEM NO. 9.A.(2)

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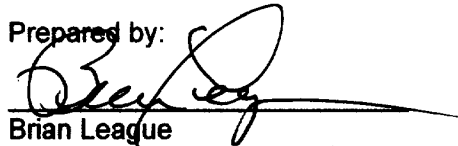
review of the land use regulations during the proposed moratorium will be incorporated into existing projects as mentioned above.

FISCAL IMPACT: Fees for potential projects would not be collected during the moratorium period. The amount cannot be determined at this time.

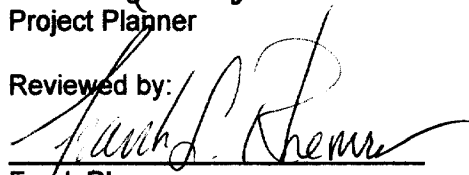
Respectfully submitted,


Cynthia J. Kurtz
City Manager


Prepared by:


Brian League
Project Planner

Reviewed by:


Frank Rhemrev
Assistant City Attorney

Approved by:


Darrell L. Lewis
Director of Planning and Permitting

Introduced by Councilmember

ORDINANCE NO.

**AN UNCODIFIED ORDINANCE OF THE CITY OF PASADENA
PLACING A MORATORIUM ON THE ISSUANCE OF ANY BUILDING
PERMITS FOR SELF STORAGE FACILITIES PENDING COMPLETION
OF THE EAST COLORADO SPECIFIC PLAN AND GENERAL PLAN
UPDATE.**

WHEREAS, the City has received two conditional use permit applications for self storage facilities and additional inquiries for such facilities over the last six months, and

WHEREAS, residents of the City of Pasadena have raised concerns over the number of self storage facilities within the City of Pasadena, and

WHEREAS, these facilities have been located in designated specific plan areas under the adopted Land Use Element of the General Plan, and

WHEREAS, the specific plans for all these areas are either in the process of being prepared, just getting started or are scheduled to start in the near future, and part of the review under these specific plans will be land use, and

WHEREAS, self storage facilities are inconsistent with the policies of The Land Use and Mobility Elements of the General Plan which specifically promote transit and pedestrian oriented development along the city's primary transportation corridors, and

WHEREAS, self storage facilities are inconsistent with the Land Use Element of the General Plan which promote uses that

create a diverse economy and strong job base for its residents,
and

WHEREAS, the City has hired a consultant to work with staff to review the land use regulations in the city and this work has just begun, and

WHEREAS, maintaining the status quo with respect to self storage facilities within the City to assure no new self storage facilities are established which may undermine the above planning efforts would be good planning;

NOW THEREFORE, the People of the City of Pasadena ordain as follows:

SECTION 1. Notwithstanding anything to the contrary in any title of the Pasadena municipal code, the building official shall not issue any building permits for any self storage facilities. For the purpose of this ordinance, self storage facilities shall be defined as a structure containing separate storage spaces, which may be of various sizes, leased or rented on an individual basis.

SECTION 2. This ordinance shall expire one (1) year from the effective date, unless extended by the City Council by ordinance, prior to the expiration date. This ordinance can only be extended for a total of one additional year.

SECTION 3. This ordinance shall be effective immediately.

Signed and approved this _____ day of _____,
2000.

Bill Bogaard
Mayor of the City of Pasadena

I HEREBY CERTIFY that the forgoing ordinance was adopted by the
City Council of the City of Pasadena at its regular meeting held
on _____, 2000, by the following vote:

AYES:

NOES:

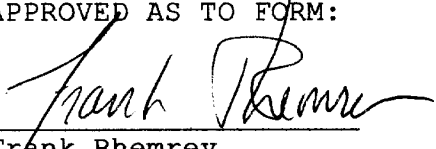
ABSENT:

ABSTAIN:

Published:

Jane L. Rodriguez CMC
City Clerk

APPROVED AS TO FORM:



Frank Rhemrev
Assistant City Attorney