

Agenda Report

TO: CITY COUNCIL

DATE: MAY 15, 2000

FROM: CITY MANAGER

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

RECOMMENDATION: It is recommended that the City Council instruct the City Attorney to prepare a one-year moratorium on the acceptance of applications and issuance of building permits for self storage facilities.

BACKGROUND: Currently the zoning code has no definition of individual self storage facilities on a rental basis and presently permits the facilities in all General Commercial and General Industrial (CG and IG) districts. Most of these districts are found within areas of the City that the General Plan has designated to be specific plan areas (including East Colorado Boulevard and the East Pasadena Specific Plan area).

Within the last year, a self storage facility was constructed in the East Pasadena Specific Plan Area and presently there are two Conditional Use Permit applications pending for additional self storage facilities in East Pasadena. In addition, Planning & Permitting staff have received inquires on locations for potential new self storage facilities.

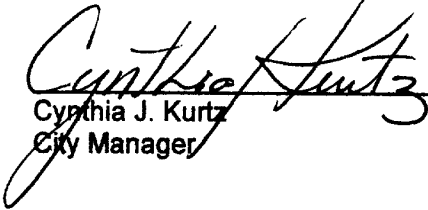
Self storage facilities are inconsistent with the Land Use and Mobility Elements of the General Plan which specifically promote transit and pedestrian oriented development along the City's primary transportation corridors and contain policies which promote uses which create a diverse economy and a strong 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 would allow staff 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.

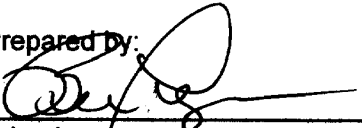
WORKLOAD IMPACT: Staff is reviewing the land use regulations and is currently working with the residents, business and property owners to create the East Pasadena Specific Plan. Work will be beginning soon on the Central District Specific Plan. There should be no significant workload impact because review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

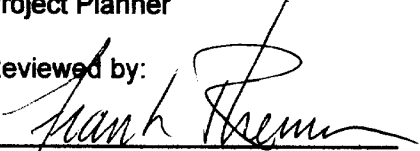
Respectfully submitted,


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