



City of Sonora

Community Development Department
94 N. Washington Street
Sonora, CA 95370
(209) 532-3508
(209) 532-3511 *fax*
www.sonoraca.com

DATE: February 19, 2019
TO: Honorable Mayor and City Council Members
FROM: Rachelle Kellogg, Community Development Director
SUBJECT: Ordinance 855 Self-Storage, Indoor

RECOMMENDATIONS:

City Staff recommends that the City Council approve the following:

- 1) Introduce by title Ordinance No. 855, Self-Storage, Indoor, and waive the first reading.

BACKGROUND:

Under Title 17 of the Sonora Municipal Code self-storage is not a use allowed either by right or through a Use Permit process. The City received an application from Joe Pluim owner of Plum Construction, Inc., requesting a text amendment to the City's Title 17, Zoning Ordinance, to allow indoor self-storage within the existing building located at 19 S. Stewart Street (former bowling alley location).

DISCUSSION:

The purpose of the proposed text amendment is to allow for limited indoor self-storage within the City. Self-storage is a type of facility that currently is not addressed in the City of Sonora Zoning Ordinance. Since the configuration of this type of facility can vary in both size and purpose, it is recommended that this Use be only indoors and within one single building per parcel. Therefore, the proposed definition for indoor self-storage provides for self-storage facilities within an enclosed building limited to one building per parcel and retail sales within the individual storage units would not be permitted. The proposed amendment to Chapter 17.60 would allow the use on a case by case basis where the use would be appropriate via a Use Permit in the Commercial (C) and General Commercial (CG) districts. This would enable the Planning Commission to evaluate the facilities and their appropriateness for a given location in the more sensitive Commercial and General Commercial areas. In addition, amending Chapter 17.28, Limited Manufacturing (ML) as proposed, would allow indoor self-storage as a use permitted by right within the ML district since this is an industrial zone and would be an area that more intense uses would be traditionally located. The attached Ordinance contains proposed changes shown with underline for proposed new wording.

At their February 11, 2019 Planning Commission Meeting, Commissioners reviewed the ordinance and approved Resolution No. 2-11-2019-A recommending to the Sonora City Council approval of an ordinance as described within the attached Resolution and included within Ordinance No. 855.

In the adoption of an ordinance by the City Council, the Sonora Municipal Code provides the Council the following options:

1. Adopt the Ordinance

2. Reject the Ordinance
3. Amend the Ordinance
4. Refer the Ordinance back the Planning Commission for further consideration

CEQA DETERMINATION:

The Text Amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) - General Rule.

ORDINANCE NO. 855

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SONORA Self-Storage, Indoor

Amending Chapter 17.04, Definitions, adding Section 17.04.284, Self-Storage, Indoor; and amending Section 17.28.020, Uses allowed by right, to permit Self-Storage, Indoor in the ML Zone; and amending Section 17.60.040, Uses permitted in specific zones, to permit Self-Storage, Indoor in the C and CG Zones.

The City Council of the City of Sonora does hereby ordain as follows:

SECTION ONE: Amend Chapter 17.04, Definitions, as follows:

Section:

17.04.284 Self-Storage, Indoor

17.04.284 Self-Storage, Indoor

Self-storage, Indoor, means a structure consisting of individual, self-contained units leased for storage of business, commercial, or personal goods and belongings. A single Self-Storage, Indoor facility will contain a variety of individual units inside a building that are rented out for the purpose of storing belongings. No retail sales are allowed from the individual units. One building per parcel shall be allowed with no outdoor storage permitted.

SECTION TWO: Amend Chapter 17.28 ML – Limited Manufacturing Zone as follows:

17.28.020 Uses allowed by right.

In the ML zone, uses allowed by right are as follows:

D: Self-storage, Indoor.

SECTION THREE: Amend Chapter 17.60, Uses permitted by Use Permit, as follows:

17.60.040 Uses permitted in specific zones.

The following uses may be permitted in the zones indicated in this section upon granting of a use permit:

T. Self-storage, Indoor in the C and CG zones.

This Ordinance shall take effect thirty (30) days after its passage and shall be published within (15) days after its final passage as required by law.

Said Ordinance was introduced at a regular meeting of the City Council of the City of Sonora held on February 19, 2019, and passed and adopted as an Ordinance of said City at a regular meeting of said Council held on March 4, 2019, by the following vote:

AYES: _____

NOES: _____

ABSENT OR ABSTAIN: _____

James M. Garaventa, Mayor

ATTEST: _____
Colette Such, City Clerk

Approved as to Form:

Douglas L. White, City Attorney

Publish: The Union Democrat, Sonora
 _____, 2019



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Rachelle Kellogg, Community Development Director
rkellogg@sonoraca.com

City of Sonora NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the **Planning Commission** of the City of Sonora, California is scheduled to review the following item and hold a public hearing on this item at the City Council Chambers located at 94 North Washington Street, Sonora, CA on **Monday, February 11, 2019 at 5:30 pm** or as near as possible thereafter, at which time and place interested persons may appear and be heard thereon.

NOTICE IS HEREBY FURTHER GIVEN that the **City Council** will hold a public hearing on this item at the City Council Chambers located at 94 North Washington Street, Sonora, CA on **Tuesday, February 19, 2019 at 5:00 pm** or as near as possible thereafter, at which time and place interested persons may appear and be heard thereon.

Text Amendments to Chapter 17.60 Uses Permitted by Use Permit, Chapter 17.28, ML-Limited Manufacturing Zone and Chapter 17.04 Definitions

The applicant, Joe Pluim of PWM Properties, LLC, is requesting text amendments to the Zoning Ordinance,

- Chapter 17.60 to include Indoor Self-Storage as a use permitted with a use permit in the Commercial (C) and General Commercial (CG),
- Chapter 17.28 ML-Limited Manufacturing Zone zoning district as a permitted by right use, and
- Chapter 17.04 Definitions to include the definition of Indoor Self-Storage.

The Text Amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(a)(3)- General Rule.

At the above time and place, all persons interested in the above, either for or against, will be given the opportunity to be heard. The project staff report and all supporting documents are available for review at the City of Sonora Community Development Department, 94 North Washington Street, Sonora CA 95370, Monday through Friday, between the hours of 8:00 AM and 4:00PM. Questions regarding the project may be directed to Community Development Director Rachelle Kellogg at the Community Development Department, (209) 532-3508, or to Planner Paula Daneluk, at (916) 206-1871. Pursuant to State law, challenges in court to actions on the above proposal may be limited to issues raised at public hearings or meetings conducted on the matter, or in correspondence submitted at, or prior to, the hearing or meeting. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the is meeting, please contact the Community Development Department at (209) 532-3508. Notification of at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting (28CFR35.102-35.104ADA Title II). Materials related to an item submitted after distribution are available for public inspection in the Community Development Department.

PLANNING COMMISSION RESOLUTION

RESOLUTION NO. 2-11-2019-A

A RESOLUTION RECOMMENDING TO THE SONORA CITY COUNCIL

approval of an ordinance amending Title 17, Zoning Ordinance of the Sonora Municipal Code, Chapter 17.04, Definitions, Chapter 17.28, ML-Limited Manufacturing Zone, Chapter 17.60, Uses Permitted by Use Permit

WHEREAS, the City of Sonora Planning Commission is officially formed by Chapter 2.32 of the Sonora Municipal Code (SMC); and,

WHEREAS, Section 2.32.010 of the SMC states that the purpose of the Planning Commission is to promote and insure the comprehensive and adequate planning of the City, and Section 2.32.080(B) of the SMC prescribes that the Planning Commission investigate and make recommendations to the City Council upon reasonable and practicable means for putting the general plan into effect, in order that it will serve as a pattern and guide for the orderly physical growth and development of the City; and

WHEREAS, zoning is one of the primary means for promoting the comprehensive and adequate planning of the City and for implementing the general plan; and

WHEREAS, at its regular meeting conducted on February 11, 2019, the Planning Commission conducted a public hearing to consider the Text Amendment to Chapter 17, Zoning Ordinance of the Sonora Municipal;

NOW, THEREFORE, BE IT RESOLVED THAT THE SONORA PLANNING COMMISSION HEREBY RECOMMENDS to the Sonora City Council adoption, by ordinance, Text Amendments to Title 17, Zoning Ordinance of the Sonora Municipal Code, Chapter 17.04, Definitions, Chapter 17.28, ML-Limited Manufacturing Zone, and Chapter 17.60, Uses Permitted by Use Permit contained in the Attached Ordinance based on the following findings:

The proposed text amendments:

- A. Are consistent with the objectives, policies, general land uses and programs specified in the General Plan;
- B. Are in conformity with public convenience, general welfare and good land use practice;
- C. Will not be detrimental to the health, safety and general welfare;
- D. Will not adversely affect the orderly development of property or the preservation of property values; and
- E. The project has been reviewed in compliance with CEQA and is exempt from further review pursuant to the California Environmental Quality Act.

PASSED AND ADOPTED as a resolution by the Sonora Planning Commission on this 11th day of February 2019, by the following vote:

Members of the Commission:


AYES: G. Anderson; Richardson; Garnin; K. Anderson; Jensen

NOES: _____

ABSENT: _____

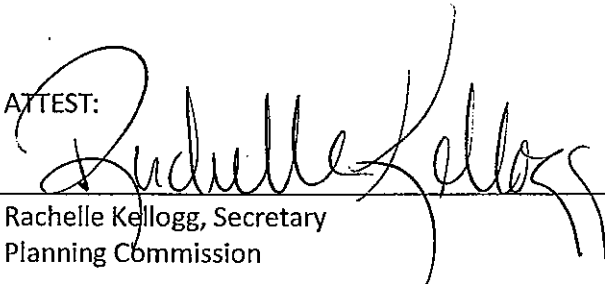
ABSTAIN: _____

SIGNED:



Chris Garnin, Chair
Planning Commission

ATTEST:



Rachelle Kellogg, Secretary
Planning Commission

ORDINANCE NO.
2.11.19 DRAFT

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