

TO CITY CLERK FOR PLACEMENT ON NEXT
REGULAR COUNCIL AGENDA TO BE POSTED

#51

MOTION

I MOVE that the matter of Planning and Land Use Management Committee report relative to a proposed Interim Control Ordinance (ICO) prohibiting the issuance of permits related to warehousing, distribution, and storage use in excess of 15,000 cumulative square feet within the Cornfield Arroyo Seco Specific Plan (CASP) area, adopted by the Council on June 28, 2024 (CF 13-0078-S3), **BE AMENDED** to **ADOPT** the **attached additional findings** and request the City Attorney to include them in the draft Interim Control Ordinance to address the public health, safety, and welfare issues related to self storage facilities that should be studied in the update to the CASP.

PRESENTED BY:



EUNISSES HERNANDEZ

Councilmember, 1st District

SECONDED BY:



ORIGINAL

MRD
OCT 09 2024

Additional Findings

Environment:

- Self-storage facilities and other structures, such as buildings, roads, and other infrastructure re-emit heat more than natural landscapes, which cause heat islands (See www.epa.gov/heatislands).
- Industrial areas emit anthropogenic heat, “human-made” heat released into the atmosphere through the use of buildings, vehicles, machinery, and people, and aggravate the urban heat island effect.
- The heat island effect causes temperatures to rise about 1-7 degrees Fahrenheit during the day and approximately 2-5 degrees Fahrenheit during the night.
- Anthropogenic waste heat emissions are generated by industrial, transportation, and building energy and exacerbate high land surface temperatures.
- Warehouse and storage buildings use more energy levels compared to other commercial buildings (See <https://www.eia.gov/consumption/commercial/pba/warehouse-and-storage.php>).

Aesthetics/Pedestrian Environment/Circulation:

- The ICO is necessary to study the intent of the CASP to promote pedestrian oriented and aesthetically pleasing neighborhoods in what has historically been an underserved vehicle oriented industrial area.
- Self-storage facilities are typically vehicle-oriented, with a lack of commercial or residential activity that foster pedestrian activity.
- Self-storage facilities often have large footprints and long, barren, and impermeable street walls that restrict pedestrian and vehicular circulation. Also hindering walkability and transit and active transportation access while having an unwelcoming aesthetic for pedestrians.
- The CASP is adjacent to the urban core of the city and the development of self storage facilities does not match the density of nearby uses.