

## ORDINANCE NO. 1087

### **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRENTWOOD APPROVING A ZONING TEXT AMENDMENT TO THE BRENTWOOD MUNICIPAL CODE (RZ 24-006) THAT WOULD ADD DEVELOPMENT STANDARDS FOR SELF-STORAGE FACILITIES; ADD NEW LAND USE DEFINITIONS; AND UPDATE REFERENCES IN ALL ZONES THROUGHOUT THE CITY RELATED TO THE USE**

**WHEREAS**, City staff prepared a zoning text amendment that would provide regulations and development standards for self-storage facilities operating in the city (the "Ordinance"); and

**WHEREAS**, the Ordinance would amend Title 17 (Zoning) of the Brentwood Municipal Code; and

**WHEREAS**, the Brentwood Municipal Code allows self-storage facilities in certain zoning districts but does not contain standards regulating the use. Instead, applications for new self-storage facilities are considered on a case-by-case basis through the conditional use permit process; and

**WHEREAS**, development and performance standards for new self-storage facilities and for the expansion of existing self-storage facilities will ensure greater consistency of regulations for the use, and will mitigate against the negative impacts that could result from new and remodeled self-storage uses; and

**WHEREAS**, the Planning Commission has reviewed the proposed amendment to the Brentwood Municipal Code, has found that the proposed Ordinance is consistent with the goals and policies of the General Plan, and recommends adoption to the City Council; and

**WHEREAS**, on May 23, 2025, the City gave public notice of a Planning Commission public hearing to be held to consider this Ordinance by advertisement in the Brentwood Press, a newspaper of general circulation; and

**WHEREAS**, on June 3, 2025, the Planning Commission held a duly-noticed public hearing to consider the staff report, recommendation by staff, and public testimony concerning this Ordinance. Following the public hearing, the Planning Commission approved Resolution No. 25-010 and voted to recommend that the City Council adopt the proposed Ordinance by a vote of 5-0 subject to the recommendations of the Planning Commission discussed at the meeting to be brought forth to the City Council including the following changes:

#### Self-Storage Recommendations:

##### BMC Section 17.755.002(E)(2)

- Define wall or refer back to Design Standards

- Consider non-conforming nexus related to new square footage. Consideration related to including a percentage of removed/renovated/remodeled total square footage to kick in renovations of the rest of the site; and

**WHEREAS**, the City published a notice of public hearing in the Brentwood Press on June 27, 2025, in accordance with City policies and Government Code Section 65090; and

**WHEREAS**, on July 22, 2025, the City Council held a duly-noticed public hearing to consider the first reading of the Ordinance, including: (1) the public testimony and agenda reports prepared in connection with the Ordinance, (2) the policy considerations discussed therein, and (3) the consideration by the City's Planning Commission. Following the public hearing, the City Council voted to waive the first reading of and approve the provisions of Ordinance related to self-storage facilities, and continue the amendments related to drive-through facilities to move forward separately at a different time; and

**WHEREAS**, all legal prerequisites to the adoption of the Ordinance have occurred.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BRENTWOOD DOES ORDAIN AS FOLLOWS:**

**SECTION 1. Recitals.** The above recitals are incorporated into this Ordinance as though fully set forth herein.

**SECTION 2. CEQA.** Pursuant to California Environmental Quality Act ("CEQA") Section 15061(b)(3) of the CEQA Guidelines, this project is exempt in that CEQA applies only to projects which have the potential for causing a significant effect on the environment, and it can be seen with certainty that there is no possibility that the Ordinance may have a significant effect on the environment, as the proposed Ordinance would not authorize or facilitate construction or groundbreaking activities and any future project subject to the Ordinance would undergo appropriate CEQA review prior to approval.

**SECTION 3. Rezoning.** Brentwood Municipal Code Section 17.870.008 provides:

*No rezoning of property or text amendment shall occur which is inconsistent with the city's community development plan. In making a decision, the planning commission and council shall consider the consistency of the proposed action to the community development plan and other applicable city plans, and shall consider whether the proposed action is inappropriate or otherwise contrary to the public interest.*

The zoning text amendment set forth in Exhibit A is consistent with the General Plan because it meets Land Use Policy LU 3-9 which dictates *that all commercial and other non-residential development is compatible with adjacent land uses,*

*particularly residential uses.* In addition, it is consistent with Land Use Policy LU 2-2 because it will help to protect existing residential neighborhoods from negative impacts resulting from the installation and operation of self-storage and drive-through facilities.

The City Council likewise finds that the Ordinance is appropriate and is not contrary to the public interest in that it will add clarity to and update the provisions of the Brentwood Municipal Code and update related definitions in the Zoning Ordinance. In addition, it will encourage investment in Brentwood while protecting residents and existing development.

**SECTION 4. Amendment.** Specified sections, or portions of sections, of Title 17 of the Brentwood Municipal Code are hereby amended, as shown in Exhibit A and Exhibit B, attached hereto and incorporated herein, as follows:

- Title 17 Zoning is hereby amended to add special development and performance standards to regulate self-storage facilities to ensure high-quality design of new and expanded facilities and to lessen or avoid any negative impacts that could result from new or remodeled self-storage facilities, as provided in Exhibit A, attached hereto and incorporated herein. Revisions to existing sections are reflected in ~~strikethrough~~ for deletions and underline for additions. Portions of sections not listed in the attached exhibit are not modified and remain in full force and effect.

**SECTION 5. Effective Date; Publication Date.** This ordinance shall be published in accordance with Government Code Section 36933. This ordinance shall take effect 30 days after its adoption. The City Clerk is directed to cause the Municipal Code text to be entered in the Brentwood Municipal Code of the City of Brentwood to be modified accordingly.

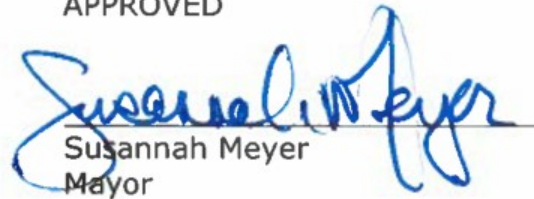
**THE FOREGOING ORDINANCE** was introduced with the first reading waived at a regular meeting of the Brentwood City Council on the 22<sup>nd</sup> day of July 2025 by the following vote:

AYES: Maloney, Mendoza, Oerlemans, Mayor Meyer  
NOES: NONE  
ABSENT: Pierson  
RECUSE: NONE

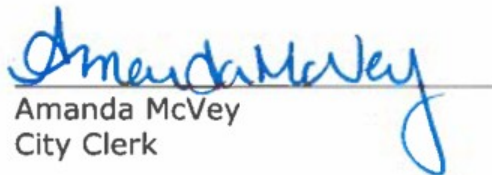
**THIS ORDINANCE** was adopted with the second reading waived at a regular meeting of the City Council of the City of Brentwood on the 12<sup>th</sup> day of August 2025 by the following vote:

AYES: Maloney, Pierson, Mendoza, Oerlemans, Mayor Meyer  
NOES: NONE  
ABSENT: NONE  
RECUSE: NONE

APPROVED

  
Susannah Meyer  
Mayor

ATTEST:

  
Amanda McVey  
City Clerk

**EXHIBIT "A"****17.030.030 Definitions**

...

"Self-storage facility" means a building or buildings containing various sizes of storage compartments, stationary or portable, wherein each compartment is offered for rent or lease for the private storage of materials to the general public or businesses, who are to have access to space for the purpose of storing and removing property or for individual storage containers but not the sale of materials. Self-storage does not include a garage or other storage area in a private residence, warehouse, or a public utility. Also known as "mini-storage", "mini-warehousing", and "personal storage", as commonly referred to in the industry.

...

**17.310.003 Conditionally permitted uses. (IC)**

The following uses are permitted only on the granting of a conditional use permit pursuant to Chapter 17.830:

- A. Public and quasi-public uses necessary and appropriate to the IC zone;
- B. Manufacture of food products, pharmaceuticals and similar products excluding the production of fish or meat products or similar products that create excessive sewage or odor problems;
- C. Light metal fabrication, machine shops and similar uses;
- D. ~~Self-service-storage facilities~~ subject to Chapter 17.755 (mini-storage or mini-warehouses);
- E. Churches as temporary uses to be located in existing buildings.

**17.460.003 Conditionally permitted uses. (PD-10)**

Upon obtaining a conditional use permit pursuant to Chapter 17.830, the following uses are permitted in the PD-10 zone:

...

- B. Subarea B. The following uses shall be conditionally permitted within this subarea:

...

- 3. Self-service-storage facilities subject to Chapter 17.755 (mini-storage or mini-warehouses) with or without resident manager dwelling unit, outdoor storage uses;

...

**17.462.003 Conditionally permitted uses. (PD-12)**

The following uses are conditionally permitted only on the granting of a conditional use permit pursuant to Chapter 17.830:

...

- B. Subarea B. The following uses shall be conditionally permitted within this subarea:

...

- 4. Self-service-storage facilities subject to Chapter 17.755 (mini-storage or mini-warehouses);

...

- C. Subarea C. The following uses shall be conditionally permitted within this subarea:

...

- 4. Self-service-storage facilities subject to Chapter 17.755 (mini-storage or mini-warehouses);

...

**17.488.002 Permitted uses in subarea A. (PD-38)**

The following uses are permitted in subarea A of PD-38:

- A. Self-service-storage facilities subject to Chapter 17.755 (mini-storage or mini-warehouses), with or without resident manager dwelling unit;

...

**17.492.003 Conditionally permitted uses. (PD-42)**

Upon obtaining a conditional use permit pursuant to Chapter 17.830, the following uses are permitted in the PD-42 zone:

- A. Subarea A. The following uses shall be conditionally permitted within this subarea:

1. Self-storage facilities which may or may not include an on-site resident unit (subject to Chapter 17.755);
2. Other uses that the community development director determines, because of the type of operation, materials stored or sold, or other special circumstances require special consideration and regulations through the conditional use permit procedure, provided they are not prohibited by this chapter.

**17.505.008 Zoning matrix of land uses by subareas for PD-55.**

...

LAND USES <sup>3</sup>	Commercial		Residential		Park and Water Quality	
	Subarea 1	Subarea 2	Subarea 3	Subarea 6	Subarea 4	Subarea 5
<b>Commercial Uses</b>						
Self-service storage facilities <sup>4</sup> ( <u>subject to Ch. 17.755</u> )	C	C				
...	...	...				

**17.506.003 Conditionally permitted uses. (PD-56)**

The following uses are conditionally permitted subject to securing a conditional use permit pursuant to Chapter 17.830:

...

C. Subarea C.

...

3. Heavy industrial uses including related outdoor storage:

...

- r. Rental storage of recreational vehicles, boats, trailers and any other vehicle storage facility or mini-storage of personal property (subject to Chapter 17.755);

...

## **Chapter 17.755 SELF-STORAGE FACILITIES**

### **17.755.001 Intent and purpose of chapter.**

The intent and purpose of this chapter is to provide special development requirements, design guidelines, and performance standards to achieve self-storage facilities designed to address development impacts, operational elements, site and built design elements, and safety. Chapter 17.030 of this code provides a definition for self-storage facilities. If self-storage is not listed as a permitted use or listed as conditionally permitted in the specific zoning or planned development zone it is not permitted.

### **17.755.002 Development standards.**

The physical building(s) containing the self-storage facility use is subject to the prescribed zoning district standards and permitting process, except that the following standards apply:

- A. Lot size. Minimum lot size is 20,000 square feet and maximum lot size is two (2) acres (87,120 square feet).
- B. Setbacks. Each self-storage facility shall maintain a minimum setback as prescribed for the zone.
- C. Maximum height. Maximum height is 35 feet. Any portions of the self-storage facilities that are within 30 feet of any residential use shall be no higher than one story (not to exceed 15 feet).
- D. Architectural standards. All new self-storage facility structures shall comply with the following design standards. In addition, if an existing self-storage facility renovates, remodels, expands or increases the overall square-footage of the existing facility by 50% or more, then all new and existing self-storage facility structures shall comply with the following design standards:
  1. All self-storage facility buildings shall adhere to the City of Brentwood Commercial and Industrial Design Guidelines.
  2. Building elevations that are longer than 30 feet wide shall be modulated to create visual relief through the use of elevation plane changes. Elevations must provide a minimum one (1) horizontal change in plane for every 30 ft. of building elevation. The change in plane must be minimum 3 ft. deep and 6 ft. wide, and must be open to the sky.
  3. A variation in colors, textures, materials, and finishes shall be used to add variety and interest to structures provided all colors, textures, materials, and finishes are consistent with the overall architectural style of the building. Each building façade greater than 100 ft. in length shall include a minimum of two (2) distinct façade compositions. For every additional 100 ft. of building façade, an additional 1 (one) distinct façade

composition is required. Each distinct façade composition shall have a total combined façade area greater than 10% of the overall façade area.

4. A variety of roof shapes and forms shall be utilized to add character and diversity. The number of required roof forms shall be calculated at a ratio of at least one roof form for every 30 ft. of frontage and shall be located within 15 ft. of the predominant building face on all building frontages. Standards for variation in roof form will apply to all frontages.
  5. Exterior access for storage units shall be fully screened from the public right-of-way through building design, decorative walls, landscaping, or other screening methods as deemed appropriate by the Community Development Director.
  6. Landscape and hardscape shall add to the character of the new buildings, facilitate sustainable water use, and be relatively easy to maintain. The landscape design shall be integrated with the buildings on site and enhance the natural environment of the area.
- E. Perimeter fencing and screening.
1. A decorative masonry wall, at least six feet high, shall be required adjacent to any residential district. The height, placement and design of such wall shall be considered on a site-specific basis considering the need for security and screening.
  2. Except for driveway and walkway access, all storage areas shall be screened from view from adjacent properties and rights-of-ways by free-standing decorative masonry walls where building walls do not provide the screening. Screen walls may extend above the maximum required by the zone in order to screen recreational vehicle storage or other activities, but shall not exceed 12 feet in height.

### **17.755.003 Performance standards.**

The following performance standards shall apply to self-storage facilities:

- A. Lighting. Lighting shall be designed to minimize glare and light spillover and maximize energy conservation. Light standards shall be shielded and have a maximum height of 14 feet to effectively control glare and light trespass.
- B. Security features. Prior to commencing the self-storage facility operation, the facility shall install automatic pedestrian and vehicle gates with electronic access. Additionally, individual door alarms, surveillance cameras, and monitoring stations shall be installed.
- C. A residential unit for a caretaker/security guard is be allowed as an accessory use and shall be no larger than 750 square feet and include no more than one bedroom. This residential unit shall not be rented and/or leased as a residential

unit to anyone other than the caretaker/security guard. Such residential unit shall be developed as a part of the self-storage building facility, shall not be located in the frontage of the development, and shall not be a trailer, mobile home, or modular unit. Habitation outside of authorized caretaker/security guard quarters is prohibited.

D. Prohibitions. The following are prohibited in a self-storage use:

1. Storage of toxic or hazardous materials.
2. Sale or distribution of stored goods.
3. Vehicle repair.
4. Operation of any business.
5. Truck rental and the exterior storage of recreational vehicles and boats.