



EXHIBIT B

SECTION 20.400.180

STRIKEOUT

Section 20.400.180 Self-Storage

Self-storage shall be subject to the permit requirements of the applicable Zone. In all cases, except for the Self-Storage Overlay Zone of the University District Specific Plan, the following criteria for mini-storage facilities shall apply as minimum requirements:

- A. **Demand Analysis.** Preparation of a City-initiated marketing demand analysis (paid for by the applicant) that substantiates the need for such a facility in the City and the region, and demonstrates a positive fiscal benefit to the City.
- B. **Limitations.** Proposed mini-storage facilities shall not be permitted within the following areas:
 - 1. Any existing or proposed planned industrial park, unless a marketing analysis can indicate that no negative impact will result to the build-out of the industrial park and its absorption.
 - 2. Any SPA Zone.
 - 3. The State Route 78 view corridor.
- C. **Required Access.** Any proposed mini-storage site shall have direct access to a six (6)-lane public ROW.
- D. **Minimum Setback.** All storage buildings shall have a minimum setback of two hundred fifty (250) feet from any public ROW.
- E. **Screening.** Proposed mini-storage facilities shall be fully screened from the street and adjacent residential uses by virtue of landscaping, exterior walls, or building design. Site plans submitted for Site Development Plan Review shall adequately detail the screening ability of these features to the satisfaction of the Director.
- F. **Mitigation.** Proposed mini-storage facilities shall require the mitigation of economic impacts for non-tax and non-job-producing uses.
- G. **Loading.** Side loading areas and doors are permitted but must be screened by a concrete or masonry wall not less than twelve (12) feet high, textured or colored to match the main building and not closer to a street than the applicable parking setback requirement(s).