

**TABLE 9-2A-6-1 – PLANNING PERMIT AND ENTITLEMENTS AND REVIEW AND APPEAL AUTHORITY<sup>1</sup>**

Planning Permit or Entitlement	Notice/Hearing Requirement	Planning Director	Authority Planning Commission	City Council
<b>Administrative Permits</b>				
Zoning Clearance (e.g., building permit, signs, business license)	None	Final	–	Appeal
Temporary Use Permit	None	Final	–	Appeal
Tree Permit for Trees on Private Property	None	Final	–	Appeal
Reasonable Accommodation	None	Final	–	Appeal
Similar Use Determination	None	Final	–	Appeal
Official Zoning Interpretation	None	Final	–	Appeal
<b>Home Occupation Permit</b>				
Minor Home Occupation Permit	None	Final	–	Appeal
Major Home Occupation Permit	Public Hearing only if requested	Final	–	Appeal
Administrative Use Permit	None	Final	–	Appeal
Minor Deviation	None	Final	–	Appeal
Minor Site Plan and Architectural Review	None	Final	–	Appeal
Sign Program	None	Final	–	Appeal
<b>Quasi-Judicial Permits and Entitlements</b>				
Conditional Use Permit	Public Hearing	Recommending	Final	Appeal <sup>2</sup>
Major Site Plan and Architectural Review	Public Hearing	Recommending	Final	Appeal <sup>2</sup>
Variance	Public Hearing	Recommending	Final	Appeal <sup>2</sup>
Public Convenience or Necessity	Public Hearing	Recommending	Final	Appeal <sup>2</sup>
Highway-Oriented Sign Permit	Public Hearing	Recommending	Final	Appeal <sup>2</sup>
<b>Legislative Approvals</b>				
Planned Unit Development	Public Hearing <sup>3</sup>	Recommending	Recommending	Final
Specific Plan	Public Hearing <sup>3</sup>	Recommending	Recommending	Final
Development Agreement	Public Hearing <sup>3</sup>	Recommending	Recommending	Final
Zoning Amendment	Public Hearing <sup>3</sup>	Recommending	Recommending	Final
Prezoning	Public Hearing <sup>3</sup>	Recommending	Recommending	Final
General Plan Amendment	Public Hearing <sup>3</sup>	Recommending	Recommending	Final

**Notes**

1. See chapter 8-7 (land division) for subdivision permits.
2. The appeal for this permit requires a noticed public hearing.
3. A noticed public hearing shall be held for both the planning commission and city council review.

**Table 9-4B-2: ALLOWED USES AND REQUIRED ENTITLEMENTS FOR BASE ZONING DISTRICTS**

Land Use/ Zoning District	Residential Zoning Districts							Mixed Use Zoning Districts				Office, Commercial, and Industrial Zoning Districts					Special Purpose Zoning Districts			
	AR	RVLD	RLD	RN	RLMD	RMD	RHD	DMX-1	DMX-2	DMX-3	MU	NC	RC	PO	ML	MH	W	AG	PR	CF
<b>Residential Uses</b>																				
Caretaker Housing	C	P	P	P	P	P	P	P	P	P	P	C	C	P	P	P	C	N	C	C
Child Day Care Facility – Family Day Care Home, Large <sup>1</sup>	N	A	A	A	A	A	A	A	A	A	A	N	N	N	N	N	N	N	N	N
Child Day Care Facility – Family Day Care Home, Small	N	P	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N
Dwelling, Multi- Family	N	N	N	N	P	P	P	P <sup>2</sup>	P	P	P	P <sup>27</sup>	N	C	N	N	N	N	N	N
Dwelling, Second Unit <sup>3</sup>	N	A	A	A	A	A	A	N	A	A	N	N	N	N	N	N	N	N	N	N
Dwelling, Single- Family	P	P	P	P	P	P	N	N	A	P	N	N	N	N	N	N	N	N	N	N
Dwelling, Two- Family	N	N	A	P	P	P	N	N	P	P	N	N	N	N	N	N	N	N	N	N
Emergency Shelter	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N	P
Employee Housing, Large	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Employee Housing, Small	P	P	P	P	P	P	N	N	P	P	N	N	N	N	N	N	N	N	N	N
Gated Residential Community	C	C	C	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N

*P = Permitted by right | A = Administrative Use Permit required | H = Home Occupation Permit required | C = Conditional Use Permit required | N = Not Permitted*

Attachment 1b

**Table 9-4B-2: ALLOWED USES AND REQUIRED ENTITLEMENTS FOR BASE ZONING DISTRICTS**

Land Use/ Zoning District	Residential Zoning Districts							Mixed Use Zoning Districts				Office, Commercial, and Industrial Zoning Districts					Special Purpose Zoning Districts			
	AR	RVLD	RLD	RN	RLMD	RMD	RHD	DMX-1	DMX-2	DMX-3	MU	NC	RC	PO	ML	MH	W	AG	PR	CF

**Notes**

1. See additional regulations for large family daycare homes in section 9-4D-7.
2. Only permitted on the first floor when located along an alley or side street; otherwise must be on an upper floor.
3. See additional regulations for second dwelling units in section 9-4D-12.
4. See additional regulations for home occupations in section 9-4D-5.
5. See additional regulations for live-work facilities in section 9-4D-8.
6. See additional regulations for mobile home parks in section 9-4D-10
7. Minimum lot size shall be 20,000 square feet.
8. All activities and storage shall be located within an enclosed structure(s).
9. See additional regulations for community gardens in section 9-4D-3.
10. See special permit requirements in article 3-4C.
11. Maximum tenant space shall be 10,000 square feet.
12. See additional regulations for telecommunication facilities in section 9-4D-15.
13. Facilities less than 75' tall are permitted by right, except that major site plan and architectural review is still required. Otherwise, a conditional use permit is required in addition to major site plan and architectural review.
14. See additional regulations for alcoholic beverage sales in section 9-4D-2.
15. Use is permitted by right when located on the ground floor. Otherwise, a conditional use permit is required.
16. See additional regulations for drive-in and drive-through facilities in section 9-4D-4.
17. See additional regulations for massage therapy in section 9-4D-9. Additionally, see additional permit requirements in chapter 4-7.
18. Maximum tenant space shall be 30,000 square feet; however, store size may be larger upon approval of an administrative use permit.
19. See additional regulations for semi-permanent mobile food vendors in section 9-4D-13.
20. See additional regulations for sexually oriented businesses in section 9-4D-14.
21. See additional regulations for thrift stores in section 9-4D-16.
22. See additional regulations for fueling stations in section 9-4D-6.
23. Use is permitted by right when located more than five hundred feet (500') from a residential use or district.
24. See additional regulations for recreational vehicle parks in section 9-4D-11.

*P = Permitted by right | A = Administrative Use Permit required | H = Home Occupation Permit required | C = Conditional Use Permit required | N = Not Permitted*

Attachment 1b

## 9-4A-5 Description of Land Uses

This section provides a listing and definition of all the land uses referred to elsewhere in this chapter. The uses are organized alphabetically for ease of use.

### A. "A" Definitions

**Adult Day Health Care Center.** A facility, as defined under Health and Safety Code §1570.7, that provides nonmedical care and supervision for adult health care, including organized day program of therapeutic, social, and skilled nursing health activities and services to elderly persons or adults with disabilities with functional impairments, either physical or mental, for the purpose of restoring or maintaining optimal capacity for self-care. Programs offered are on a less than twenty-four (24) hour basis. State law does not limit the city's ability to regulate these uses.

**Agricultural Products Processing.** The act of changing an agricultural crop after harvest from its natural state to the initial stage of processing in order to prepare it for market and for further processing at an off-site location. Examples of this processing include nut hulling and shelling, bean cleaning, corn shelling and sorting, grape sorting and crushing, primary processing of fruits to juice and initial storage of the juice, without fermentation, and cleaning and packing of fruits. More comprehensive processing facilities (e.g., raw milk processed to cheese) are considered food and beverage manufacturing and, as such, are included under the definition of manufacturing, minor.

**Agricultural Tourism.** Establishments that cater to tourists and provide agricultural products either produced on the site or within the community. Such uses include but are not limited to wineries with tasting rooms and permanent roadside crop stands or fruit stands.

**Airport.** A facility where aircraft such as airplanes can take off and land. An airport minimally consists of one runway but other common components are hangars and terminal buildings.

**Alcoholic Beverage Sales, Off-Site.** The retail sale of beer, wine, and/or other alcoholic beverages for off-premises consumption.

**Alcoholic Beverage Sales, On-Site.** See "bar/nightclub" and "restaurant."

**Ambulance Service.** Emergency medical care and transportation, including incidental storage and maintenance of vehicles.

**Animal Husbandry.** Raising and breeding of animals or production of animal products. Typical uses include grazing, ranching, dairy farming, poultry farming, beekeeping, and enclosed fisheries, but exclude slaughterhouses and feedlot operations. This classification includes accessory agricultural buildings accessory to such uses. Animal sales, boarding, and grooming are defined separately under "animal sales and grooming." Keeping of animals is defined separately under "animal keeping."

**Animal Keeping.** The keeping of farm animals, including, but not limited to, cows, horses, goats, sheep, and fowl or poultry (except roosters). Does not include the keeping of common household pets, which are separately defined.

**Animal Sales and Grooming.** Retail sales of domestic and exotic animals, bathing and trimming services, and boarding of said animals for a maximum period of seventy-two (72) hours conducted entirely within

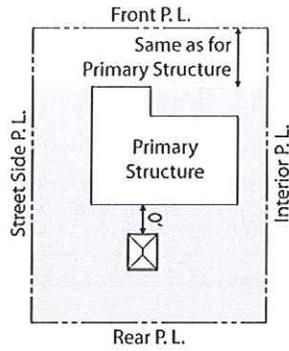
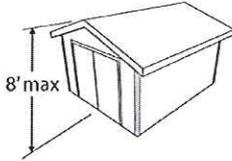
TABLE 9-5A-8-C1 – DEVELOPMENT STANDARDS FOR RESIDENTIAL ACCESSORY STRUCTURES					
Accessory Structure	Development Standard			Minimum Distance Between Structures <sup>2</sup>	Maximum Height
	Minimum Setback Distance from Property Line <sup>1</sup>				
	Front	Street Side	Interior (including rear)		
Building, ≤120 sf					
< 8 ft. tall	Same as for Primary Structure	No minimum	No minimum <sup>3</sup>	0'	8'
≥ 8 ft. tall		15'	5'	10'	16'
Building, >120 sf					
Fully Enclosed	Same as for Primary Structure	15'	5'	10'	16'
Limited/No Enclosure	Same as for Primary Structure	15'	5'	10'	16'
Garden Structure					
< 8 ft. tall	12'	0'	0'	10'	8'
≥ 8 ft. tall	12'	15'	5'	10'	16'
Carports <sup>4</sup>					
Combustible and/or Portable	Set back even with or behind the front of the house	Not permitted on the street-side of a corner lot	5'	10'	Height of house
Non-Combustible and Permanent	No minimum <sup>5</sup>	Not permitted on the street-side of a corner lot	No minimum <sup>3</sup>	10'	Height of house
Pool/Spa (built-in)	Same as for Primary Structure	5'	5'	3'	2'
Deck (detached)	No minimum	No minimum	No minimum <sup>2</sup>	No minimum	2'
Play Equipment	Same as for Primary Structure	15'	5'	10'	16'

**Notes**

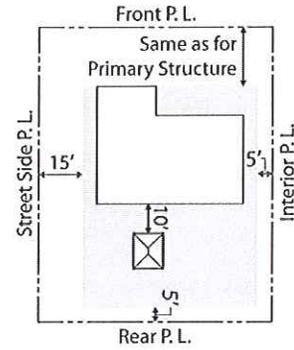
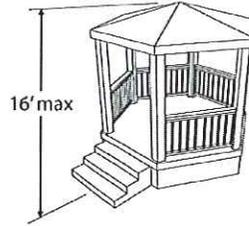
1. No accessory structure shall be permitted within an established easement.
2. A lesser or greater distance between structures may be permitted or required under the city-adopted building code/fire code.
3. When a rear yard abuts a public street, structure must be on the interior side of the lot.
4. See subsections 9-5C-3-B-4 and 5 for design requirements for carports.
5. Shall be located a minimum of four feet (4') behind the sidewalk outside of public right-of-way and outside of the clear visibility area.

**Figure 9-5A-8-C1**  
**DEVELOPMENT STANDARDS FOR RESIDENTIAL ACCESSORY STRUCTURES**

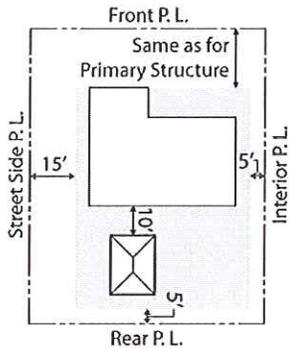
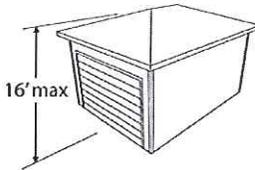
**Building,**  
 $\leq 120$  sf and  $< 8$  ft. tall



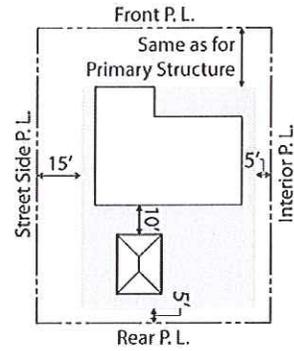
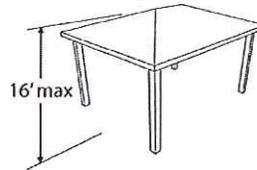
**Building,**  
 $\leq 120$  sf and  $\geq 8$  ft. tall



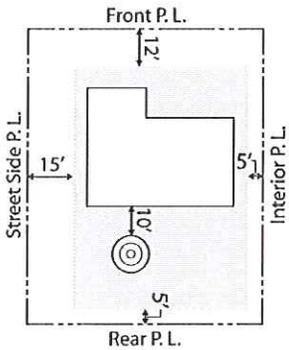
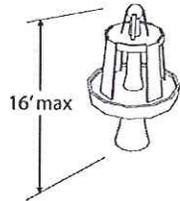
**Building,**  
 $> 120$  sf, Fully Enclosed



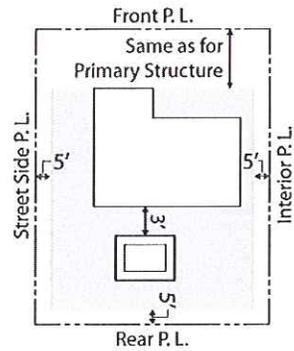
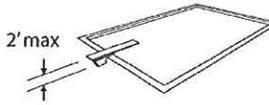
**Building,**  
 $> 120$  sf, Limited/No Enclosure



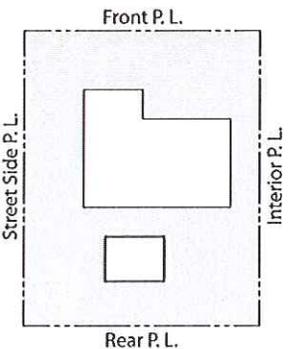
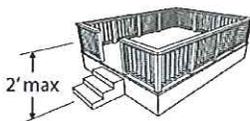
**Garden Structure,**  
 $\geq 8$  ft. tall



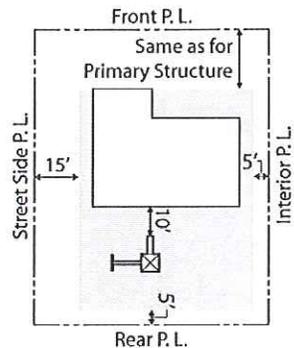
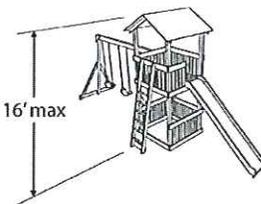
**Pool/Spa**  
 (built-in)



**Deck**  
 (detached)

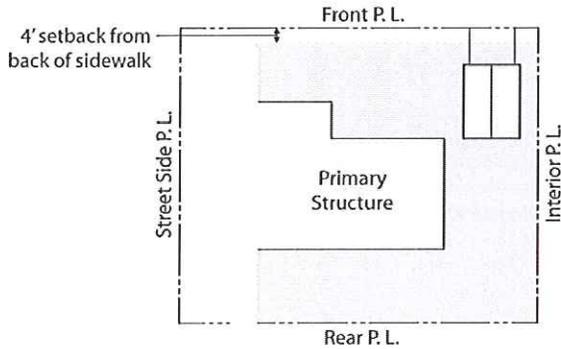


**Play Equipment**

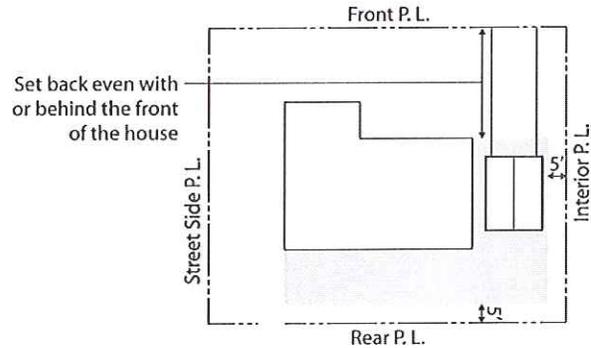


**Figure 9-5A-8-C2**  
**DEVELOPMENT STANDARDS FOR CARPORTS**

Permanent Carports constructed from non combustible materials



Permanent Carports constructed from combustible materials and Portable Carports



### 9-5A-9 Screening

#### A. Purpose

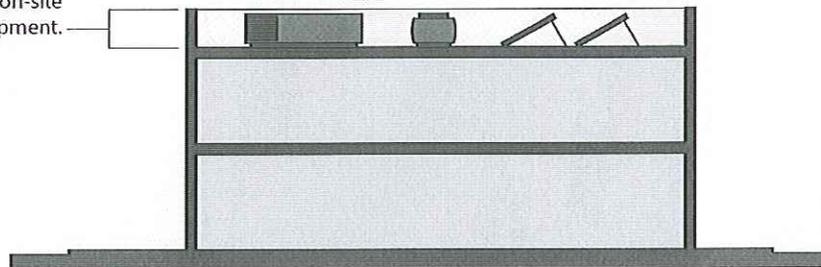
This section establishes screening standards for mechanical equipment, refuge areas, and outdoor storage in all zoning districts and land uses.

#### B. Screening of Mechanical Equipment

All exterior roof- and ground-mounted mechanical equipment, including, but not limited to, heating, air conditioning, refrigeration equipment, plumbing lines, duct work, and transformers, shall be screened from public view from abutting public streets and abutting area(s) zoned for residential or open space uses. Screening of mechanical equipment shall be compatible with other on-site development in terms of colors, materials, and/or architectural styles.

**Figure 9-5A-9-B1**  
**SCREENING OF ROOF-MOUNTED EQUIPMENT**

Mechanical Equipment shall be screened with concrete, wood, or other material. This method of screening shall be architecturally compatible with other on-site development.



#### C. Screening of Refuse Areas

1. Refuse areas shall be screened from public view and adjoining public streets and rights-of-way and residential zoned areas.
2. The method of screening shall be architecturally compatible with other on-site development in terms of colors, materials, and architectural style. Exceptions may be permitted for sites with

**PROPOSED ISSUES WITH THE 2012 ZONING ORDINANCE – TITLE 9**

ZONING SECTION	ISSUE	SOLUTION
Table 9-2A-6-1 Planning Permit & Entitlements...	-Table does not give code reference sections to quickly find the descriptive info for staff of the public	-Should add a column that includes "Section Reference" and then add all the references to each of the permit types
Table 9-2A-6-1 Planning Permit & Entitlements...	-Planning Director approval not always needed and could be Building Department for simple items like setback determination	-Should add footnote #4 to Planning Director column with the following language added " <u>4. Approvals for Zoning Clearance, Reasonable Accommodation and Minor Deviation categories can also be done by the building official or designee in lieu of the Planning Director if design standards are not a critical component.</u> "
Table 9-2A-6-1 Planning Permit & Entitlements...	-There are too many processes outlined as well as some things are too high of a clearance level and should be modified and/or streamlined	<p>-Zoning Clearances should only include those things that we do not charge for or take a separate application for as it is confusing to the public.</p> <p>- Signs should not be grouped with zoning clearance but Administrative Use Permit due to similar approval times and process</p> <p>-Home occupation permits, large daycare, signs, and semi-permanent mobile food vending should be rolled under Administrative Use Permit (<u>minor and major</u>) process in the table and in the zoning text and have only one application form with check boxes at the bottom with the "standards" still called out separately</p> <p>-Signs in Downtown should be moved from Minor site plan &amp; architectural review to Administrative Use Permit Process to reduce fees and use the same process and fees as regular signs.</p> <p><b>-Should remove the Public Hearing requirement Major Site Plan and architectural review as it is unnecessarily noticing to the newspaper and adjacent neighbors which increases the approval time period and costs</b></p>
Table 9-2A-6-1 Planning Permit & Entitlements...	Each of the permit types do not list example types that are included and should be clarified in the footnotes	<p>-Should remove the parenthesis at the top portions and add various footnotes to clarify the type of approvals that are included in the permits potentially as follows:</p> <p>-Zoning Clearance footnote " Includes structures that require building permits, business license, planning entitlements that ensure meeting applicable conditions, encroachment permits, grading permits, and similar city applications"</p>

Attachment  
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