



City of Atascadero

CITY COUNCIL AGENDA

MEETING INFORMATION:

The City Council meeting will be held in the City Council Chambers and in-person attendance will be available at that location.

HOW TO OBSERVE THE MEETING REMOTELY:

To observe remotely, residents can livestream the meeting on [Zoom](#) and listen live on KPRL Radio 1230AM and 99.3FM. The video recording of the meeting will be available through the City's website and on the City's YouTube Channel. To observe remotely using the Zoom platform please visit:

https://us02web.zoom.us/webinar/register/WN_ZwJ7a031S3KXauEym9ehaA

** Note that the Zoom livestream option is provided to the public as a courtesy. The City does not guarantee that viewing the meeting live will be available via Zoom. If Zoom livestream is not enabled, or streaming is disrupted, the meeting will continue with public attendance in-person only.*

HOW TO SUBMIT PUBLIC COMMENT:

Public comment may be provided in-person.

Written public comments are accepted at cityclerk@atascadero.org. **Comments should identify the Agenda Item Number in the subject line of the email.** Such comments will be forwarded to the City Council and made a part of the administrative record. **To ensure distribution to the City Council before consideration of an item, please submit comments not later than 12:00 p.m. the day of the meeting.** All correspondence will be distributed to the City Council, posted on the City's website, and be made part of the official public record of the meeting. **Please note, comments will not be read into the record.** Any written comments received for items not appearing on the agenda will be treated as general Council correspondence. Please be aware that communications sent to the City Council are public records and are subject to disclosure pursuant to the California Public Records Act and Brown Act unless exempt from disclosure under applicable law. Communications will not be edited for redactions and will be printed/posted as submitted.

AMERICANS WITH DISABILITIES ACT ACCOMMODATIONS:

Any member of the public who needs accommodations should contact the City Clerk's Office at cityclerk@atascadero.org or by calling 805-470-3400 at least 48 hours prior to the meeting or time when services are needed. The City will use their best efforts to provide reasonable accommodations to afford as much accessibility as possible while also maintaining public safety in accordance with the City procedure for resolving reasonable accommodation requests.

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS:

California Government Code section 84308 ("Levine Act") requires a party to or participant in a proceeding involving a license, permit, or other entitlement, including all contracts other than competitively bid, labor, or personal employment contracts, to disclose any contribution of more than \$500 that the party or participant (or their agent) has made to a member of the City Council within the prior 12 months. The City Council Member(s) who receive such a contribution are disqualified and not able to participate in the proceedings and are also required to disclose that fact for the official record of the subject proceedings. Disclosures must include the amount of the campaign contribution and identify the recipient City Council Member and may be made either in writing to the City Clerk before the agenda item or by verbal disclosure during consideration. The Levine Act also prohibits, during the proceeding and for 12 months following a final decision, a party to or participant in (or their agent) a proceeding involving a license, permit, or other entitlement, including all contracts other than competitively bid, labor, or personal employment contracts, from making a contribution of more than \$500 to any member of the City Council or anyone running for City Council.

City Council agendas and minutes may be viewed on the City's website:

www.atascadero.org/agendas

Copies of the staff reports or other documentation relating to each item of business referred to on the Agenda are on file in the office of the City Clerk and are available for public inspection on our website, www.atascadero.org. Contracts, Resolutions and Ordinances will be allocated a number once they are approved by the City Council. The Minutes of this meeting will reflect these numbers. All documents submitted by the public during Council meetings that are made a part of the record or referred to in their statement will be noted in the Minutes and available for review by contacting the City Clerk's office. All documents will be available for public inspection by appointment during City Hall business hours.



CITY OF ATASCADERO CITY COUNCIL AGENDA

Tuesday, April 28, 2026, 6:00 p.m.
City Hall Council Chambers, Fourth Floor
6500 Palma Avenue, Atascadero, California

Pages

A. REGULAR SESSION - CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

Mayor Bourbeau
Mayor Pro Tem Dariz
Council Member Funk
Council Member Newsom
Council Member Peek

D. CONSENT CALENDAR

(All items on the consent calendar are considered routine and non-controversial by City staff and will be acted upon by a single action of the City Council unless otherwise requested by an individual Council Member for separate consideration. Public comment on Consent Calendar items will be invited prior to action on the Calendar.)

1. City Council Draft Minutes - April 14, 2026, Regular Meeting

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Recommendation: Council approve the April 14, 2026, City Council regular meeting minutes. [City Clerk]

2. March 2026 Accounts Payable and Payroll

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Fiscal Impact: Total expenditures for all funds is \$3,346,323.82

Recommendation: Council approve certified City accounts payable, payroll and payroll vendor checks for March 2026. [Administrative Services]

E. UPDATES FROM THE CITY MANAGER

(The City Manager will give an oral report on current projects and events to the City Council.)

F. COMMUNITY FORUM

(This portion of the meeting is reserved for persons wanting to address the Council on any matter not on this agenda and over which the Council has jurisdiction. Speakers are limited to three minutes. Please state your name for the record before making your presentation. Comments made during Community Forum will not be a subject of discussion. A maximum of 30 minutes will be allowed for Community Forum, unless changed by the Council. Any members of the public who have questions or need information may contact the City Clerk's Office, between the hours of 8:30 a.m. and 5:00 p.m. at (805) 470-

3400, or cityclerk@atascadero.org.)

G. MANAGEMENT REPORTS

1. Zoning Code Update – Commercial Zones and Uses

Fiscal Impact: None

Recommendation: Council provide direction to staff on specific land uses and development standards for commercial zoning districts. [Community Development]

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H. COUNCIL ANNOUNCEMENTS AND COMMITTEE REPORTS

(On their own initiative, Council Members may make a brief announcement or a brief report on their own activities. The following represent standing committees. Informative status reports will be given, as felt necessary):

Mayor Bourbeau

1. City Selection Committee
2. County Mayor's Round Table
3. Integrated Waste Management Authority (IWMA)
4. Central Coast Community Energy (3CE)

Mayor Pro Tem Dariz

1. Air Pollution Control District
2. California Joint Powers Insurance Authority (CJPIA) Board
3. Community Action Partnership of San Luis Obispo (CAPSLO)
4. Visit SLO CAL Advisory Committee

Council Member Funk

1. Atascadero Basin Ground Water Sustainability Agency (GSA)
2. Design Review Committee
3. Homeless Services Oversight Council
4. REACH SLO Advisory Commission

Council Member Newsom

1. City of Atascadero Finance Committee
2. City / Schools Committee
3. League of California Cities – Council Liaison
4. SLO Council of Governments (SLOCOG)
5. SLO Regional Transit Authority (RTA)

Council Member Peek

1. City of Atascadero Finance Committee
2. City/Schools Committee
3. Design Review Committee
4. SLO County Water Resources Advisory Committee (WRAC)

I. INDIVIDUAL DETERMINATION AND / OR ACTION:

(Council Members may ask a question for clarification, make a referral to staff or take action to have staff place a matter of business on a future agenda. The Council may take action on items listed on the Agenda.)

1. City Council
2. City Clerk
3. City Treasurer

4. City Attorney
5. City Manager

J. ADJOURNMENT



CITY OF ATASCADERO CITY COUNCIL MEETING DRAFT MINUTES

April 14, 2026, 6:00 p.m.
City Hall Council Chambers, Fourth Floor
6500 Palma Avenue, Atascadero, California

A. REGULAR SESSION - CALL TO ORDER: 6:00 P.M.

Mayor Bourbeau called the meeting to order at 6:00 P.M.

B. PLEDGE OF ALLEGIANCE

Council Member Funk led the Pledge of Allegiance.

C. ROLL CALL

Present: Mayor Bourbeau, Mayor Pro Tem Dariz (6:01 P.M.), Council Member Funk, Council Member Newsom, Council Member Peek

Absent: None

Staff Present: City Manager James R. Lewis, Assistant City Manager/City Clerk Lara Christensen, City Attorney Dave Fleishman, City Treasurer/ Director of Administrative Services Jeri Rangel, Public Works Director Nick DeBar, Community Development Director Phil Dunsmore, Fire Chief Casey Bryson, Police Commander Matt Chesson, Deputy City Manager - IT Luke Knight, Community Services and Promotions Director Terrie Banish

D. CONSENT CALENDAR

- 1. City Council Draft Minutes - March 24, 2026 Regular Meeting**
Recommendation: Council approve the March 24, 2026, City Council Regular Meeting Minutes [City Clerk]

- 2. Sales Tax Measure D-20 Annual Report**
Fiscal Impact: Distribution of the 2025 Measure D-20 Annual Report is estimated to cost about \$5,500 in budgeted General Funds.
Recommendation: The Finance Committee and Citizens' Sales Tax Oversight Committee recommends Council approve the Measure D-20 Annual Report for distribution to the community. [Administrative Services]
- 3. Declare Vegetative Growth and/or Refuse a Public Nuisance**
Fiscal Impact: The City recovers costs for administering this program. Parcels not abated are charged the contractor fee for abatement, plus a charge equal to 166% of the contractor's fee and a flat fee of \$299 to abate. The total charge is placed on the San Luis Obispo County Special Tax Assessment for the fiscal year 2026-2027 Tax Roll.
Recommendation: Council adopt Draft Resolution, declaring vegetative growth and/or refuse a public nuisance, commencing proceedings for the abatement of said nuisances, and placing all abatement fees on the San Luis Obispo County Special Tax Assessment for the fiscal year 2026-2027 Tax Roll. [Fire]
- 4. Home Depot Master Plan of Development Amendment (Chick-fil-A)**
Fiscal Impact: The project provides for the development of three vacant building pads within an existing commercial center. The planned commercial uses are anticipated to create an increase in revenue generated by the center.
Recommendation: Council adopt on second reading, by title only, Draft Ordinance approving a Zoning Code Text Amendment to allow carwash uses in the commercial park planned development overlay zone (PD-9). [Community Development]

Mayor Bourbeau opened the Public Comment period.

The following persons spoke on this item: Geoff Auslen

Mayor Bourbeau closed the Public Comment period.

MOTION BY: Funk
SECOND BY: Dariz

- 1. Approve Consent Calendar (D3: Resolution No. 2026-009) (D4: Ordinance No. 694)**

AYES (5): Bourbeau, Dariz, Funk, Newsom, and Peek

Passed (5 to 0)

E. UPDATES FROM THE CITY MANAGER

City Manager Lewis gave an update on projects and events within the City.

F. COMMUNITY FORUM

The following persons spoke: Geoff Auslen

G. COUNCIL ANNOUNCEMENTS AND COMMITTEE REPORTS

The following Council Members gave brief update reports on their committees since their last Council meeting:

Mayor Bourbeau

1. Central Coast Community Energy (3CE)

Mayor Pro Tem Dariz

1. Community Action Partnership of San Luis Obispo (CAPSLO)

Council Member Funk

1. Atascadero Basin Ground Water Sustainability Agency (GSA)
2. League of CA Cities Summit with Mayor Pro Tem Dariz 4/22-4/24/26

H. INDIVIDUAL DETERMINATION AND / OR ACTION:

None

I. ADJOURNMENT

Mayor Bourbeau adjourned the meeting at 6:17 P.M.

MINUTES PREPARED BY:

Alyssa Slater

Deputy City Clerk

APPROVED:



CITY OF ATASCADERO

CITY COUNCIL STAFF REPORT

Item D2

Department: Administrative Services
Date: 4/28/26
Placement: Consent

TO: JAMES R. LEWIS, CITY MANAGER
FROM: CINDY CHAVEZ, DEPUTY DIRECTOR OF ADMINISTRATIVE SERVICES
PREPARED BY: ADRIANA ANGÜIS, ACCOUNTING SPECIALIST
SUBJECT: March 2026 Accounts Payable and Payroll

RECOMMENDATION:

Council approve certified City accounts payable, payroll and payroll vendor checks for March 2026.

DISCUSSION:

Attached for City Council review and approval are the following:

PAYROLL

Dated	3/12/26	Checks # 36499-36506	\$	3,582.41
		Direct Deposits		435,303.06
Dated	3/26/26	Checks # 36507-36514		4,286.49
		Direct Deposits		443,788.84

ACCOUNTS PAYABLE

Dated	3/1/26-3/31/26	Checks # 184770-185059 & EFTs 5940-5975 & 5984-5985		2,459,363.02
		TOTAL AMOUNT	\$	3,346,323.82

FISCAL IMPACT:

Total expenditures for all funds is \$ 3,346,323.82

CERTIFICATION:

The undersigned certifies that the attached demands have been released for payment and that funds are available for these demands.

Cindy Chavez
Deputy Director of Administrative Services

REVIEWED AND APPROVED FOR COUNCIL AGENDA



Lara K. Henderson, Assistant City Manager

ATTACHMENT:

March 2026 Eden Warrant Register in the amount of

\$ 2,459,363.02

For the Month of March 2026

Check Number	Check Date	Vendor	Description	Amount
5940	03/02/2026	ANTHEM BLUE CROSS HSA	Payroll Vendor Payment	17,123.75
184770	03/02/2026	ANTHEM BLUE CROSS HEALTH	Payroll Vendor Payment	255,963.11
184772	03/02/2026	GIS BENEFITS	Payroll Vendor Payment	18,451.36
5941	03/03/2026	RABOBANK NA	Payroll Vendor Payment	75,501.84
5942	03/03/2026	EMPLOYMENT DEV DEPARTMENT	Payroll Vendor Payment	24,471.01
5943	03/03/2026	EMPLOYMENT DEV DEPARTMENT	Payroll Vendor Payment	5,651.77
5944	03/04/2026	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	17,072.78
5945	03/04/2026	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	33,058.39
5946	03/04/2026	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	2,994.12
5947	03/04/2026	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	3,060.58
5948	03/04/2026	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	8,097.96
5949	03/04/2026	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	12,669.14
5950	03/04/2026	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	23,504.89
5951	03/04/2026	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	37,677.58
184773	03/06/2026	A&T ARBORISTS & VEGETATION	Accounts Payable Check	2,500.00
184774	03/06/2026	ADAMSON POLICE PRODUCTS	Accounts Payable Check	4,694.14
184775	03/06/2026	AK & COMPANY	Accounts Payable Check	3,250.00
184776	03/06/2026	ALPHA ELECTRICAL SERVICE	Accounts Payable Check	853.06
184777	03/06/2026	HELONA ANDRESSON	Accounts Payable Check	257.55
184778	03/06/2026	AQUA NATURAL SOLUTIONS	Accounts Payable Check	5,625.64
184779	03/06/2026	AT&T	Accounts Payable Check	814.56
184780	03/06/2026	AT&T	Accounts Payable Check	31.87
184781	03/06/2026	ATASCADERO HAY & FEED	Accounts Payable Check	998.25
184782	03/06/2026	AVILA TRAFFIC SAFETY	Accounts Payable Check	221.58
184783	03/06/2026	TERRIE BANISH	Accounts Payable Check	300.00
184784	03/06/2026	KEITH R. BERGHER	Accounts Payable Check	247.50
184785	03/06/2026	BERRY MAN INC	Accounts Payable Check	540.75
184786	03/06/2026	BIG BRAND TIRE & SERVICE	Accounts Payable Check	1,864.85
184787	03/06/2026	BLACK & VEATCH CORPORATION	Accounts Payable Check	47,893.38
184788	03/06/2026	TERRI R. BLEDSOE	Accounts Payable Check	600.00
184789	03/06/2026	BRANCH SMITH PROPERTIES	Accounts Payable Check	410.00
184790	03/06/2026	BREZDEN PEST CONTROL INC	Accounts Payable Check	74.00
184791	03/06/2026	RICHARD BROADHEAD	Accounts Payable Check	348.00
184792	03/06/2026	BURT INDUSTRIAL SUPPLY	Accounts Payable Check	604.22
184793	03/06/2026	AIDEN J. CAPOZZOLI	Accounts Payable Check	80.00
184794	03/06/2026	MARK R. CAPOZZOLI	Accounts Payable Check	40.00
184795	03/06/2026	SOPHIA N. CAPOZZOLI	Accounts Payable Check	34.00
184796	03/06/2026	CARBON HEALTH MED GROUP OF CA	Accounts Payable Check	796.00
184797	03/06/2026	CENTRAL COAST CIDER ASSOC	Accounts Payable Check	5,000.00
184798	03/06/2026	CERTIFIED TRAVEL MEDIA LLC	Accounts Payable Check	352.78

For the Month of March 2026

Check Number	Check Date	Vendor	Description	Amount
184799	03/06/2026	CHARTER COMMUNICATIONS	Accounts Payable Check	2,245.96
184800	03/06/2026	LARA CHRISTENSEN	Accounts Payable Check	163.44
184801	03/06/2026	CINTAS	Accounts Payable Check	1,074.46
184802	03/06/2026	CJPIA	Accounts Payable Check	227.25
184803	03/06/2026	COASTAL COPY INC	Accounts Payable Check	802.02
184804	03/06/2026	COOK BACKFLOW SERVICES	Accounts Payable Check	2,640.00
184805	03/06/2026	NICOLE C. CORRIDORI	Accounts Payable Check	144.00
184806	03/06/2026	CULLIGAN SANTA MARIA	Accounts Payable Check	562.66
184807	03/06/2026	SHARON J. DAVIS	Accounts Payable Check	227.50
184808	03/06/2026	NICHOLAS DEBAR	Accounts Payable Check	300.00
184809	03/06/2026	JUAN MIGUEL T. DELOS TRINO	Accounts Payable Check	40.00
184810	03/06/2026	JULIANNE E. DELOS TRINO	Accounts Payable Check	60.00
184811	03/06/2026	DFM ASSOCIATES	Accounts Payable Check	70.00
184812	03/06/2026	PHILIP DUNSMORE	Accounts Payable Check	300.00
184813	03/06/2026	EARTH SYSTEMS PACIFIC	Accounts Payable Check	2,121.30
184814	03/06/2026	CAYDENCE C. ENNS	Accounts Payable Check	51.00
184815	03/06/2026	CINDI L. ENRIQUEZ	Accounts Payable Check	1,000.00
184816	03/06/2026	EXECUTIVE JANITORIAL	Accounts Payable Check	3,500.00
184817	03/06/2026	FENCE FACTORY ATASCADERO	Accounts Payable Check	490.50
184818	03/06/2026	FGL ENVIRONMENTAL	Accounts Payable Check	316.00
184819	03/06/2026	FLEXTG LLC	Accounts Payable Check	20.33
184820	03/06/2026	RILEY J.C. FOSTER	Accounts Payable Check	34.00
184821	03/06/2026	TIMOTHY K. FOSTER	Accounts Payable Check	60.00
184822	03/06/2026	TREY GAMBLE	Accounts Payable Check	197.00
184823	03/06/2026	GRAINGER	Accounts Payable Check	177.61
184824	03/06/2026	KADEN GROSECLOSE	Accounts Payable Check	644.00
184825	03/06/2026	DAVID J. HAZELWOOD	Accounts Payable Check	100.00
184826	03/06/2026	DEAN J. HINRICHS	Accounts Payable Check	85.00
184829	03/06/2026	HOME DEPOT CREDIT SERVICES	Accounts Payable Check	6,211.37
184830	03/06/2026	INGLIS PET HOTEL	Accounts Payable Check	241.83
184831	03/06/2026	IRON MOUNTAIN RECORDS MGMNT	Accounts Payable Check	168.26
184832	03/06/2026	JEFF & TONY'S DSD, LLC	Accounts Payable Check	358.16
184833	03/06/2026	JK'S UNLIMITED INC	Accounts Payable Check	1,654.98
184834	03/06/2026	K&M INTERNATIONAL	Accounts Payable Check	1,488.93
184835	03/06/2026	KW CONSTRUCTION	Accounts Payable Check	9,919.99
184836	03/06/2026	JAMES R. LEWIS	Accounts Payable Check	1,619.24
184837	03/06/2026	LITTLE CRITTERZ INC	Accounts Payable Check	117.00
184838	03/06/2026	LARISSA LOPEZ	Accounts Payable Check	197.00
184839	03/06/2026	MADRONE LANDSCAPE	Accounts Payable Check	385.00
184840	03/06/2026	DAMIAN T.D. MARANO	Accounts Payable Check	51.00

For the Month of March 2026

Check Number	Check Date	Vendor	Description	Amount
184841	03/06/2026	MID COAST MOWER & SAW INC	Accounts Payable Check	88.64
184842	03/06/2026	MID-COAST FIRE PROTECTION INC	Accounts Payable Check	523.00
184843	03/06/2026	MIG	Accounts Payable Check	7,115.00
184844	03/06/2026	CADEN C. MIKALOUSKAS	Accounts Payable Check	68.00
184845	03/06/2026	MINER'S ACE HARDWARE	Accounts Payable Check	792.32
184846	03/06/2026	MOTOROLA SOLUTIONS INC	Accounts Payable Check	73.69
184847	03/06/2026	MR. B'S AUTO GLASS	Accounts Payable Check	65.00
184848	03/06/2026	MWI ANIMAL HEALTH	Accounts Payable Check	1,387.81
184849	03/06/2026	NEW TIMES	Accounts Payable Check	126.00
184850	03/06/2026	MARC NOBRIGA	Accounts Payable Check	140.00
184851	03/06/2026	NUTRIEN AG SOLUTIONS INC	Accounts Payable Check	2,808.00
184852	03/06/2026	ODP BUSINESS SOLUTIONS LLC	Accounts Payable Check	159.86
184853	03/06/2026	RON OVERACKER	Accounts Payable Check	87.00
184854	03/06/2026	PACIFIC GAS AND ELECTRIC	Accounts Payable Check	1,740.94
184855	03/06/2026	CHASE W. PAGE	Accounts Payable Check	255.00
184856	03/06/2026	DAWN PATTERSON	Accounts Payable Check	139.00
184857	03/06/2026	PEAKWIFI LLC	Accounts Payable Check	650.00
184858	03/06/2026	PENGUIN RANDOM HOUSE LLC	Accounts Payable Check	358.40
184859	03/06/2026	PERRY'S PARCEL & GIFT	Accounts Payable Check	557.63
184860	03/06/2026	PERRY'S PARCEL & GIFT	Accounts Payable Check	60.00
184861	03/06/2026	PORTER CONSTRUCTION INC	Accounts Payable Check	8,500.00
184862	03/06/2026	BARRETT W. PORTER	Accounts Payable Check	54.00
184863	03/06/2026	PROCARE JANITORIAL SUPPLY INC	Accounts Payable Check	2,005.44
184864	03/06/2026	KAILYN C. PULLEN	Accounts Payable Check	68.00
184865	03/06/2026	MCKENZIE R. PULLEN	Accounts Payable Check	80.00
184866	03/06/2026	QUALITY TINTING & SIGNS	Accounts Payable Check	147.50
184867	03/06/2026	RAINSCAPE	Accounts Payable Check	7,667.00
184868	03/06/2026	JERI RANGEL	Accounts Payable Check	300.00
184869	03/06/2026	RICK ENGINEERING COMPANY	Accounts Payable Check	5,283.00
184870	03/06/2026	BRANDON ROBERTS	Accounts Payable Check	898.00
184871	03/06/2026	EVAN RUSSELL	Accounts Payable Check	250.00
184872	03/06/2026	SECURITAS TECHNOLOGY	Accounts Payable Check	1,019.22
184873	03/06/2026	SITEONE LANDSCAPE SUPPLY LLC	Accounts Payable Check	3,572.37
184874	03/06/2026	SLO COUNTY HEALTH AGENCY	Accounts Payable Check	3,428.00
184875	03/06/2026	SLO COUNTY SHERIFF'S OFFICE	Accounts Payable Check	527.00
184876	03/06/2026	OWEN T. SMITH	Accounts Payable Check	60.00
184877	03/06/2026	SOCAL GAS	Accounts Payable Check	3,598.47
184878	03/06/2026	SOUZA CONSTRUCTION INC	Accounts Payable Check	151,799.50
184879	03/06/2026	SPEAKWRITE LLC	Accounts Payable Check	435.20
184880	03/06/2026	SPECIALIZED EQUIPMENT REPAIR	Accounts Payable Check	2,555.56

For the Month of March 2026

Check Number	Check Date	Vendor	Description	Amount
184881	03/06/2026	STERICYCLE INC	Accounts Payable Check	27.58
184882	03/06/2026	DR. CYNTHIA STRINGFIELD	Accounts Payable Check	231.84
184883	03/06/2026	SUNLIGHT JANITORIAL INC	Accounts Payable Check	1,897.50
184884	03/06/2026	MADELINE M. TAYLOR	Accounts Payable Check	536.40
184885	03/06/2026	TECHNICAL SPRAY SERVICES	Accounts Payable Check	1,800.00
184886	03/06/2026	T-MOBILE	Accounts Payable Check	3,106.87
184887	03/06/2026	T-MOBILE	Accounts Payable Check	34.89
184888	03/06/2026	AYLA TOMAC	Accounts Payable Check	198.11
184889	03/06/2026	TURF STAR INC	Accounts Payable Check	1,117.97
184890	03/06/2026	TYLER TECHNOLOGIES INC	Accounts Payable Check	620.00
184891	03/06/2026	WATER SYSTEMS CONSULTING INC	Accounts Payable Check	17,543.70
184892	03/06/2026	WEST COAST AUTO & TOWING INC	Accounts Payable Check	1,525.00
184893	03/06/2026	WESTERN JANITOR SUPPLY	Accounts Payable Check	326.25
184894	03/06/2026	WEX BANK - BUSINESS UNIVERSAL	Accounts Payable Check	8,389.98
184895	03/06/2026	WEX BANK - WEX FLEET UNIVERSAL	Accounts Payable Check	9,462.71
184896	03/06/2026	KAREN B. WYKE	Accounts Payable Check	1,097.00
184897	03/06/2026	ZACHARY J YEAMAN-SANCHEZ	Accounts Payable Check	151.00
184898	03/06/2026	ASHLEY ZAMORA	Accounts Payable Check	197.00
184899	03/06/2026	ZOO MED LABORATORIES INC	Accounts Payable Check	745.72
184900	03/06/2026	ZOOM IMAGING SOLUTIONS INC	Accounts Payable Check	1,226.70
184903	03/11/2026	PACIFIC GAS AND ELECTRIC	Accounts Payable Check	35,129.47
184904	03/12/2026	ATASCADERO PROF FIREFIGHTERS	Payroll Vendor Payment	1,557.51
184905	03/12/2026	IAFF MERP TRUST OFFICE C/O BPA	Payroll Vendor Payment	1,900.00
184906	03/12/2026	MISSIONSQUARE	Payroll Vendor Payment	19,855.39
184907	03/12/2026	NATIONWIDE RETIREMENT SOLUTION	Payroll Vendor Payment	820.20
5952	03/13/2026	MCGRUFF INSURANCE SERVICE TRUIST INSURANCE HC	Payroll Vendor Payment	748.32
5953	03/13/2026	ATASCADERO POLICE OFFICERS	Payroll Vendor Payment	2,346.00
5954	03/13/2026	SEIU LOCAL 620	Payroll Vendor Payment	1,095.04
5955	03/13/2026	STATE DISBURSEMENT UNIT	Payroll Vendor Payment	926.41
5956	03/16/2026	ANTHEM BLUE CROSS HSA	Payroll Vendor Payment	15,534.75
5957	03/17/2026	RABOBANK NA	Payroll Vendor Payment	77,306.54
5958	03/17/2026	EMPLOYMENT DEV DEPARTMENT	Payroll Vendor Payment	24,971.98
5959	03/17/2026	EMPLOYMENT DEV DEPARTMENT	Payroll Vendor Payment	5,768.91
5960	03/19/2026	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	16,444.24
5961	03/19/2026	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	33,425.79
5962	03/19/2026	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	2,994.12
5963	03/19/2026	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	3,060.58
5964	03/19/2026	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	8,005.87
5965	03/19/2026	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	12,870.45
5966	03/19/2026	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	13,129.36

For the Month of March 2026

Check Number	Check Date	Vendor	Description	Amount
5967	03/19/2026	CALIF PUBLIC EMPLOYEES RETIREMENT SYSTEM	Payroll Vendor Payment	44,005.59
184908	03/20/2026	ADAMSON POLICE PRODUCTS	Accounts Payable Check	13,090.56
184909	03/20/2026	AIRGAS USA LLC	Accounts Payable Check	58.50
184910	03/20/2026	ALLIANT INSURANCE SERVICES INC	Accounts Payable Check	150.00
184911	03/20/2026	ALPHA ELECTRICAL SERVICE	Accounts Payable Check	507.50
184912	03/20/2026	AQUA NATURAL SOLUTIONS	Accounts Payable Check	3,616.48
184913	03/20/2026	ASSOCIATED TRAFFIC SAFETY INC	Accounts Payable Check	196.53
184915	03/20/2026	AT&T	Accounts Payable Check	1,898.70
184916	03/20/2026	AT&T	Accounts Payable Check	235.55
184917	03/20/2026	ATASCADERO HAY & FEED	Accounts Payable Check	694.17
184919	03/20/2026	ATASCADERO MUTUAL WATER CO	Accounts Payable Check	5,934.92
184920	03/20/2026	ATASCADERO MUTUAL WATER CO	Accounts Payable Check	550.13
184921	03/20/2026	ATASCADERO MUTUAL WATER CO	Accounts Payable Check	550.13
184922	03/20/2026	AVILA TRAFFIC SAFETY	Accounts Payable Check	223.94
184923	03/20/2026	BATTERY SYSTEMS INC	Accounts Payable Check	733.98
184924	03/20/2026	BAY AREA DRIVING SCHOOL INC	Accounts Payable Check	34.99
184925	03/20/2026	BERRY MAN INC	Accounts Payable Check	525.85
184926	03/20/2026	BRENDLER JANITORIAL SERVICE	Accounts Payable Check	1,000.00
184927	03/20/2026	RICHARD BROADHEAD	Accounts Payable Check	119.45
184928	03/20/2026	BUREAU VERITAS NORTH AMERICA	Accounts Payable Check	460.00
184929	03/20/2026	BURT INDUSTRIAL SUPPLY	Accounts Payable Check	149.32
184930	03/20/2026	AIDEN J. CAPOZZOLI	Accounts Payable Check	160.00
184931	03/20/2026	MARK R. CAPOZZOLI	Accounts Payable Check	80.00
184932	03/20/2026	SOPHIA N. CAPOZZOLI	Accounts Payable Check	136.00
184933	03/20/2026	KRYSTAL CARLON	Accounts Payable Check	126.37
184934	03/20/2026	CAROLLO ENGINEERS INC	Accounts Payable Check	82,301.00
184935	03/20/2026	CASEY PRINTING INC	Accounts Payable Check	4,300.58
184936	03/20/2026	CATO	Accounts Payable Check	650.00
184937	03/20/2026	CCI OFFICE TECHNOLOGIES	Accounts Payable Check	303.05
184938	03/20/2026	CHARTER COMMUNICATIONS	Accounts Payable Check	4,234.05
184939	03/20/2026	CINDY CHAVEZ	Accounts Payable Check	139.00
184940	03/20/2026	CINTAS	Accounts Payable Check	812.59
184941	03/20/2026	CJPIA	Accounts Payable Check	1,008.06
184942	03/20/2026	CLEATH-HARRIS GEOLOGISTS INC	Accounts Payable Check	4,237.50
184943	03/20/2026	AUDREY S. COHEN	Accounts Payable Check	60.00
184944	03/20/2026	COLE FARMS INC	Accounts Payable Check	2,284.07
184945	03/20/2026	COMFORT LIVING HEATING & AIR	Accounts Payable Check	3,900.00
184946	03/20/2026	CRYSTAL CRIMBCHIN	Accounts Payable Check	708.07
184947	03/20/2026	CRYSTAL SPRINGS WATER	Accounts Payable Check	20.00
184948	03/20/2026	CT SIGNS	Accounts Payable Check	365.40

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Check Number	Check Date	Vendor	Description	Amount
184949	03/20/2026	CULLIGAN SANTA MARIA	Accounts Payable Check	354.42
184950	03/20/2026	NICHOLAS DEBAR	Accounts Payable Check	125.00
184951	03/20/2026	JULIANNE E. DELOS TRINO	Accounts Payable Check	140.00
184952	03/20/2026	DELTA LIQUID ENERGY	Accounts Payable Check	1,218.50
184953	03/20/2026	DEPARTMENT OF JUSTICE	Accounts Payable Check	951.00
184954	03/20/2026	EL CAMINO VETERINARY HOSPITAL	Accounts Payable Check	28.32
184955	03/20/2026	ELECTRIC MOTOR WORKS INC	Accounts Payable Check	17,645.01
184956	03/20/2026	EMI/TGT	Accounts Payable Check	257.05
184957	03/20/2026	CAYDENCE C. ENNS	Accounts Payable Check	85.00
184958	03/20/2026	FAHLO	Accounts Payable Check	323.00
184959	03/20/2026	FARM SUPPLY COMPANY	Accounts Payable Check	284.50
184960	03/20/2026	FRANKLIN FELIZ	Accounts Payable Check	244.69
184961	03/20/2026	FENCE FACTORY ATASCADERO	Accounts Payable Check	339.02
184962	03/20/2026	FGL ENVIRONMENTAL	Accounts Payable Check	474.00
184963	03/20/2026	FIESTA MAHAR MANUFACTURNG CORP	Accounts Payable Check	445.95
184964	03/20/2026	RILEY J.C. FOSTER	Accounts Payable Check	119.00
184965	03/20/2026	TIMOTHY K. FOSTER	Accounts Payable Check	80.00
184966	03/20/2026	GLOBAL WORLD GROUP LLC	Accounts Payable Check	147.13
184967	03/20/2026	BENJAMIN P. GOLDMAN	Accounts Payable Check	429.29
184968	03/20/2026	GRAINGER	Accounts Payable Check	253.45
184969	03/20/2026	HART IMPRESSIONS PRINTING	Accounts Payable Check	1,637.54
184970	03/20/2026	KELLIE K. HART	Accounts Payable Check	224.00
184971	03/20/2026	DAVID J. HAZELWOOD	Accounts Payable Check	80.00
184972	03/20/2026	HDR ENGINEERING INC	Accounts Payable Check	2,567.50
184973	03/20/2026	HERC RENTALS INC	Accounts Payable Check	315.38
184974	03/20/2026	HILLTOP WELDING & FABRICATION	Accounts Payable Check	1,220.00
184975	03/20/2026	IMPACT PHOTOGRAPHICS INC	Accounts Payable Check	61.50
184976	03/20/2026	INGLIS PET HOTEL	Accounts Payable Check	2,500.00
184977	03/20/2026	INSECT LORE PRODUCTS INC	Accounts Payable Check	238.05
184978	03/20/2026	IRON MOUNTAIN RECORDS MGMNT	Accounts Payable Check	47.09
184979	03/20/2026	JAS PACIFIC	Accounts Payable Check	13,227.08
184980	03/20/2026	JB DEWAR INC	Accounts Payable Check	232.12
184981	03/20/2026	JOE A. GONSALVES & SON	Accounts Payable Check	3,000.00
184982	03/20/2026	KEY TERMITE & PEST CONTROL INC	Accounts Payable Check	100.00
184983	03/20/2026	KMIT SOLUTIONS	Accounts Payable Check	3,315.00
184984	03/20/2026	KPRL 1230 AM	Accounts Payable Check	320.00
184985	03/20/2026	L.N. CURTIS & SONS	Accounts Payable Check	2,392.38
184986	03/20/2026	LAYNE LABORATORIES INC	Accounts Payable Check	2,453.40
184987	03/20/2026	JAMES R. LEWIS	Accounts Payable Check	662.40
184988	03/20/2026	LEXISNEXIS RISK SOLUTIONS FL	Accounts Payable Check	533.34

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Check Number	Check Date	Vendor	Description	Amount
184989	03/20/2026	LIFE ASSIST INC	Accounts Payable Check	1,034.11
184990	03/20/2026	MARBORG INDUSTRIES	Accounts Payable Check	72.95
184991	03/20/2026	MARK'S TIRE SERVICE INC	Accounts Payable Check	189.28
184992	03/20/2026	MATR BOOMIE	Accounts Payable Check	520.96
184993	03/20/2026	MCMASTER-CARR SUPPLY CO	Accounts Payable Check	110.41
184994	03/20/2026	METROPOLITAN TRANSPORT COMM	Accounts Payable Check	3,000.00
184995	03/20/2026	MID COAST MOWER & SAW INC	Accounts Payable Check	901.21
184996	03/20/2026	MIG	Accounts Payable Check	56,078.76
184997	03/20/2026	MINER'S ACE HARDWARE	Accounts Payable Check	655.07
184998	03/20/2026	MUNICIPAL MAINT EQUIPMENT INC	Accounts Payable Check	9,063.47
184999	03/20/2026	MWI ANIMAL HEALTH	Accounts Payable Check	720.78
185000	03/20/2026	NASSAU CANDY DISTRIBUTORS INC	Accounts Payable Check	401.77
185001	03/20/2026	PAUL NETZ	Accounts Payable Check	405.00
185002	03/20/2026	NEW TIMES	Accounts Payable Check	433.00
185003	03/20/2026	NORTH COAST ENGINEERING INC	Accounts Payable Check	1,554.00
185004	03/20/2026	NUTRIEN AG SOLUTIONS INC	Accounts Payable Check	7,559.50
185007	03/20/2026	PACIFIC GAS AND ELECTRIC	Accounts Payable Check	50,877.88
185008	03/20/2026	PACIFIC OVERHEAD DOOR SERVICE	Accounts Payable Check	1,050.00
185009	03/20/2026	CHASE W. PAGE	Accounts Payable Check	119.00
185010	03/20/2026	PASO ROBLES FORD	Accounts Payable Check	1,042.49
185011	03/20/2026	PAYMENTUS GROUP INC	Accounts Payable Check	5.50
185012	03/20/2026	PERRY'S PARCEL & GIFT	Accounts Payable Check	48.55
185013	03/20/2026	PIERRE RADEMAKER DESIGN	Accounts Payable Check	3,630.00
185014	03/20/2026	MATT PIGEON	Accounts Payable Check	125.00
185015	03/20/2026	BARRETT W. PORTER	Accounts Payable Check	144.00
185016	03/20/2026	PROCARE JANITORIAL SUPPLY INC	Accounts Payable Check	1,099.11
185017	03/20/2026	PRW STEEL SUPPLY INC	Accounts Payable Check	565.50
185018	03/20/2026	KAILYN C. PULLEN	Accounts Payable Check	204.00
185019	03/20/2026	MCKENZIE R. PULLEN	Accounts Payable Check	280.00
185020	03/20/2026	RAINSCAPE	Accounts Payable Check	350.00
185021	03/20/2026	BILL RAINWATER	Accounts Payable Check	481.66
185022	03/20/2026	JOSHUA RAMIREZ	Accounts Payable Check	55.00
185023	03/20/2026	BRANDON ROBERTS	Accounts Payable Check	405.00
185024	03/20/2026	RODMAN REPAIR & FABRICATION	Accounts Payable Check	1,570.00
185025	03/20/2026	SANTA MARIA MOTORCYCLES LLC	Accounts Payable Check	11,018.78
185026	03/20/2026	SPENCER SHERRILL	Accounts Payable Check	174.00
185027	03/20/2026	SITEONE LANDSCAPE SUPPLY LLC	Accounts Payable Check	212.29
185028	03/20/2026	SLO COUNTY EMS AGENCY	Accounts Payable Check	440.00
185029	03/20/2026	IAN TYLER SMITH	Accounts Payable Check	151.00
185030	03/20/2026	OWEN T. SMITH	Accounts Payable Check	80.00

City of Atascadero
Disbursement Listing

04/28/2026 | Item D2 | Attachment 1

For the Month of March 2026

Check Number	Check Date	Vendor	Description	Amount
185031	03/20/2026	SOCAL GAS	Accounts Payable Check	760.69
185032	03/20/2026	SOUZA CONSTRUCTION INC	Accounts Payable Check	82,052.80
185033	03/20/2026	SPECIALIZED EQUIPMENT REPAIR	Accounts Payable Check	3,936.78
185034	03/20/2026	STEVE SCHMIDT TOPSOIL INC	Accounts Payable Check	3,643.13
185035	03/20/2026	TESCO CONTROLS LLC	Accounts Payable Check	78,804.00
185036	03/20/2026	THORN RUN PARTNERS LLC	Accounts Payable Check	3,000.00
185037	03/20/2026	TOWNSEND PUBLIC AFFAIRS INC	Accounts Payable Check	4,000.00
185038	03/20/2026	TYLER TECHNOLOGIES INC	Accounts Payable Check	7,440.00
185039	03/20/2026	UBEO BUSINESS SERVICES	Accounts Payable Check	14,147.53
185046	03/20/2026	US BANK	Accounts Payable Check	46,005.02
185047	03/20/2026	DAVID VAN SON	Accounts Payable Check	331.00
185048	03/20/2026	VANIR CONSTRUCTION MANAGEMENT	Accounts Payable Check	29,831.25
185049	03/20/2026	VERDIN	Accounts Payable Check	23,429.46
185050	03/20/2026	VINO VICE INC	Accounts Payable Check	681.50
185051	03/20/2026	VITAL RECORDS CONTROL	Accounts Payable Check	224.95
185052	03/20/2026	WATER SYSTEMS CONSULTING INC	Accounts Payable Check	42,904.25
185053	03/20/2026	WEST COAST AUTO & TOWING INC	Accounts Payable Check	1,570.00
185054	03/20/2026	WORLDFINDS INC	Accounts Payable Check	528.00
185055	03/20/2026	YOUTH EVOLUTION SOCCER	Accounts Payable Check	739.20
5984	03/26/2026	BANK OF NEW YORK MELLON	Accounts Payable Check	369,875.00
5985	03/26/2026	BANK OF NEW YORK MELLON	Accounts Payable Check	3,250.00
5968	03/27/2026	MCGRIFF INSURANCE SERVICE TRUIST INSURANCE HC	Payroll Vendor Payment	748.32
5969	03/27/2026	ATASCADERO POLICE OFFICERS	Payroll Vendor Payment	2,346.00
5970	03/27/2026	SEIU LOCAL 620	Payroll Vendor Payment	1,098.24
5971	03/27/2026	STATE DISBURSEMENT UNIT	Payroll Vendor Payment	537.72
185056	03/27/2026	ATASCADERO PROF FIREFIGHTERS	Payroll Vendor Payment	1,557.51
185057	03/27/2026	IAFF MERP TRUST OFFICE C/O BPA	Payroll Vendor Payment	1,900.00
185058	03/27/2026	MISSIONSQUARE	Payroll Vendor Payment	20,426.49
185059	03/27/2026	NATIONWIDE RETIREMENT SOLUTION	Payroll Vendor Payment	724.98
5972	03/30/2026	ANTHEM BLUE CROSS HSA	Payroll Vendor Payment	12,734.75
5973	03/31/2026	RABOBANK NA	Payroll Vendor Payment	80,169.95
5974	03/31/2026	EMPLOYMENT DEV DEPARTMENT	Payroll Vendor Payment	26,161.23
5975	03/31/2026	EMPLOYMENT DEV DEPARTMENT	Payroll Vendor Payment	5,973.20
				<u>\$ 2,459,363.02</u>



CITY OF ATASCADERO

CITY COUNCIL STAFF REPORT

Item G1

Department: Community Development
Date: 04/28/2026
Placement: Management Report

TO: JAMES R. LEWIS, CITY MANAGER
FROM: PHIL DUNSMORE, COMMUNITY DEVELOPMENT DIRECTOR
PREPARED BY: KELLY GLEASON, PLANNING MANAGER

SUBJECT: Zoning Code Update – Commercial Zones and Uses

RECOMMENDATION:

Council provide direction to staff on specific land uses and development standards for commercial zoning districts.

BACKGROUND:

The new General Plan includes five commercial placetypes (land use districts) which would be implemented by multiple zoning districts. These include the following Placetypes: Mixed Use, Downtown Mixed Use, Commercial, Industrial and Innovation Flex. The March 10 and March 24, 2026, discussions with the City Council focused on the two Mixed Use placetypes. This discussion focuses on the remaining three commercial Placetypes, primarily focusing on what is allowed in each district and suggested refinements to the land use definitions. This discussion will also cover non-conforming land uses in the Downtown Commercial District, such as medical offices, ground floor residential uses, fuel stations, and storage uses.

DISCUSSION:

In addition to the Mixed Use districts that will allow for a mix of residential and commercial, the commercial placetypes in the new General Plan include Commercial, Innovation/Flex, and Industrial. The placetypes were established to reimagine and support economic growth and development into key areas with a focus on retail synergy, placemaking, and quality job growth.

Each placetype corresponds to zoning districts that allow for land uses to support and grow the uses envisioned for each area.

Placetype: Zoning District

- Commercial:
 - Commercial (C)

- Commercial Service (CS)
- Innovation/Flex: Commercial Innovation (CI)
- Industrial: Industrial (I)

Each zone will accommodate a slightly different mix of uses informed by the General Plan Placetypes. The land use definitions in the new Zoning Code respond to current trends and nomenclature. Definitions are consolidated where there is overlap and dissected where size and scale called for differentiation. A map of the commercial zoning districts is included as Attachment 1.

LAND USE DEFINITIONS:

The land use definitions listed in the current Zoning Code have been updated periodically to respond to State laws and emerging trends. However, the comprehensive Zoning Code Update project aligns the definitions for the new General Plan Placetypes, aligning future land uses with the vision for each zoning district while recognizing the pattern of existing land uses.

The main objectives of updates to this section are to:

- Combine duplicative definitions
- Modify definitions to respond to size, scale, or use
- Add new definitions that match General Plan Placetypes

The draft land use definitions are shown in Attachment 2. Specific changes of note include:

- Clearly defining agricultural uses including hobby or agricultural accessory uses in as allowed in residential zones.
- Separating Car Washes from Vehicle Repair and Services
- Separating out Kennels, Veterinary Services, and Grooming with specific attention to on-site overnight boarding and animal enclosures that are inside of a building or exterior
- Adding a definition for a commercial or “Commissary” kitchen
- Separation of Amusement Services which currently include yoga studios, bowling alleys, and gyms.
- Aligning Care Facility and Low-Barrier Navigation Center definitions with current State law
- Separating definitions for medical clinics and standard doctor’s offices
- Adding definitions for horizontal and vertical mixed-use
- Clarifying differences between small and larger recycling facilities.
- Creating a separate definition for Tattoo Artists and Body Piercing Services.
- Adding a definition for showrooms

Clearly defined land uses will assist business owners and the public in determining where certain types of businesses can locate. In addition, acknowledging the nuance between certain businesses and identifying scale in determining use compatibility will allow the City to better align the zoning districts and land use tables. These updates are designed to spur economic development while responding to existing land uses and trends. The City Council is being asked to review the draft land use definitions and provide feedback to staff for inclusion in the final Zoning Code language.

COMMERCIAL ZONING DISTRICTS:

The zoning districts build on the foundation of the Placetypes identified in the General Plan and further refine uses and development standards. The following list identifies each zoning district and provides an excerpt from the General Plan related to the vision for each area.

- **Commercial (C):** *Key Nodes focused along El Camino Real.*
Commercial uses include regional- and local-serving retail, restaurants, office, tourist, and service businesses with easy access to and from residential neighborhoods. Development is characterized by single-use commercial buildings, multi-tenant shopping centers, and office buildings. Commercial tenants may include businesses targeted toward visitors to Atascadero, such as breweries, distilleries, and recreation hubs.
- **Commercial Service (CS):** *El Camino Real south of Curbaril and South of San Anselmo.*
The Commercial Service zoning district is similar to the Commercial zoning district but would allow for more vehicle related service businesses and uses that may require some level of outdoor use areas.
- **Commercial Innovation (CI):** *El Camino Real north of San Anselmo and Del Rio; South of Morro Road to Santa Rosa.*
The Innovation/Flex Placetype relates to one zoning district, the Commercial Innovation (CI) zoning district, which is intended to promote opportunities for startup businesses and head-of household jobs and provide spaces that can be adaptable to a variety of compatible uses as workforce trends evolve. This zoning district should attract concentrations of production, design, and maker-space businesses as well as uses that support those businesses and the people that work there. Uses with outdoor storage are not permitted except in appropriate locations and limited quantities, and all subject to discretionary review.
- **Industrial (I):** *Traffic Way and Sycamore Road.*
Industrial uses typically include heavy and moderately intense manufacturing, distribution, and vehicle-related uses. Development consists of varying-sized industrial buildings, either as standalone businesses or as part of an integrated development. These areas are intended to support industry that contributes to the fiscal health of the City.

LAND USE TABLES

The Land Use Table identifies which uses are Allowed or Conditionally Allowed (AUP or CUP). If a column is blank, the applicable use is not allowed. A full list of the proposed Land Use Table is included in Attachment 3. The City Council is being asked to provide direction to staff on the appropriateness of uses for each zoning district and make any recommendations for changes.

COMMERCIAL INNOVATION DEVELOPMENT STANDARDS

The new Commercial Innovation Zoning District is envisioned to become the City's job and production center. Very similar to the existing Commercial Park Zone, this District is also envisioned to accommodate some types of resident and visitor serving uses such as winemaking,

breweries, coffee roasting, and similar businesses. To achieve this vision, future development needs to provide tenant spaces that can accommodate a variety of uses and respond to business trends over time. Generally, this means taller ceilings and opportunities for roll-up door spaces. Development standards beyond the typical setback requirements are proposed for this zone. Standards are proposed as follows:

Development Standard	CI Zoning District
Minimum Lot Size	2 acres
Maximum Height	35 ft
Minimum Front Setback	As needed to accommodate street tree setbacks
Minimum Side/Rear Setbacks	None required except transitions to adjacent single-family zoning district (existing standard) and 10 ft setback if adjacent to multi-family zoning district (proposed).
Fences and Storage	<p>No fences allowed within 10 ft of the primary public street frontage property line.</p> <p>Outdoor storage limited to 10% of the floor area of the principal building and must be located greater than 50 ft from the primary public street frontage property line and 20 ft from any secondary street frontage property line.</p>
Floor to Ceiling Ground Floor Height	16 ft
Building Façade – Parking lot/loading aisle facing	<p>Storefronts/Access Bays wide enough to accommodate 12 ft x 12 ft roll-up doors required</p> <p><i>Design requirements may be met with:</i></p> <ul style="list-style-type: none"> • <i>Roll-up doors</i> • <i>Sliding industrial doors or large operable storefront systems</i> • <i>Adequate framing and clear space to accommodate a 12x12 roll-up door in the future</i>
	Must provide direct access to interior floor area
	Minimum 1 storefront/access bay every 40 ft
Public Street Frontage	Primary public street frontage must include transparent openings (e.g., transparent doors, windows, glazed roll-up doors) that constitute a minimum of 20% of the building façade area

These design standards are intended to generate flexible use spaces that maintain visual screening and pedestrian orientation along the street frontages with flexibility to accommodate light-industrial spaces and equipment with some storage farther into the site. Implementation of design standards will result in buildings that can be flexible to uses over time and respond to market trends and tenant needs with a focus on the ability to accommodate light industrial, artisan production, research and development, and light manufacturing. The City Council is being asked to provide direction to staff on development standards for the Commercial Innovation Zoning District and provide feedback on any changes or additional standards staff should incorporate into the final code.

NON-CONFORMING USES IN THE DOWNTOWN COMMERCIAL ZONE

The Downtown Commercial (DC) Zoning District is intended to support pedestrian-oriented, active ground-floor uses that enhance economic vitality in downtown, such as retail, artisan uses, restaurants, and entertainment facilities. Upper story uses include offices, lodging, and residential as a complement to these uses. In recent years, new investment in Downtown has resulted in the transfer of multiple non-conforming uses. The new General Plan and Zoning Ordinance Update is an opportunity to accelerate this transition.

Existing Nonconforming uses in the Downtown Commercial Zone include: ground floor office (including Medical offices around Sunken Gardens), ground floor residential (Entrada and Lewis Ave), gas station, storage use (El Camino) and warehousing (Traffic Way).

Current Regulations state that non-conforming uses discontinued for 6 months or more must revert to a conforming land use (9-7.106). There may be options to alter the non-conforming use section:

1. Reduce discontinuance time to 60 days- or less

Under this scenario, a non-conforming use would be deemed discontinued if the use was not active for 60 days or more. Discontinuance includes, but is not limited to: vacancy of the tenant space, cessation of business activity, loss of required licenses, or removal of operational fixtures. This would reduce the six-month grace period to 60 days.

2. Explore options requiring conformity at tenant/occupant turnover

Conformity could be linked to the operator rather than the discontinuation of use. The nonconforming could terminate upon vacancy, change in tenancy, change in ownership of the business, or cessation of operations, whichever occurs first. However, this option could subject the City to legal challenge.

In summary, one or more of these options would result in a minor text amendment to the non-conforming section of the Zoning Regulations. The intent is to only modify it as it applies to the Downtown Commercial Zoning district, not the Downtown Office district or any other commercial zoning districts. The City Council is being asked provide direction to staff on any desired changes to the non-conforming land use standards.

NEXT STEPS

Staff will incorporate Council direction for commercial zoning districts and integrate standards and uses into the updated zoning code. The next zoning code update check-in will be a comprehensive look at all code changes and review of any outstanding changes of note from the previous discussions. These topics are scheduled for Planning commission and City Council review in June. This will present another opportunity for review and feedback prior to the formal adoption process.

CONCLUSION

Reimagining the commercial zoning districts in alignment with new Placetypes identified in the General Plan provides an opportunity to refine land uses and ensure that the vision outlined in the General Plan is implemented. Land Use definitions that respond to emerging trends, local historical land uses, and State laws are key to supporting economic goals. Establishing a clear framework for staff and decision makers will provide clarity to applicants and the community and identify the components needed to achieve the City’s land use and economic goals.

FISCAL IMPACT:

None.

REVIEWED BY OTHERS:

This item has been reviewed by the Community Development Director, the Administrative Services Director, and the City Attorney.

REVIEWED AND APPROVED FOR COUNCIL AGENDA

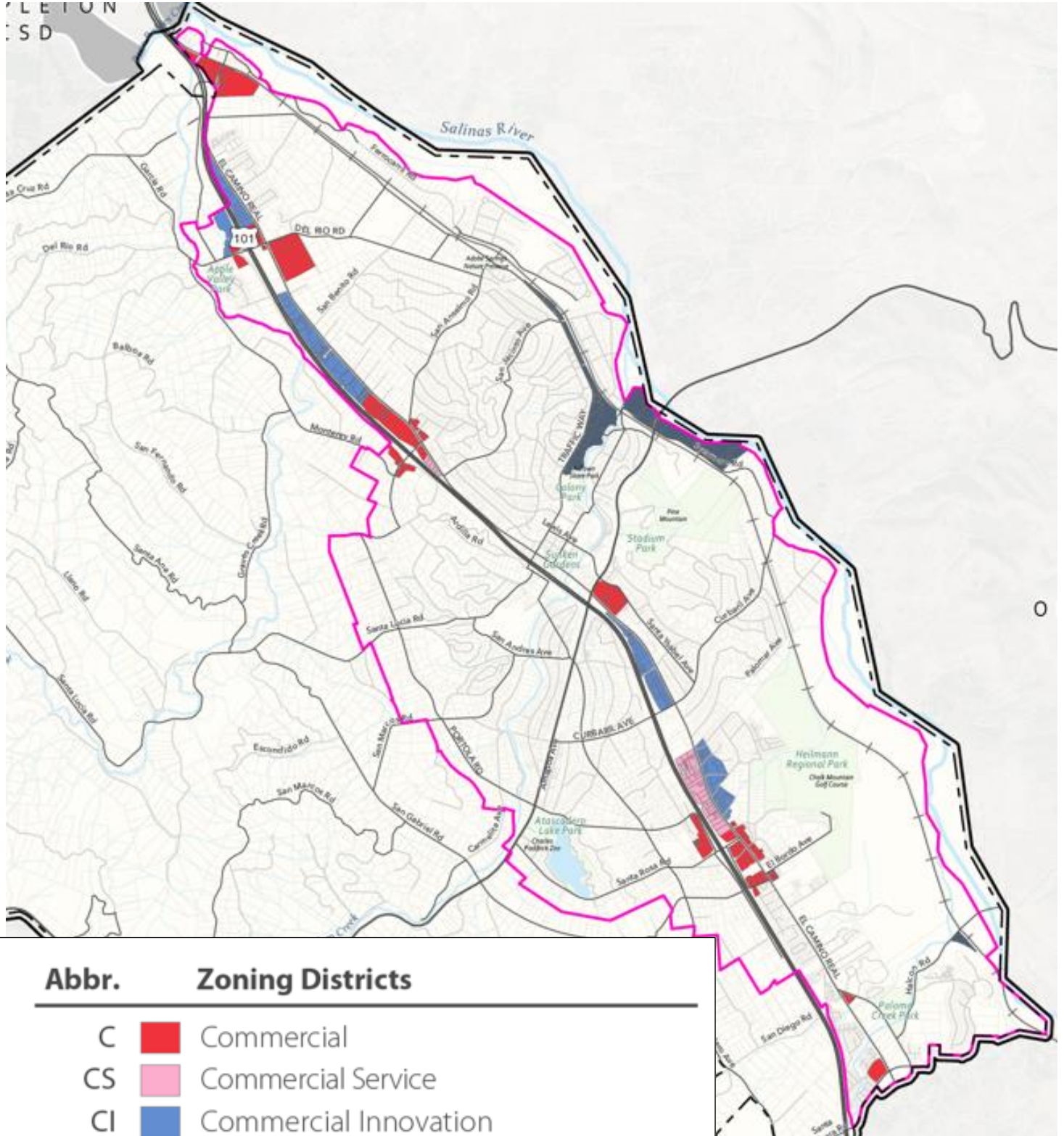


Lara K. Henderson, Assistant City Manager

ATTACHMENTS:

1. Commercial Land Use Map
2. Proposed Land Use Definitions
3. Proposed Land Use Tables

Proposed Commercial Districts



Abbr.	Zoning Districts
C	Commercial
CS	Commercial Service
CI	Commercial Innovation
I	Industrial
	Urban Services Boundary

CHAPTER 8. DEFINITIONS

ARTICLE 04 – LAND USE DEFINITIONS

9-8.04.010 – Land Use Definitions

This Article contains descriptions of the types of land uses that can be established in the various zoning districts. The descriptions of land uses are intended only to list the various land uses included under each general heading and do not explain what permit requirements or performance standards may be applicable to a given use. See Section 9-1.04.020(e) (Interpretations of Allowable Uses).

9-8.04.020 “A” Definitions

Accessory Dwelling Unit. Dwelling unit accessory to a primary dwelling unit with complete kitchen and bathroom for one or more persons regulated by California Government Code Sections 66310 – 66342 and Article 9-4.02 (Accessory Dwelling Units). See Article 9-4.02 (Accessory Dwelling Units) for use standards specific to this use.

Accessory Storage. The indoor or outdoor storage of various materials on the same site as a principal building or land use which is other than storage, which supports the activities or conduct of the principal use. Outdoor accessory storage is further regulated by Article 9-4.60 (Storage-Accessory), including a limitation on size.

Adult Oriented Business. Any business defined by Section 5-10.102 (Definitions) of Title 5, or Section 9-4.06.020 (Adult-Oriented Businesses) of this Title as an adult business, or any massage parlor (excluding State-licensed massage therapy), sexual encounter establishment, or nude model studio. "Adult-oriented business" does not include those uses or activities, the regulation of which is preempted by State law. See Article 9-4.06 (Adult Business Uses) for use standards specific to this use.

Agricultural Processing – Large Scale. The large scale processing of agriculture products subsequent to their harvest, with the intent of preparing them for market or further processing including: alfalfa cubing; hay baling and cubing; corn shelling; drying of corn, rice, hay, fruits and vegetables; grain cleaning and custom grinding; custom grist mills; custom milling of flour, feed and grain; sorting, grading and packaging of fruits and vegetables; tree nut hulling and shelling; cotton ginning. This use classification excludes “Winery – Boutique,” “Winery – Production,” “Brewery – Production,” and “Brewery – Micro-Brewery/Brewpub,” which are defined separately. This does not include the growing, harvesting, and production of marijuana, or legally approved uses of marijuana by either the State of California or Federal Government. Outdoor accessory storage is further regulated by Article 9-4.60 (Storage-Accessory), including a limitation on size.

Agriculture – Accessory Use. Small-scale and/or hobby agricultural activities incidental to the primary residential use of the property. Includes the keeping, feeding, or grazing of animals as an avocation, hobby, or school project, subordinate to the principal residential use of a property, includes species commonly considered as farm animals as well as exotic species, but does not include household pets. This includes the raising or feeding of animals as regulated under Section 9-4.08.030 (Farm Animal Raising). This does not include uses defined as "Livestock Specialties." See Article 9-4.08 (Agricultural Uses) for use standards specific to this use.

Agriculture – Primary Use. The tilling of soil, the raising of crops, horticulture, farm animal raising, and related uses as a primary use. Does not include farm animal raising for those animals defined as "Livestock Specialties." See also “Horticulture Specialties.” See Article 9-4.08 (Agricultural Uses) for use standards specific to this use.

Agricultural Produce Stand. Open structure for the retail sale of agricultural products (except hay, grain, and feed sales which are included under "Farm Equipment and Supplies"), which are grown on the site in residential or agriculture zoning districts. This use does not include "Farmers' Market" or seasonal sales located in nonresidential zoning districts, defined under "Temporary or Seasonal Retail Sales." See Section 9-4.08.060 (Agricultural Produce Stands) for use standards specific to this use.

Agriculture Employee Housing – Small. Single-family dwelling, or similar other lodging accommodations provided as a part of farming operations, for employee housing per Section 17021.5 of the California Health and Safety Code for six or fewer employees, for employees on land owned by the owner of the building site on which the lodging is located. See Employee Housing Act, Sections 17000 et seq. of the California Health and Safety Code.

Agriculture Employee Housing – Large. Lodging accommodations provided as a part of farming operations, per Section 17021.6 of the California Health and Safety Code consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household, for employees on land owned by the owner of the building site on which the lodging is located.

Animal Care Services - Grooming. The commercial provision of bathing and trimming services for dogs, cats, and other household animals permitted by the Municipal Code. Overnight boarding is not included with this use (see "Animal Care Services – Kennel").

Animal Care Services - Kennel. The commercial provision of shelter/kenneling for four or more dogs or cats (four months of age or older) or other household animals, including activities associated with such shelter (e.g., feeding, exercising, grooming, and incidental medical care) and the keeping of such animals for sale or for commercial breeding. Does not include dogs and cats kept for noncommercial purposes. See Article 9-4.10 (Animal Services – Kennels and Veterinarians) for use standards specific to this use.

Animal Care Services - Veterinarian. Establishment where animals receive medical and surgical treatment and may be temporarily boarded (more than one-night stay) in association with such medical or surgical treatment. Short-term animal boarding may be provided as an accessory use. See Article 9-4.10 (Animal Services – Kennels and Veterinarians) for use standards specific to this use.

Artisan Foods and Products. See "Manufacturing and Processing – Artisan."

Assembly – Public and Entertainment. Facility for public assembly and group entertainment such as: community centers, banquet centers, public and semi-public auditoriums; exhibition and convention halls; civic theaters and meeting halls; motion picture theaters; legitimate theater facilities for live theatrical presentations or concerts by bands and orchestras; comedy clubs, amphitheaters; meeting and banquet halls for rent and similar public assembly uses. See Article 9-4.12 (Assembly Uses) for use standards specific to this use.

Assembly – Religious Facility. Religious facility specifically designed and used to accommodate the gathering of persons for the purposes of fellowship, worship, or similar conduct of religious practices and activities, including accessory use of religious teaching/learning (e.g., Sunday school). This definition includes functionally related internal facilities (i.e., kitchens, multi-purpose rooms, storage, etc.) and residences for clergy. Other establishments maintained by religious organizations, such as educational institutions, hospitals, and other operations that may be considered commercial in nature if not run by the religious organization (such as a recreational camp) are classified according to their respective activities. See Article 9-4.12 (Assembly Uses) for use standards specific to this use.

Assembly – Sports Facility. Facility for spectator-oriented specialized group sports assembly that includes but is not limited to: stadiums and coliseums; arenas and field houses; race tracks (auto and animals); motorcycle racing and drag strips; and other sports that are considered commercial. See Article 9-4.12 (Assembly Uses) for use standards specific to this use.

Auto Repair. See "Vehicle Services and Repair."

9-8.04.030 "B" Definitions

Bar/Tavern. Establishment where alcoholic beverages are sold for on-site consumption, which is not part of a larger restaurant. Includes bars, taverns, pubs, night clubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. This use does not include "Adult-Oriented Businesses," "Brewery - Micro-Brewery/Brewpub," or "Tasting Room."

Bed and Breakfast. See "Lodging – Bed and Breakfast."

Boarding, Animal. See "Animal Care Services – Kennel."

Brewery – Production. An establishment that produces ales, beers, meads, hard ciders, and/or similar beverages, and distilled spirits on site. Production breweries are classified as a use that requires either a Type 01 (Beer Manufacture) or Type 04 (Distilled Spirits Manufacturer) licensure from Alcohol, Beverage Control (ABC). Breweries may also serve beverages on site and sell beverages for off-site consumption in keeping with the regulations of the Alcohol Beverage Control (ABC) and Bureau of Alcohol, Tobacco, and Firearms (ATF).

Brewery – Micro-Brewery/Brewpub. An establishment that produces ales, beers, meads, hard ciders/and or similar beverages, and distilled spirits, to serve on site. Sale of beverages for off-site consumption is also permitted consistent with the regulations of the Alcohol Beverage Control (ABC) and Bureau of Alcohol, Tobacco, and Firearms (ATF). Food service for on-site consumption is allowed as an accessory use. Brewpubs and microbreweries are considered small operations consistent with ABC license Type 23, 40, or 42 or State similar licensures. This use category also includes craft distilleries consistent with ABC license Type 74.

Broadcasting Studio. An establishment for commercial and public communications use including radio, television broadcasting and receiving stations, and one or more studios with facilities entirely within buildings. Does not include antennas and towers, which are defined under "Wireless Telecommunications Facility."

Building Materials and Hardware Sales. Retail trade establishment primarily engaged in the sale of lumber, building materials, tools, appurtenances, and decorator items (including hardware, electrical, or building supplies, tools and equipment, plants and garden products, patio furniture, swimming pools, spas, and hot tubs, lighting fixtures and cabinets, paint, carpeting, floor coverings or wallpaper). All merchandise other than plants is kept within an enclosed building or fully screened enclosure and fertilizer, soil, and soil amendments are stored and sold in package form only. Tools may be available for rent. Includes all such stores selling to the general public, even if sales to contractors account for a larger proportion of total sales. This use does not include establishments that primary offer exhibition space to show products, which are classified as "Showroom," or establishments primarily selling plumbing, heating, and air conditioning equipment and electrical supplies, which are classified as "Contract Construction Services." See Section 9-4.42.040 (Building Materials Sales Standards) for use standards specific to this use.

Business Support Services. An establishment or business located entirely within a building providing goods and services to other businesses and individuals on a fee or contract basis, including printing and copying, advertising and mailing, office equipment rental and leasing, office security, custodial services, and photo finishing, including associated delivery services with two or fewer fleet vehicles on-site.

9-8.04.040 "C" Definitions

Car Wash. Washing, waxing, detailing, or cleaning of automobiles or similar light vehicles, including self-serve washing facilities as a primary use. See Article 9-4.74 (Vehicle Repair and Car Washes) for use standards specific to this use.

Caretaker Residence/Employee Unit. A permanent residence that is secondary or accessory to the primary use of the property and used for housing a caretaker employed on the site of any nonresidential use where a caretaker is

needed for security purposes or to provide 24-hour care or monitoring of plants, animals, equipment, or other conditions on the site. Does not include housing for caretaker-type employees in the Agriculture Zone which is defined as "Agriculture Employee Housing." See Article 9-4.16 (Caretaker Residence) for use standards specific to this use.

Childcare Center. See "Day Care Facility."

Cemetery. Interment establishments engaged in subdividing property into cemetery lots and offering burial plots or air space for sale. Includes animal cemeteries and cemetery, mausoleum, and columbarium operations. This use does not include funeral parlor and related facilities which are classified as "Mortuary Services."

Churches. See "Assembly - Religious Facility."

Commercial Kitchen. A commercial kitchen is defined as a kitchen facility used for cooking and preparing food to be primarily served and consumed off-site. This definition includes multi-tenant shared kitchen facilities, order fulfillment kitchens, commissary kitchens, and catering kitchen facilities. The following uses are allowed when accessory to the kitchen facility: research and teaching facilities, commercial food processing, and order fulfillment pick-up lobbies. This use does not include eating establishments where customers are served at tables, from a walk-up ordering counter, or drive-through for either on- or off-premises consumption (see "Eating and Drinking Establishment").

Commercial Recreation/Entertainment - Indoor. Establishment providing indoor amusement and entertainment services where visitors are participant actors rather than spectators, including examples such as ax-throwing establishments; bowling alleys; coin-operated or electronic game arcades (video games, pinball, etc.); billiard and pool halls; dance halls, clubs and ballrooms; ice skating and roller skating, karaoke lounges, and trampoline and bounce house establishments. This classification may include snack bars and other incidental food and beverage services to patrons. Bars or restaurants with alcohol sales are treated as a separate use and regulated accordingly, even when operated in conjunction with the commercial recreation/entertainment use.

Commercial Recreation/Entertainment - Outdoor. Establishment providing permanent outdoor amusement and entertainment services for a fee or admission charge, including amusement parks, golf courses, miniature golf courses, driving ranges, go-cart courses, outdoor tennis courts, outdoor pools, and waterslides. Does not include "Rural Recreation and Camping," "Recreational Vehicle Park," or "Public Parks and Recreation Facility," which are defined separately. See Article 9-4.44 (Outdoor Recreational Facilities) for use standards specific to this use.

Contract Construction Services – Indoor. Office uses with or without indoor storage facilities operated by, or on behalf of, a building contractor, exterminator, janitorial service or similar. Can include the indoor storage of materials used for repair and maintenance of contractor's own equipment and for use by the contractor. All uses must be located within an approved, permitted building. Incidental outdoor storage of construction related vehicles, fleet, or accessory storage (other than an approved parking lot for employees or fleet vehicles) is regulated by Section 9-4.60 (Storage-Accessory), including a limitation on size.

Contract Construction Services – Outdoor. Office uses with outdoor facilities operated by, or on behalf of, a building contractor, exterminator, janitorial service, or similar. Outdoor uses may include storage of large equipment, vehicles, and/or other materials commonly used in the individual contractor's type of business and can include the storage of materials used for repair and maintenance of contractor's own equipment. May also include accessory buildings or structures for uses by the contractor. An on-site office building is required. All applicable development standards for this use and for outdoor storage uses must be met. See Article 9-4.42 (Outdoor Sales and Storage) for use standards specific to this use.

Composting – Green Waste Facility. A solid waste facility that utilizes a controlled biological process of degrading non-hazardous solid waste. A facility may include materials processing and hauling equipment; structures to control

drainage; and structures to collect and treat leachate; and storage areas for the incoming waste, the final products, and residual materials.

9-8.04.050 “D” Definitions

Data and Computer Services Center. A use where the majority of the space is occupied by computers and/or related equipment and where information is processed, transferred, and/or stored (also commonly referred to as "server farms.") Data and computer services/centers may contain data technology centers, internet service providers (ISPs), network operation centers, web hosting facilities and other similar establishments primarily engaged in providing direct access through telecommunication networks to computer-held information.

Day Care Center. Establishments providing non-medical care for persons on a less than 24-hour basis other than "Day Care – Family Day Care Home." This classification includes nursery schools, preschools, and day care facilities for children or adults, and any other day care facility licensed by the State of California. Such use must comply with all applicable State regulations, and specifically those set forth in the California Health and Safety Code commencing with Section 1596.70, to be considered a general day care facility. See Article 9-4.18 (Day Care) for use standards specific to this use.

Day Care – Family Day Care Home. A day-care facility for children under the age of eighteen for periods of fewer than twenty-four hours a day licensed by the state, which is located in a dwelling unit, where a resident of the dwelling provides care and supervision for fourteen or fewer children (or capacity limits as set forth by the state, including children who reside at the home and are under the age of ten. See Health and Safety Code Section 1596.78.

Distilleries. See “Brewery – Production” and “Brewery – Micro-Brewery/Brewpub.”

Drive-Through Sales or Services. An establishment that sells products or provides services to occupants in vehicles without leaving their vehicles, including drive-in or drive-up windows and drive-through services. Examples of drive-through sales facilities include fast-food restaurants, drive-through coffee, photo-stores, pharmacies, banks, etc. Examples of drive-through service facilities include drive-through bank teller windows, automated teller machines (ATMs), dry cleaners/laundromats, etc., but do not include “Vehicle Service Stations” or “Car Wash”, which are separately defined. See Article 9-4.22 (Drive-In and Drive-Through Facilities) for use standards specific to this use.

Dwelling. See “Single-Family Dwelling” and “Multi-Family Dwelling.”

9-8.04.060 “E” Definitions

Eating and Drinking Establishment. Restaurants and other establishments selling prepared foods and drinks for consumption on the premises, as well as facilities for dancing and other entertainment which are secondary and subordinate to the principal use of the establishment as an eating and drinking place. Also includes lunch counters and refreshment stands selling prepared goods and drinks for immediate consumption. Restaurants, lunch counters, and drinking places operated as subordinate service facilities within other establishments are not included here unless they are operated as leased departments by outside operators. Does not include establishments with drive-through facilities or uses defined under "Adult-Oriented Business."

Electricity Generation and Storage Facility. Solar farms, battery energy storage systems (BESS), and similar uses as a primary use. Does not include “Utilities Facility” and “Utility Infrastructure.” Does not include solar panels or other accessory electrical generation that is accessory to an approved residential use. See Article 9-4.24 (Electricity Generation and Storage Facilities) for use standards specific to this use.

Emergency Shelter - Low Barrier Navigation Center. A Housing First, low barrier, temporary, service-enriched shelter focused on helping homeless individuals and families to quickly obtain permanent housing. Low barrier includes best practices to reduce barriers to entry, such as allowing partners, pets, storage of personal items, and privacy. See

California Government Code Section 65660. See Article 9-4.26 (Emergency Shelters) for use standards specific to this use.

Equestrian Facility. See “Rural Recreation and Camping.”

9-8.04.070 “F” Definitions

Family Day Care Home. See Day Care – Family Day Care Home. For commercial day care facilities see “Day Care Center.”

Farm Animal Raising. See “Agriculture – Primary Use” and “Agriculture – Accessory Use.”

Farm Equipment and Supplies. Establishment primarily engaged in the sale or rental of agricultural machinery and equipment for use in the preparation and maintenance of the soil, the planting and harvesting of crops, and other operations and processes pertaining to work on the farm; also, dairy and other livestock equipment including trailers. Includes agricultural machinery, dairy farm machinery and equipment, irrigation equipment, poultry equipment and frost protection equipment; hay, grain and feed sales. Incidental outdoor sales and storage is regulated by Section 9-4.60 (Storage-Accessory), including a limitation on size.

Financial Services and Banks. Service establishments primarily engaged in the field of finance, including: banks and trust companies; credit agencies other than banks; brokers and dealers in securities and commodity contracts; security and commodity exchanges; holding (but not predominantly operating) companies; and other investment companies. This classification does not include check cashing or payday/same day loan services, which are classified under “Personal Services – Restricted”.

Fitness Facility. An establishment providing health and fitness services, instruction, and/or equipment designed to promote or improve the health of its users through exercise. Examples of fitness activities include, but are not limited to dance, yoga, martial arts, spin, personal training, and functional fitness workouts, and may also include gymnasiums, indoor sports courts, and swimming pools. Fitness facilities that may provide accessory amenities such as locker rooms and small cafes for patrons.

Fuel Sales (Propane). Retail trade establishments primarily engaged in the sale to consumers of liquefied petroleum gas (LPG), propane, bottled or other fuels in bulk. Does not include accessory uses as part of a service station. Does not include electric vehicle charging stations as a primary use, which are defined separately as “Vehicle Charging Station.” See Article 9-4.30 (Fuel Sales [Propane]) for use standards specific to this use.

Funeral Services. See “Mortuary Services.”

9-8.04.080 “G” Definitions

Garage, Automotive. See “Vehicle Services and Repair.”

Gasoline Service Station. See “Vehicle Service Station.”

Government Offices and Facilities. A building or structure owned, operated, or occupied by a governmental agency for administrative, clerical, or public contact and/or service offices of recognized local, State, or Federal agencies. Includes post offices, City Hall, municipal corporation yards, etc.

Group Home. See “Residential Care Facilities – Limited.”

9-8.04.090 “H” Definitions

Home Occupation. The conduct of a business within a dwelling unit, with the business activity being subordinate to the residential use of the property. See Article 9-4.34 (Home Occupations) for use standards specific to this use.

Homeless Shelter. See “Emergency Shelter.”

Horticultural Specialties. Businesses engaged in the production of ornamental plants and other natural products, grown under cover or outdoors. Also includes establishments engaged in the sale or on-site production of such product. See Article 9-4.08.040 (Horticultural Specialties) for use standards specific to this use.

Hospital. See “Medical Services – Hospitals”.

Hotels and Motels. See “Lodging – Hotel and Motel.”

9-8.04.100 “I” Definitions

Industrial. See “Manufacturing, Repair, and Processing.”

Instructional Services Establishments primarily engaged in offering individualized or small-group instruction in academic, music, or professional subjects conducted within classrooms or offices and not involving retail sales or large group assembly. Instruction is typically scheduled by appointment and serves a limited number of students at one time. This use includes establishments offering academic tutoring, driving training, test preparation, music lessons without a retail component, language instruction, education coaching, and small academic learning centers. This use does not include “Schools – Business and Vocational,” “Fitness Facility,” or art studios, cooking workshops, and craft/maker classes, which are classified as “Studio/Creative Workshop.”

9-8.04.110 “J” Definitions

Reserved.

9-8.04.120 “K” Definitions

Kennels. See “Animal Care Services – Kennel.”

9-8.04.130 “L” Definitions

Large Scale Agricultural Manufacturing. See “Agricultural Manufacturing – Large Scale.”

Laundry and Dry-Cleaning Plants. Service establishment primarily engaged in high volume laundry and garment services, including: power laundries (family and commercial); garment pressing and dry cleaning; linen supply; diaper service; industrial laundries; carpet and upholstery cleaners. Does not include Laundromat/Coin-Operated Laundry” or dry-cleaning pickup stores without dry cleaning equipment, which are classified as “Personal Services – General.”

Laundromat/Coin-Operated Laundry. Facilities providing washing and drying machines for use by customers for a fee as a primary use. Dry cleaning pick-up stores are classified as “Personal Services – General.”

Libraries and Museums. Permanent public or quasi-public facility generally of a noncommercial nature such as libraries, museums, art exhibitions, planetariums, aquariums, botanical gardens, arboretums and zoos. Also includes historic sites and exhibits.

Livestock Specialties. Agricultural establishment primarily engaged in commercial livestock keeping or feeding as a principal land use which, because of operational characteristics, may generate dust, odors or visual impacts which could have an adverse effect upon adjacent properties. Such uses include dairies and any other farms that exceed allowable animal density identified in Section 9-4.08.030(g) (Allowable Animal Density).

Lodging – Bed and Breakfast. An establishment providing transient (30 consecutive calendar days or less) lodging primarily engaged in providing overnight or otherwise temporary lodging for the public. Such establishments provide

limited meal service, generally breakfast, for lodgers, requiring a permit issued by the San Luis Obispo County Health Department for food service (not constituting a restaurant operation providing for persons other than guests).

Lodging – Hotel and Motel. An establishment with guest rooms or suites, with or without kitchen facilities, rented to the public for overnight lodging for periods of fewer than 30 consecutive calendar days to transient patrons, but not providing room rentals on an hourly basis. Includes hotels, motor hotels, motels, tourist courts, or cabins. These establishments may provide additional accessory services, such as conference and meeting rooms, restaurants, bars, personal services, shuttle services, retail services, or recreational facilities available to guests or to the public. This use classification does not include uses classified as “Lodging – Bed and Breakfast.” See Article 9-4.30 (Hotels and Motels) for use standards specific to this use.

Low Barrier Navigation Center. See Emergency Shelter - Low Barrier Navigation Center.

9-8.04.140 “M” Definitions

Manufacturing and Processing – Artisan. The small-scale manufacture and/or processing of artisan consumer-oriented goods in a manner that generates limited associated trucking activity; where the operational characteristics of the manufacturing process and the materials used are unlikely to cause significant impacts to the existing surrounding neighborhood or businesses; and includes retail sales of the goods produced on site. Includes activities such as jewelry making, art glass, ceramics, paintings, sculpture, small-scale woodworking, small-scale food production, and other maker spaces.

Manufacturing, Repair, and Processing – High Intensity. A facility or establishment that accommodates manufacturing processes that involve and/or produce building materials, fabricated metal products, machinery, and other similar manufacturing uses, where the intensity or scale of operations is determined to be greater than those classified under "Manufacturing and Processing – Low Intensity," but where impacts to surrounding neighborhoods, businesses, and the community may cause a significant impact. Uses may have an indoor setting, however uses may also be conducted outdoors. Examples of manufacturing and processing uses that are considered high-intensity include the following, but are not limited to:

- Machinery manufacturing that makes or process raw materials into products;
- Metal fabrication and welding shops engaged in the production and/or assembly of metal, and other similar metal shops;
- Manufacturing that cuts, shapes, and/or finishes building materials used in home or nonresidential construction;
- Chemical product manufacturing that produces or uses basic chemicals and other establishments creating products predominantly by chemical processes;
- Product manufacturing that produces bulk concrete, asphalt, and other paving materials;
- Paving and roof materials manufacturing of various common paving and petroleum-based roofing materials including bulk asphalt, paving blocks made of asphalt, creosote wood, and various compositions of asphalt and tar;
- Plastics, other synthetics and rubber manufacturing;
- Primary metal industries engaged in smelting, refining of ferrous and nonferrous metals;
- Other similar heavy intensive uses.

Manufacturing, Repair, and Processing – Low Intensity. A facility or business that engages in the (indoor) assembly, fabrication, and conversion of already processed raw materials into products, where the operational characteristics of the manufacturing process and the materials used are unlikely to cause significant impacts to the existing surrounding neighborhood or businesses. Examples include the following, but are not limited to:

- Artisan manufacturing and production where no retail component exists;
- Production, assembly, and/or repair where no raw materials are manufactured;
- Production and assembly of precision electronics and scientific instruments, including on-site offices;
- Producing or processing of foods and beverages for human consumption where no retail component exists and does not include noxious odors or excessive noise and no slaughter occurs on site;
- Repair and service of small consumer products;
- Small scale manufacturing where assembling and/or manufacturing is completed by hand or precision tools;
- Small product manufacturing not classified in another major manufacturing group.

Medical Services – Clinic. A facility providing medical, psychiatric, or surgical service for sick or injured persons exclusively on an out-patient basis, including emergency treatment, diagnostic services, administration, and related services to patients who are not lodged overnight. Services may be available without a prior appointment. This classification includes licensed facilities such as blood banks and plasma centers, and emergency medical services offered exclusively on an outpatient basis such as urgent care centers. This classification does not include private medical and dental offices that typically require appointments and are usually smaller scale; see "Medical Services – Doctor Office." These facilities may also include incidental medical laboratories.

Medical Services – Doctors Office. Office use providing consultation, diagnosis, therapeutic, preventive, or corrective personal treatment services by doctors, dentists, chiropractors, acupuncturists, optometrists, and similar medical professionals, including paramedical tattooing and medical and dental laboratories within medical office buildings but excluding "Medical Services – Clinic" or independent research laboratory facilities ("Research and Development") and "Medical Services – Hospitals." Incidental medical and/or dental research within the office is considered part of the office use, where it supports the on-site patient services. Counseling services by other than medical doctors or psychiatrists are classified as "Office."

Medical Services - Extended Care. Residential facility providing nursing and health-related care as a primary use with in-patient beds. Examples of these uses include: board and care homes; convalescent and rest homes; extended care facilities; and skilled nursing facilities. Long-term personal care facilities that do not emphasize medical treatment are classified as "Residential Care – Assisted Living." See Article 9-4.50 (Medical Services – Extended Care) for use standards specific to this use.

Mini-Storage. See "Self-Storage Facilities".

Mixed-Use Development – Horizontal. Nonresidential and residential uses integrated horizontally on the same development site, where both nonresidential and residential uses are considered primary uses of the land. See Article 9-4.38 (Mixed-Use Developments) for use standards specific to this use.

Mixed-Use Development – Vertical. Nonresidential and residential uses integrated vertically in the same structure(s), where both nonresidential and residential uses are considered primary uses of the land and where commercial uses are located on the ground floor with residential uses located on the upper floors. See Article 9-4.38 (Mixed-Use Developments) for use standards specific to this use.

Mobile Home Park. Any site that is planned and improved to accommodate two or more mobile homes used for residential purposes, or on which two or more mobile homes, as the term "mobile home" is defined in California Civil Code Section 798.3 or successor provision of the California Mobile home Residency Law, for nontransient use, are rented, leased, or held out for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, to accommodate mobile homes used for residential purposes. This use does not include "Recreational Vehicle Park" or "Vehicle and Equipment Storage." See Article 9-4.40 (Mobile Home Parks) for use standards specific to this use.

Mortuary Services. Establishment with facilities for the care, preparation, or disposition of human remains for burial, cremation and conducting funeral observances and memorial services. Typical uses may include crematories, columbaria, mausoleums, mortuaries, funeral chapels, and funeral homes.

Multi-Family Dwelling. Two or more primary attached dwelling units located on a single lot, each occupied by a single housekeeping unit; includes buildings or groups of buildings designated as apartments, duplexes, triplexes, rowhouses, townhouses, flats, and condominiums. Also includes transitional housing, communal housing and supportive housing where people live as independently as possible with the assistance of social services tailored to each person's needs as defined in Article 9-8.04 (General Definitions). This use does not include accessory dwelling units or urban dwelling units as defined in Article 9-8.04 (General Definitions) or "Lodging – Hotels and Motels," "Lodging – Bed and Breakfast," dormitories, or "Recreational Vehicle Park."

9-8.04.150 "N" Definitions

Nurseries and Garden Centers. See "Horticultural Specialties."

9-8.04.160 "O" Definitions

Office. Offices of firms or organizations providing professional, executive, management, or administrative services, such as accounting, real estate agents, insurance agents, architectural, computer software design, engineering, graphic design, interior design, investment advisors and brokers, insurance offices, legal offices, real estate and mortgage offices and services, and tax preparation offices. Also includes co-working spaces, incubator-type services that provide office-type working spaces for a fee, and counseling services provided by individuals other than medical doctors or psychiatrists, which are included under "Medical Services - Doctor Office." This use classification excludes "Financial Services and Banks."

Outdoor Recreation. See "Commercial Recreation/Entertainment – Outdoor"

Outdoor Temporary and/or Seasonal Sales. See "Temporary or Seasonal Retail Sales."

9-8.04.170 "P" Definitions

Parking Facility. A public or private space dedicated to accommodating passenger vehicle parking stalls, backup area, driveways, and aisles and in which temporary passenger vehicle parking is the primary use of the site. Includes surface parking lots and parking structures/garages. This use does not include "Vehicle and Equipment Storage" or "Recycling Facility – Light Processing and Scrap."

Parks and Playgrounds. A public outdoor recreational facility that may provide a variety of recreational activities including playground equipment, open space areas for passive recreation including hiking and biking trails, zoos, picnicking, and sport and active recreation facilities such as noncommercial playing fields, gymnasiums, public swimming pools, picnic facilities, tennis courts, and public golf courses, botanical gardens dedicated for use to the public.

Personal Services – General. Service establishment primarily engaged in providing recurrently needed nonmedical personal services as a primary use and may include accessory retail sales of products related to the services provided. Examples of these uses include beauty shops (includes permanent makeup artists as a subtenant), barber shops, day spas (excluding services administered by a doctor or similar certified health professional and associated with the a permitted medical business) and massage therapy where each massage therapist is certified/licensed by a State-recognized organization, shoe repair shops, dry cleaning pickup stores (with no dry cleaning equipment on site), clothing rental, tailors, tanning salons and sauna facilities, float therapy and cryotherapy, nail salons, and other similar uses.

Personal Services – Restricted. Service establishments including but not limited to: check cashing and/or payday/same day loans; fortunetellers, psychics; palm, tarot and card readers; or card rooms as a primary use. See Article 9-4.54 (Restricted Retail and Personal Services) for use standards specific to this use.

Public Assembly and Entertainment. See “Assembly – Public and Entertainment.”

9-8.04.180 “Q” Definitions

Reserved.

9-8.04.190 “R” Definitions

Recreational Vehicle Park. Transient lodging establishments primarily engaged in renting, leasing or otherwise providing overnight or a period of 30 consecutive calendar days or less for trailers, campers, or tents, with or without individual utility hookups, but with other facilities such as public restrooms. Includes glamping, where RVs and campers are provided for rent. Does not include incidental camping areas, which are included under "Rural Sports and Group Facilities." See Article 9-4.46 (Recreational Vehicle [RV] Parks) for use standards specific to this use.

Recycling Facility – Light Processing and Scrap. Establishment primarily engaged in assembling, breaking up, sorting, temporary storage, and distribution of recyclable or reusable scrap and waste materials, including auto wreckers engaged in dismantling automobiles for scrap. Does not include “Waste Disposal Sites.” Does not include temporary storage of toxic or radioactive waste materials. See Article 9-4.48 (Recycling Facilities) for use standards specific to this use.

Recycling Facility – Small Collection. A facility available for the general public for the recycling of California Redemption Value (CRV) products such as glass, aluminum cans, and plastic beverage containers as defined by the State's Department of Resources Recycling and Recovery or clothing recycling. Small collection facilities may include a mobile unit, reverse vending machines or a grouping of reverse vending machines, kiosk-type units which may include permanent structures, or unattended containers placed for the donation of recyclable materials. See Article 9-4.48 (Recycling Facilities) for use standards specific to this use.

Recycling Facility – Large Collection. Establishments that are larger than "Recycling Facility – Small Collection," that serve as a community-wide center for the collection and/or processing of recyclable materials such as glass, paper, plastic, aluminum, and metal cans. See Article 9-4.48 (Recycling Facilities) for use standards specific to this use.

Research and Development. A facility for scientific research, and the design, development, and testing of electrical, electronic, magnetic, optical, computer, medical, and telecommunications components in advance of product manufacturing, and the assembly of related products from parts produced off-site, where the manufacturing activity is secondary to the research and development activities. Examples of this use include, but are not limited to, pharmaceutical, chemical, and biotechnological research and development, medical labs, therapeutic discovery, genomic research, molecular diagnostics, soils and materials testing labs, vivarium, and forensic labs, energy, propulsion, and mobility research, software and hardware technology, and other similar or related uses. May also include shared work spaces such as creative incubators, culinary incubators, design and fabrication centers, fabrication laboratories, and their substantial equivalents. These uses are not intended to manufacture mass quantities of physical products or use large quantities of raw or hazardous materials.

Residential Care Facility. Facility licensed by the State to provide permanent living accommodations and 24-hour primarily non-medical care and supervision for persons in need of personal services, supervision, or assistance with daily tasks. This classification includes facilities that are operated for profit as well as those operated by public or not-for-profit institutions. See Article 9-4.50 (Residential Care and Medical Services – Extended Care) for use standards specific to this use. Does not include “Transitional Housing” and “Supportive Housing” which are defined separately.

Residential Care – Assisted Living. A facility that provides a combination of housing and supportive services for the elderly or functionally impaired, including personalized assistance, congregate dining, and recreational and social activities. Living accommodations are shared living quarters with or without separate kitchen or bathroom facilities for each room or unit. These facilities may include medical services. Examples include assisted living facilities, convalescent care, nursing homes, skilled nursing, retirement homes, and retirement communities. The residents in these facilities may require varying levels of assistance. Facilities with six or fewer persons are included in “Residential Care – Limited”, which is defined separately.

Residential Care – General. A facility that is located in a residence and licensed by the State to provide care for more than six persons.

Residential Care – Limited. A facility that is located in a residence and licensed by the State to provide care for six or fewer persons.

Restaurant. See “Eating and Drinking Establishment.”

Retail – General. The retail sale or rental of merchandise not specifically listed under another use classification. This classification includes department stores, and businesses retailing goods such as: clothing, furniture, pet supplies, hardware, toys, hobby materials, handcrafted items, jewelry, cameras, photographic supplies, medical supplies and equipment, pharmacies, electronic equipment, sporting goods, kitchen utensils, appliances, antiques, secondhand goods, art galleries, art supplies and services, paint and wallpaper, carpeting and floor covering, office supplies, bicycles, and new automotive parts and accessories (excluding vehicle service and installation). Accessory instruction and/or repair of goods may be provided. Does not include or “Retail – Restricted,” which is defined separately.

Retail – Restricted. Stores and shops selling products that may have a blighting and/or deteriorating effect upon the surrounding area and may need to be dispersed in order to minimize their adverse impact. Examples of these uses include, but are not limited to, the following: selling smoking, tobacco and vaping products as a primary use; and pawn shops, in which the business of pawn brokering, or the business of lending money upon personal property, pawns or pledges is done. See Article 9-4.54 (Restricted Retail and Personal Services) for use standards specific to this use.

Rural Recreation and Camping. Establishments supporting special group activities such as: archery, pistol, rifle, and skeet clubs and facilities; dude and guest ranches; health resorts including outdoor hot spring, spa or hot tub facilities; hunting and fishing clubs; recreational camps; group or organized camps; incidental, seasonal camping areas without facilities; equestrian facilities, including riding academies, schools, stables and exhibition facilities. See Article 9-4.44 (Outdoor Recreational Facilities) for use standards specific to this use.

RV Parks. See “Recreational Vehicle Parks.”

9-8.04.200 “S” Definitions

Sales Lot. Permanent establishment for the outdoor sales of items (used or new), not including sales lots that are exclusively vehicle sales, which are classified as “Vehicle Sales,” or sales lots that are exclusively farm equipment and supplies, which are classified as “Farm Equipment and Supplies.” See Article 9-4.42 (Outdoor Sales and Storage) for use standards specific to this use.

Schools. A public or private institution of learning, which offers instruction in those courses of study required by the California Education Code or which is maintained pursuant to standards set by the State Board of Education, including any preschool, kindergarten, elementary school, junior high school, senior high school, community or junior college, four-year college or university, or any special institution of learning under the jurisdiction of the State Department of Education. Does not include Sunday schools which are classified under “Assembly – Religious Facilities.” See Article 9-4.56 (Schools) for use standards specific to this use.

Schools – Business and Vocational. Public or private post-secondary schools providing occupational or job skills training for specific occupations, including business and computer schools, trade schools and apprenticeship programs, management training, and technical training schools. Excludes personal instructional services such as music lessons and tutoring, which are classified as “Instructional Services.” See Article 9-4.56 (Schools) for use standards specific to this use.

Self-Storage Facility. Facility divided into individual compartments offering enclosed storage with individual access for personal effects and household goods intended to be used principally to provide rental spaces to the public, including mini-warehouses and mini-storage. This use excludes “Warehousing” and “Vehicle and Equipment Storage.” See Article 9-4.58 (Self Storage and Facilities) for use standards specific to this use.

Showroom. Establishment that primarily offers exhibition space to show products (e.g., furniture, furnishings, home improvement and finish materials, appliances, and other products) for ordering and future pick up or delivery.

Single-Family Dwelling. An attached or detached building not to contain more than one kitchen wherein the occupants of the dwelling unit are living and functioning together as a single housekeeping unit, meaning that they have established ties and familiarity with each other, jointly use common areas, interact with each other, membership in the single housekeeping unit is fairly stable as opposed to transient, and members have some control over who becomes a member of the single housekeeping unit. This definition also includes individual manufactured housing units installed on a foundation system pursuant to Health and Safety Code Section 18551 and transitional housing and supportive housing serving six or fewer persons as defined in Article 9-8.06 (General Definitions).

Skilled Nursing. See “Medical Services – Extended Care.”

Small Scale Ag Processing. See “Agricultural – Accessory Use.”

Studio/Creative Workshop. An establishment where studio space and/or instruction is provided in creative, culinary, craft, or artistic disciplines and where activities may involve group participation, shared equipment, preparation of materials, or communal experiences. This use may include incidental display and retail sales of items produced on the premises. This use includes establishments such as art studios, painting or pottery classes, cooking schools, and craft and maker classes.

Sports Assembly. See “Assembly – Sports Facility.”

9-8.04.210 “T” Definitions

Tasting Room. An establishment that offers wine, beer, or liquor for consumption on the premises, and those products are manufactured or rectified on the premises or at an off-site location associated with the premises. Tasting rooms must meet the requirements of the Alcoholic Beverage Control (ABC) license type (Type 02, Type 23, Type 40, Type 42, Type 74, or Type 86 license, or similar). Tasting rooms may operate within a large-scale brewing, winery, or distillery facility as an accessory use.

Tattoo and Body Piercing Services. An establishment whose principal business activity is one or more of the following: (1) using ink or other substances that result in the permanent coloration of the skin through the use of needles or other instruments designed to contact or puncture the skin; or (2) creation of an opening in the body of a person for the purpose of inserting jewelry or other decoration. This use does not include permanent makeup artists as a subtenant to beauty shops or day spas, which is classified as “Personal Services – General.”

Temporary Event. Any use of a structure or land for an event for a limited period of time where the site is not to be permanently altered by grading or construction of accessory facilities. Events include, but are not limited to: art shows; rodeos; outdoor festivals, concerts. Does not include the temporary staging of food trucks or outdoor sales associated

with existing, permitted businesses or uses, where circulation and access is not impacted. See Article 9-4.66 (Temporary Uses) for use standards specific to this use.

Temporary or Seasonal Retail Sales. The temporary use of property for retail sales for a specified duration of time, primarily involving the sale of Christmas trees or other seasonal items; or semiannual sales of art or handcrafted items in conjunction with community festivals or art shows. Does not include “Farmers’ Markets” or “Agricultural Produce Stands.” See Article 9-4.66 (Temporary Uses) for use standards specific to this use.

Towing Services. An establishment that provides vehicle towing services and accessory temporary outdoor storage for the vehicles it tows, which shall only include: (1) mechanically operable/drivable, licensed vehicles that are to be claimed by titleholders or their agents; and/or (2) wrecked motor vehicles awaiting insurance adjustments and transport to repair shops. This use does not include “Vehicle Services and Repair” with a tow truck on site, “Recycling Facility – Light Processing and Scrap,” “Vehicle Service Stations,” or “Vehicle and Equipment Storage (Outdoor)” which includes impound yards. See Article 9-4.68 (Towing Services) for use standards specific to this use.

Transit Stations. Passenger stations for vehicular, bus, and rail mass transit systems; also, terminal facilities providing maintenance and service for the vehicles operated in the transit system.

9-8.04.220 “U” Definitions

Utility Facility. A fixed-base structure or facility serving as a junction point for transferring electric utility services from one transmission voltage to another or to local distribution and service voltages, and similar facilities for water supply, natural gas distribution, wastewater pump station, fiber optics junction box, or other similar facilities that are not exempted from land use permit requirements by California Government Code Section 53091.

9-8.04.230 “V” Definitions

Vehicle and Equipment Storage – Indoor. Service establishments primarily engaged in the business of storing cars, buses and other motor vehicles; recreational vehicles (such as campers, motor homes, boats); construction equipment; and farm equipment indoors. All uses of the site must be located within an approved, permitted building. Onsite outdoor storage is regulated by Section 9-4.60 (Storage – Accessory), including a limitation on size.

Vehicle and Equipment Storage – Outdoor. Service establishments primarily engaged in the business of storing cars, buses and other motor vehicles; recreational vehicles (such as campers, motor homes, boats); construction equipment; and farm equipment, as well as vehicle impound lots. Does not include wrecking yards, which are classified as “Recycling Facility – Light Processing and Scrap.” See Article 9-4.42 (Outdoor Sales and Storage) for use standards specific to this use. Outdoor storage as an accessory use is regulated by Section 9-4.60 (Storage – Accessory), including a limitation on size.

Vehicle Rental and Accessory Services. Rental of automobiles, motorcycles, mopeds, motorized scooters, recreational vehicles, trucks, and similar vehicles and equipment powered by a motor, including related on-site storage and incidental maintenance that does not require pneumatic lifts or tools. See Article 9-4.72 (Vehicle Sales and Rentals) for use standards specific to this use.

Vehicle Sales. A retail establishment selling new or used automobiles, motorcycles, recreational vehicles, trucks, boats, motorized farm equipment, mobile homes, construction equipment, or other heavy equipment and similar vehicles, as well as any use that requires approval from the California Department of Motor Vehicles for vehicles displayed outdoors. May also include the sale, installation, and servicing of related equipment and parts as an accessory use to vehicle dealerships. “Does not include “Vehicle Service Stations.” See Article 9-4.72 (Vehicle Sales and Rentals) for use standards specific to this use.

Vehicle Services and Repair - Major Repair/Body Work. Major repair of automobiles, motorcycles, recreational vehicles, or trucks including light-duty trucks (i.e., gross vehicle weights of less than 10,000 pounds) and heavy-duty

trucks (i.e., gross vehicle weights of more than 10,000 pounds). Examples of uses include full-service motor vehicle repair garages; body and fender shops; servicing of cooling and air conditioning, electrical, fuel and exhaust systems; wheel alignment and balancing; tire sales, service, and installation shops; shock absorber replacement; chassis lubrication; engine tune-ups; brake shops; machine shops; painting shops; towing services; and transmission shops. This use does not include vehicle dismantling or salvage (see "Recycling Facility – Light Processing and Scrap") or tire retreading or recapping. See Article 9-4.74 (Vehicle Services and Repair and Car Washes) for use standards specific to this use.

Vehicle Services and Repair - Minor Repair/Maintenance. Minor repair and maintenance of automobiles, motorcycles, recreational vehicles, or light trucks, vans or similar size vehicles (i.e., vehicles that have gross vehicle weights less than 10,000 pounds) including detailing as an accessory use, installation of electronic equipment (e.g., alarms, audio equipment, etc.); realigning and repairs; oil and air filter replacement; smog checks; and installation of window film, and similar accessory equipment. See Article 9-4.74 (Vehicle Services and Repair and Car Washes) for use standards specific to this use.

Vehicle Service Station. An establishment engaged in the retail sale of vehicle fuels or the retail sale of these fuels in combination with activities, such as providing minor vehicle repair services; selling automotive oils, replacement parts, and accessories; and/or accessory retail and grocery sales and automated vehicle washing. Also includes establishments engaged in the retail sale of electricity as a vehicle fuel as a primary use or as an accessory use to vehicle fuel sales. Does not include electric vehicle charging stations that are located within a parking area associated with and accessory to another allowed use. This use does not include body and fender work or "heavy" repair of trucks or other motor vehicles (see "Vehicle Services and Repair – Major Repair/Maintenance"), "Towing Services," or "Vehicle and Equipment Storage." See Article 9-4.76 (Vehicle Service Stations) for use standards specific to this use.

Veterinarian. See "Animal Care, Veterinarian."

9-8.04.240 "W" Definitions

Waste Disposal Site. Any land, area, or premises, often called a landfill, where garbage, refuse, or industrial waste is deposited, dumped, or stored. Does not include "Composting – Green Waste Facility." See Article 9-4.78 (Waste Disposal Sites) for use standards specific to this use.

Warehousing and Wholesaling. Facilities for indoor storage; distribution; or sale of goods to other firms for resale, business-to-business sales, and sales to individual consumers through mail or internet orders or limited onsite consumer sales. This use normally operates from a warehouse or office having little or no display of merchandise and are not designed to solicit walk-in traffic. Also includes storage, processing, packaging, and shipping facilities for mail order and e-commerce retail establishments. This classification excludes the storage of hazardous chemical, mineral, and explosive materials. This use does not include personal storage facilities offered for rent or lease to the public ("Self-Storage Facilities"); or building materials sales ("Building Materials and Hardware"); or "Contract Construction Services." Onsite outdoor storage is regulated by Section 9-4.60 (Storage – Accessory), including a limitation on size.

Winery—Boutique. Winery or brandy production for no more than 3,000 cases of wine per year. Uses include fruit processing, fermentation pressing, barrel and bottle storage, bottling, wine tasting, and direct retail sale of wine and/or brandy. This use does not include winery production in residential zoning districts, which is classified as "Agriculture – Accessory Use."

Winery—Production. Winery or brandy production of more than 3,001 cases of wine per year. Uses include fruit processing, fermentation pressing, barrel and bottle storage, bottling, wine tasting, and direct retail sale of wine and/or brandy.

Wireless Telecommunication Facility. Public, commercial, and private electromagnetic and photoelectrical transmission, broadcast, repeater, and receiving stations for radio, PCS, paging, broadband, television, telegraph, telephone, cellular data network, and wireless communication towers (cellular phones), including commercial earth stations for satellite-based communications. Includes antennas, commercial satellite dish antennas, and equipment buildings. Does not include telephone, telegraph, and cable television transmission facilities utilizing hard-wired or direct cable connections. Does not include “Data and Commuter Services/Center.” See Article 9-4.80 (Wireless Telecommunications Facilities) for use standards specific to this use.

9-8.04.250 “X” Definitions

Reserved.

9-8.04.260 “Y” Definitions

Reserved.

9-8.04.270 “Z” Definitions

Reserved.

Table 9-2.04.020-1: Nonresidential Allowed Land Uses and Entitlement Requirements

Nonresidential Zoning districts	A - Allowed Use CUP - Conditional Use Permit Required AUP - Administrative Use Permit Required -- Not Permitted				
	Permitted Uses by Zoning District				Special Regulation(s)
	C	CS	CI	I	
Accessory Storage	A/CUP ¹	A/CUP ¹	A/CUP ¹	A/CUP ¹	A/CUP: Accessory storage is an allowed use, unless it involves outdoor storage or sales areas of 10,000 SF or greater, which requires a CUP as indicated in Note 1. See Article 9-4.44 (Outdoor Sales and Storage.)
Adult Oriented Business	A	A	--	A	See 9-4.06 (Adult Business Uses).
Agricultural Processing – Large Scale	--	CUP	--	A/CUP ¹	A/CUP: Large Scale Agricultural Processing is an allowed use in the I zoning district, unless it includes outdoor storage or sales area of 10,000 SF or greater, which requires a CUP as indicated in Note 1. See Article 9-4.44 (Outdoor Sales and Storage).
Animal Care Services – Kennel	CUP	CUP	CUP	CUP	See Section 9-4.10.020 (Kennels).
Animal Care Services – Grooming	A	A	A	A	
Animal Care Services – Veterinarian	CUP	A	CUP	A	See Section 9-4.10.020 (Animal Care Services – Veterinarian).
Assembly – Public and Entertainment	CUP	CUP	CUP	--	See Article 9-4.40 (Assembly Uses).
Assembly – Religious Facility	CUP	CUP	CUP	--	See Article 9-4.40 (Assembly Uses).
Assembly – Sports Facility	CUP	CUP	CUP	--	See Article 9-4.40 (Assembly Uses).
Bar/Tavern	A	--	A	--	
Brewery – Production	--	AUP	AUP	A/CUP ¹	A/CUP: Brewery – Production is an allowed use in the I zoning district, unless it involves outdoor storage or sales areas of 10,000 SF or greater, which requires a CUP as indicated in Note 1. See Article 9-4.44 (Outdoor Sales and Storage.)
Brewery – Micro-Brewery/Brewpub	A	A	A	A	
Broadcasting Studio	A	A	A	--	

Table 9-2.04.020-1: Nonresidential Allowed Land Uses and Entitlement Requirements

Nonresidential Zoning districts	A - Allowed Use CUP - Conditional Use Permit Required AUP - Administrative Use Permit Required -- Not Permitted				
	Permitted Uses by Zoning District				Special Regulation(s)
	C	CS	CI	I	
Building Materials and Hardware Sales	A/CUP ¹	A/CUP ¹	A/CUP ¹	A/CUP ¹	A/CUP: Building Materials and Hardware Sales is an allowed use, unless it includes outdoor storage or sales area of 10,000 SF or greater, which requires a CUP as indicated in Note 1. See Article 9-4.44 (Outdoor Sales and Storage).
Business Support Services	A	A	A	A	
Car Wash	-	AUP	AUP	-	
Caretaker's Residence/Employee Unit	CUP	CUP	CUP	CUP	
Commercial Kitchen	A	A	A	A	
Commercial Recreation and Entertainment – Indoor	A	A	A	A	
Commercial Recreation and Entertainment – Outdoor	CUP	CUP	CUP	CUP	
Contract Construction Services – Indoor	--	A/CUP ¹	A/CUP ¹	A/CUP ¹	A/CUP: Contract Construction Services – Indoor is an allowed use as indicated, unless it includes outdoor storage or sales area of 10,000 SF or greater, which requires a CUP as indicated in Note 1. See Article 9-4.44 (Outdoor Sales and Storage).
Contract Construction Services – Outdoor	--	CUP	--	CUP	
Composting – Green Waste Facility	--	--	--	CUP	
Data and Computer Services Center	--	AUP	CUP	AUP	
Day Care Center	A	--	--	--	See Article 9-4.18 (Day Care).
Day Care – Family Day Care Home	--	--	--	--	As required by State law and in association with conforming and legal nonconforming residences.

Table 9-2.04.020-1: Nonresidential Allowed Land Uses and Entitlement Requirements

Nonresidential Zoning districts	A - Allowed Use CUP - Conditional Use Permit Required AUP - Administrative Use Permit Required -- Not Permitted				
	Permitted Uses by Zoning District				Special Regulation(s)
	C	CS	CI	I	
Drive-Through Sales or Services	CUP	CUP	AUP	--	Drive-through sales and services limited to retail (pharmacy) or Financial Services and Banks in CI zoning district. See 9-4.24 (Drive-In and Drive-Through Establishments).
Eating and Drinking Establishment	A	A	A	A	
Electricity Generation and Storage Facility	--	--	--	CUP	
Farm Equipment and Supplies	A/CUP ¹	A/CUP ¹	A/CUP ¹	A/CUP ¹	A/CUP: Farm Equipment and Supplies is an allowed use, unless it includes outdoor storage or sales area of 10,000 SF or greater, which requires a CUP as indicated in Note 1. See Article 9-4.44 (Outdoor Sales and Storage).
Financial Services and Banks	A	A	A	--	
Fitness Facility – Less than 4,000 SF	A	A	A	A	
Fitness Facility – 4,000 SF or Larger	CUP	CUP	AUP	CUP	
Fuel Sales (Propane)	-	A/CUP ¹	--	A/CUP ¹	See Article 9-4.32 (Fuel Sales [Propane]). A/CUP: Fuel Sales (Propane) is an allowed use as indicated, unless it includes outdoor storage or sales area of 10,000 SF or greater, which requires a CUP as indicated in Note 1. See Article 9-4.44 (Outdoor Sales and Storage).
Government Offices and Facilities	A	A	A	A	
Horticultural Specialties	A/CUP ¹	A/AUP ¹	A/AUP ¹	A/CUP ¹	See Section 9-4.08.040 (Horticultural Specialties).

Table 9-2.04.020-1: Nonresidential Allowed Land Uses and Entitlement Requirements

Nonresidential Zoning districts	A - Allowed Use CUP - Conditional Use Permit Required AUP - Administrative Use Permit Required -- Not Permitted				
	Permitted Uses by Zoning District				Special Regulation(s)
	C	CS	CI	I	
					A/CUP: Horticultural Specialties is an allowed use, unless it includes outdoor storage or sales area of 10,000 SF or greater, which requires a CUP. See Article 9-4.44 (Outdoor Sales and Storage).
Instructional Services	A	--	A	--	
Laundry and Dry-Cleaning Plants	--	A	A	A	
Laundromat/Coin-Operated Laundry	CUP	CUP	CUP	A	
Libraries and Museums	A	A	A	--	
Lodging – Bed and Breakfast	--	--	--	--	Allowed in Colony Home or other structures of local significance with a CUP.
Lodging – Hotel and Motel	A	A	AUP	--	
Manufacturing and Processing – Artisan	A	A	A	A	
Manufacturing, Repair, and Processing – High Intensity	--	CUP	--	AUP/ CUP ¹	A/CUP: Manufacturing, Repair, and Processing – High Intensity requires an AUP in the I zoning district, unless it includes outdoor storage or sales area of 10,000 SF or greater, which requires a CUP as indicated in Note 1. See Article 9-4.44 (Outdoor Sales and Storage).
Manufacturing, Repair, and Processing - Low Intensity	--	A/CUP ¹	A/CUP ¹	A/CUP ¹	A/CUP: Manufacturing, Repair, and Processing – Low Intensity is an allowed use as indicated, unless it includes outdoor storage or sales area of 10,000 SF or greater, which requires a CUP as indicated in Note 1. See Article 9-4.44 (Outdoor Sales and Storage).
Medical Services – Clinic	A	A	A	--	

Table 9-2.04.020-1: Nonresidential Allowed Land Uses and Entitlement Requirements

Nonresidential Zoning districts	A - Allowed Use CUP - Conditional Use Permit Required AUP - Administrative Use Permit Required -- Not Permitted				
	Permitted Uses by Zoning District				Special Regulation(s)
	C	CS	CI	I	
Medical Services – Doctors Office	A	A	A	--	
Medical Services – Extended Care	--	--	--	--	See Section 9-4.50.030 (Standards – Skilled Nursing).
Mixed-Use Development – Horizontal	--	--	--	--	Allowed in Colony Home or other structures of local significance with an AUP. See 9-3.331.
Mixed-Use Development – Vertical	--	--	--	--	Allowed in Colony Home or other structures of local significance with an AUP. See Article 9-4.40 (Mixed-Use Developments).
Mortuary Services	A	A	A	A	
Multi-Family Dwelling	--	--	--	--	Allowed in Colony Home or other structures of local significance with an AUP. See 9-2.02.060 (Multi-Family Development Standards).
Office	A	A	A	--	
Parking Facility	AUP	AUP	AUP	AUP	
Personal Services – General	A	A	A	--	
Personal Service – Restricted	--	AUP	CUP	--	
Recreational Vehicle Park	CUP	--	--	--	See Article 9-4.46 (Recreational Vehicle [RV] Parks).
Recycling Facility – Light Processing and Scrap	--	--	--	CUP	See Section 9-4.48.040 (Recycling Facilities – Light Processing and Scrap).
Recycling Facility – Small Collection	A	A	A	A	See Section 9-4.48.020 (Recycling Facilities – Small Collection).
Recycling Facility – Large Collection	--	--	--	CUP	See Section 9-4.48.030 (Recycling Facilities – Large Collection).
Research and Development	A	A	A	A	

Table 9-2.04.020-1: Nonresidential Allowed Land Uses and Entitlement Requirements

Nonresidential Zoning districts	A - Allowed Use CUP - Conditional Use Permit Required AUP - Administrative Use Permit Required -- Not Permitted				
	Permitted Uses by Zoning District				Special Regulation(s)
	C	CS	CI	I	
Residential Care – Limited	--	--	--	--	As required by State law and in association with conforming and legal nonconforming residences. See 9-6.135
Residential Care – Assisted Living	--	--	--	--	See Section 9-4.50.020 (Residential Care Standards)
Retail – General (50,000 SF or less)	A/CUP ¹	A/CUP ¹	A/CUP ¹	--	A/CUP: Retail – General (50,000 SF or less) is an allowed use as indicated, unless it includes outdoor storage or sales area of 10,000 SF or greater, which requires a CUP as indicated in Note 1. See Article 9-4.44 (Outdoor Sales and Storage).
Retail – General (Greater than 50,000 SF)	CUP	CUP	CUP	--	
Retail – Restricted	--	AUP	CUP	--	
Sales Lot	CUP	--	--	CUP	See Section 9-4.44.030 (Sales Lots Standards).
Schools	A	A	--	--	See Article 9-4.56 (Schools)
Schools – Business and Vocational	A	A	A	CUP	See Article 9-4.56 (Schools)
Self-Storage Facility	--	--	--	CUP	See Article 9-4.58 (Self Storage Facilities)
Showroom	A	A	A	A	
Studio/Creative Workshop	A	A	A	--	
Tasting Room	A	A	A	A	
Tattoo and Body Piercing Services	AUP	A	AUP	AUP	
Temporary Event	A/CUP ²	A/CUP ²	A/CUP ²	A/CUP ²	See Section 9-4.64.050 (Temporary Events in Nonresidential Zoning Districts)

Table 9-2.04.020-1: Nonresidential Allowed Land Uses and Entitlement Requirements

Nonresidential Zoning districts	A - Allowed Use CUP - Conditional Use Permit Required AUP - Administrative Use Permit Required -- Not Permitted				
	Permitted Uses by Zoning District				Special Regulation(s)
	C	CS	CI	I	
Temporary or Seasonal Retail Sales	A	A	A	A	See Section 9-4.64.020 (Temporary or Seasonal Retail Sales).
Towing Services	--	CUP	--	A/CUP ³	See Article 9-4.66 (Towing Services). A/CUP ³ : Towing Services is an allowed use in the I zoning district, unless it includes outdoor storage or sales area of 8,000 SF or greater, which requires a CUP as indicated in Note 3. See Article 9-4.44 (Outdoor Sales and Storage).
Transit Stations	CUP	CUP	CUP	CUP	
Utility Facility	--	CUP	CUP	CUP	
Vehicle and Equipment Storage – Indoor	--	A/CUP ¹	--	A/CUP ¹	A/CUP ¹ : Vehicle and Equipment Storage – Indoor is an allowed use as indicated, unless it includes outdoor storage or sales area of 10,000 SF or greater, which requires a CUP as indicated in Note 1. See Article 9-4.44 (Outdoor Sales and Storage).
Vehicle and Equipment Storage – Outdoor	--	CUP	--	CUP	
Vehicle Rental and Accessory Services	A	A	--	--	See Section 9-4.70.030 (Vehicle Rental and Accessory Services).
Vehicle Sales	CUP	CUP	CUP	--	See Section 9-4.70.020 (Vehicle Sales Standards).
Vehicle Services and Repair – Major Repair/Body Work	--	A	CUP	A	See Section 9-4.72.020 (Vehicle Services and Repair Standards).
Vehicle Services and Repair – Minor Repair/Maintenance	AUP	A	AUP	A	See Section 9-4.72.020 (Vehicle Services and Repair Standards).
Vehicle Service Station	CUP	CUP	-	-	See Article 9-4.74 (Vehicle Service Stations)

Table 9-2.04.020-1: Nonresidential Allowed Land Uses and Entitlement Requirements

Nonresidential Zoning districts	A - Allowed Use CUP - Conditional Use Permit Required AUP - Administrative Use Permit Required -- Not Permitted				
	Permitted Uses by Zoning District				Special Regulation(s)
	C	CS	CI	I	
Warehousing and Wholesaling	-	AUP	AUP	A/CUP ¹	A/CUP ¹ : Warehousing and Wholesaling is an allowed use as indicated, unless it includes outdoor storage or sales area of 10,000 SF or greater, which requires a CUP as indicated in Note 1. See Article 9-4.44 (Outdoor Sales and Storage).
Winery – Boutique	A/CUP ¹	A/CUP ¹	A/CUP ¹	A/CUP ¹	A/CUP ¹ : Winery - Boutique is an allowed use, unless it includes outdoor storage or sales area of 10,000 SF or greater, which requires a CUP as indicated in Note 1. See Article 9-4.44 (Outdoor Sales and Storage).
Winery – Production	-	AUP	AUP	A/CUP ¹	A/CUP: Winery – Production is an allowed use in the I zoning district, unless it involves outdoor storage or sales areas of 10,000 SF or greater, which requires a CUP as indicated in Note 1. See Article 9-4.44 (Outdoor Sales and Storage.)
Telecommunication Facility	CUP	CUP	CUP	CUP	Wireless communication facilities are allowed with an administrative use permit in the public right-of-way. See Article 9-4.70 (Wireless Communications Facilities)

Notes: (These notes apply only to Table 9-2.04.020-1).

- 1 Outdoor commercial and industrial sales and/or storage of 10,000 square feet or more (either as a primary use or accessory use) require the approval of a conditional use permit or administrative use permit, even if such a development is listed as an allowable use in a particular zoning district. See Article 9-4.44 (Outdoor Sales and Storage).
- 2 Temporary events requiring more than 3 days for on-site setup and 3 days for teardown (not including event days) require the approval of a Conditional Use Permit. See Section 9-4.64.050 (Temporary Events in Nonresidential Zoning Districts).
- 3 Outdoor storage of towing related vehicles, towed vehicles, or accessory storage (other than an approved parking lot for employees or fleet vehicles) over eight thousand (8,000) square feet shall require approval of a conditional use permit, even if such a development is listed as an allowable use in a particular zoning district. See Article 9-4.66 (Towing Services).