



# Council Agenda Report

From: Susan DeCarli, City Planner

Subject: **Rezone 17-004 - Uptown / Town Center Specific Plan Amendments**  
§ Zoning Map Boundary Adjustment - Town Center -1 (TC-1) and Town Center (TC-2)  
§ Modifications to Land Use Table 5.3-1 - Add: Brewery, Distillery, and Winery Land Uses to the TC-1, TC-2 and Riverside Corridor (RC) Zones, and add Wine Tasting Rooms to the T3-F Zone on Spring Street

Date: January 16, 2018

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## Facts

1. The Uptown/Town Center Specific Plan (UP/TC) was adopted in May 2011, which established new zoning and land use regulations that apply to property on the west side of Paso Robles.
2. The UP/TC includes a "Regulating Plan" that identifies different zones where land uses may be permitted, conditionally permitted and/or are not permitted.
3. An important focus of the UP/TC plan is to encourage pedestrian activity to create an attractive, lively downtown that is good for local businesses and the community.
4. In the six years since the UP/TC plan was adopted, community demands have continued to evolve, and the code has been amended from time to time.

### Zoning Map Boundary Adjustment TC-1/TC-2 Zones

5. There are currently two downtown zoning districts in the UP/TC plan, including the Town Center-1 (TC-1) zone in the downtown core, which emanates from City Park to areas where the most intense pedestrian activity is desirable. The Town Center-2 (TC-2) zone is adjacent to the TC-1 zone to the south, and is intended for somewhat less pedestrian-oriented uses than in the TC-1 zone. For instance, restaurants and shops in the TC-1 zone may be supported by office, retail, and service uses in the TC-2 zone that are within walking distance of TC-1.
6. The TC-1 zone area north of City Park includes blocks and/or portions of blocks that might not support the zone's designated uses. For example, certain land uses such as offices are not permitted on the ground floor of a building's street-facing frontage in the TC-1 zone. The intent of this requirement (of only permitting offices above the ground floor or in the rear of buildings), is that offices do not typically encourage foot traffic like commercial and restaurant uses, and can create "dead" zones in a downtown core if too many offices are located in close proximity.
7. Property in the TC-1 zone located northeast of City Park, (mid-block between 13th Street and 14th Street to 15th street, and mid-block between Spring Street and Park Street to the Union Pacific Railroad) is an area that does not appear to be trending toward significant pedestrian activity. There has been interest by private property owners to change the regulations in this area to permit offices on the ground floor in the front of buildings, as shown on the map excerpt below.

**TC-1 zone that may warrant a change to TC-2 to encourage new uses and reinvestment buy providing addition flexibility of uses**



8. The City Council considered this issue at its October 3, 2017 meeting. The Council directed staff to initiate rezoning the portion of the TC-1 area outlined above to TC-2.
9. The Planning Commission considered this item at its December 12, 2017 meeting, and recommended approval of the zoning map boundary adjustments and amendments to Land Use Table 5.3-1 (noted below) in the Uptown/Town Center Specific Plan, to the City Council.

Land Use Table 5.3-1: Breweries, Distilleries, Wineries, and Winetasting

10. The City is often asked whether breweries, distilleries, and wineries are allowed in the downtown area. They are not currently permitted as primary land uses in this area.
11. “Breweries, distilleries, and wineries” are defined as “manufacturing” land uses that typically require a large site and do not create much foot traffic. As such, these uses were not included as permitted uses in the downtown because they did not seem compatible with the designated uses.
12. However, new “micro” breweries, distilleries, and wineries have become popular in other downtown districts since they often include tasting rooms and/or taverns that generate activity. They also tend to be compatible with surrounding restaurants and entertainment uses, and add to a vibrant downtown atmosphere. Larger alcohol-related manufacturers typically need more land and choose to locate in more industrial-type areas.
13. These smaller establishments do not generally result in external impacts, such as significant wastewater pre-treatment, truck traffic, or outdoor storage of materials versus larger-scale production facilities.

14. Permitting small-scale breweries, distilleries, and wineries would be compatible with and support the intent of downtown area in the TC-1, TC-2 and the Riverside Corridor (RC) Zones.
15. Wine-tasting rooms are currently permitted only in the TC-1, TC-2 and RC Zones. However, the City has received inquiries about establishing wine tasting rooms on properties on Spring Street in the T3-Flex (T3-F) Zone. Wine-tasting rooms encourage pedestrian activity, and the City's experience with wine tasting rooms in other zones is that they are quiet, low-key businesses that add variety to the types of businesses in that zone, and would not adversely affect neighboring properties.

### Options

1. Take no action
2. Introduce Draft Ordinance A for first reading by title only (Attachment 2) to amend the Uptown / Town Center Specific Plan (ZC 17-004) as follows:
  - a. Rezone a portion of the TC-1 zoning area to T-2;
  - b. Add breweries and distilleries as permitted uses in the TC-1, TC-2 and RC zones, and to permit wineries in these zones with approval of a Conditional Use Permit;
  - c. Correct clerical error from prior Table 5.3-1 modification, and add back "Personal Services" as permitted use in the T3-F zone at 1740 Spring Street only (to allow an existing business to continue at that location); and
  - d. Allow wine tasting rooms with approval of a Conditional Use Permit in the T3-F zone on Spring Street (only).
3. Approve option 2 with an additional requirement for a CUP for breweries and distilleries over 10,000 square feet.
4. Amend or modify the amendments.
5. Refer back to staff for additional analysis.

### Analysis and Conclusions

TC-1/TC-2 Zoning Map Boundary Adjustment. A comparison of the differences in land uses that are permitted or not permitted between the TC-1 and TC-2 zone are provided in Attachment 2. If property in the area shown on the map above outlined in green were zoned as TC-2, then that area would be permitted to establish the list of uses identified. Given the existing development pattern this area, these uses may be compatible in that area.

Land Use Table 5.3-1 Addition of Breweries, Distilleries, Wineries, and Wine Tasting Rooms. As noted above, the City has had numerous inquiries the last few years from brewery, distillery and winery businesses that are interested in locating downtown. When the Uptown/Town Center Specific Plan was adopted it was assumed that these types of beverage manufacturers would not be appropriate downtown because they were not considered compatible land uses. However, the typical business that is interested in downtown are usually very small scale and include some type of tasting, bar, and perhaps a restaurant component to accompany the business. Larger scale production facilities usually need bigger properties to accommodate their needs, such as the wineries located in the Wisteria business park area, and they do not cater to walk-in customers. Breweries/brewpubs, small distilleries and small case production wineries have successfully located in other downtowns, and demonstrate that they can be compatible with and support vibrant downtowns. Market demand suggests the City consider this use in the TC-1, TC-2 and RC zones of the Uptown/Town Center Specific Plan. To accommodate this land use, Land Use Table 5.3-1 would need to be modified to add the breweries and distilleries as permitted uses. Following the Planning Commission hearing, staff and the City Attorney reviewed the brewery and distillery use further and determined that if the use exceeds 10,000 square feet it would be advisable to

require a CUP in addition to the Development Plan requirement. While development plan regulate the site development, they are not intended to regulate operations or use issues and cannot be revoked for non-conformance. This is reflected in Option 3.

It is suggested that wineries require approval of a Conditional Use Permit (CUP), so that the City has discretion to ensure that sites have adequate capacity to handle appurtenances related to crush operations to ensure ongoing compatibility.

The City recently approved the Paso Market Place project in the T3-F zone, which allows for several types of small-scale and specialty retail and service-oriented business. Wine tasting rooms may be compatible with the surrounding land uses and fit in with the overall scheme of the project. Spring Street provides more traffic flow and has a range of commercial businesses. As such, there may be other opportunities along Spring Street in the T3-F zone that would also be compatible with wine tasting rooms. However, to ensure wine tasting rooms would be compatible with surrounding uses, including residential zones, it may be suitable to require a Conditional Use Permit be approved for this type of land use. It is not suggested to consider wine tasting rooms in other areas in the Uptown/Town Center Specific Plan area with T3-F zoning, only on Spring Street, since it already has commercial businesses and pass-through traffic that is not residential in nature.

### **CEQA Analysis**

In accordance with CEQA Guidelines Section 15061(b)(3), General Rule, this zoning map amendment can be determined to be exempt from the California Environmental Quality Act (CEQA), since the modification of the zoning boundary between the TC-1 and TC-2 zoning districts and their associated permitted and conditionally permitted land uses are similar, and could not result in significant environmental effects. Additionally, establishment of individual land uses or development projects in either zoning district may be subject to CEQA based on site-specific environmental characteristics and associated site disturbances, effects to surrounding land uses, and/or the size of future buildings proposed for development. The act of adjusting the TC-1 and TC-2 zoning district boundaries in the downtown in and of itself could not result in environmental impacts, and therefore is consistent with the General Rule provision of CEQA. Additionally, adding compatible downtown-oriented land uses to the zoning matrix would not in and of itself result in environmental impacts. Future development project that may include these land uses would be evaluated on a case-by-case basis to determine if it is a “project” under CEQA and the require environmental review process. Therefore, no environmental analysis is required for this discretionary action.

### **Fiscal Impact**

This rezone would not directly impact the City’s fiscal resources, however, it may help property owners in the rezone area to increase lease and rental occupancies, and support property owner investment which may increase sales tax and employment in the downtown area, which would be an overall benefit to the community.

### **Recommendations**

The Planning Commission recommends: Option 2 - Introduce Draft Ordinance A for first reading by title only (Attachment 2) to amend the Uptown / Town Center Specific Plan (ZC 17-004) as follows:

- a. Rezone a portion of the TC-1 zoning district to TC-2;
- b. Add breweries and distilleries as permitted uses in the TC-1, TC-2 and RC zones, and to permit wineries in these zones with approval of a Conditional Use Permit;
- c. Correct clerical error from prior Table 5.3-1 modification, and add back “Personal Services” as permitted use in the T3-F zone at 1740 Spring Street only (to allow an existing business to continue at that location); and

- d. Allow wine tasting rooms with approval of a Conditional Use Permit in the T3-F zone on Spring Street (only).

City staff recommends: Option 3 - Introduce Draft Ordinance A for first reading by title only (Attachment 2) to amend the Uptown / Town Center Specific Plan (ZC 17-004) as follows:

- a. Rezone a portion of the TC-1 zoning district to TC-2;
- b. Add breweries and distilleries as permitted uses in the TC-1, TC-2 and RC zones with a CUP requirement if they exceed 10,000 square feet (Alternative Exhibit B-1), and to permit wineries in these zones with approval of a Conditional Use Permit;
- c. Correct clerical error from prior Table 5.3-1 modification, and add back "Personal Services" as permitted use in the T3-F zone at 1740 Spring Street only (to allow an existing business to continue at that location); and
- d. Allow wine tasting rooms with approval of a Conditional Use Permit in the T3-F zone on Spring Street (only).

### **Attachments**

1. TC-1/TC-2 Rezone Boundary Map
2. Draft Ordinance A (Rezone 17-004)
  - a. Exhibit A - Rezoning Map
  - b. Exhibit B - Uptown/Town Center Specific Plan Table 5.3.1, Land Use Table Amendment
3. Legal Notice

# Attachment 1

Rezone 17-004

## TC-1/TC-2 Zone District Boundary Map<sup>TF2</sup>



# Attachment 2

## Draft Ordinance A

### ORDINANCE NO. XXXX N.S.

#### AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES AMENDING THE UPTOWN TOWN CENTRE SPECIFIC PLAN REGARDING AMENDMENTS TO THE TOWN CENTER-1 (TC-1) AND TOWN CENTER-2 (TC-2) ZONING DISTRICT BOUNDARIES, AND MODIFICATIONS TO LAND USE TABLE 5.3-1 PERTAINING TO BREWERIES, DISTILLERIES, WINERIES, AND WINE TASTING ROOMS

#### (City of Paso Robles – Uptown/Town Center Zoning Map and Land Use Table Amendments)

WHEREAS, the Uptown/Town Center Specific Plan (UP/TC) was adopted in May 2011, which established new zoning and land use regulations that apply to property on the west side of Paso Robles; and

WHEREAS, the UP/TC includes a “Regulating Plan” that identifies different zones where land uses may be permitted, conditionally permitted and/or are not permitted; and

WHEREAS, an important focus of the UP/TC plan is to encourage pedestrian activity to create an attractive, lively downtown that benefits local businesses and the community; and

WHEREAS, in the ensuing six (6) years since the UP/TC plan was adopted, experience in implementing it and community demands have continued to evolve, and the code has been amended from time to time; and

WHEREAS, there are two (2) downtown zoning districts in the UP/TC plan, including the Town Center-1 (TC-1) zone in the downtown core, which emanates from City Park to areas desirable for the most intense pedestrian activity; and

. The Town Center-2 (TC-2) zone is adjacent to the TC-1 zone to the south, and is intended for somewhat less pedestrian-oriented uses than the TC-1 zone. For instance, restaurants and shops in the TC-1 zone may be supported by office, retail and service uses in the TC-2 zone that are within walking distance of the TC-1 zone; and

WHEREAS, the TC-1 zone boundary north of City Park includes blocks and/or portions of blocks where it might not support the zone’s designated uses . Certain land uses such as offices are not permitted on the ground floor in the front of a building facing a street in the TC-1 zone. The intent of this requirement (of only permitting offices above or in the rear of buildings), is that offices do not typically encourage pedestrian activity like commercial and restaurant uses and can create “dead” zones in a downtown core if too many offices are allowed in close proximity; and

WHEREAS, property in the TC-1 zone located northeast of City Park, (mid-block between 13th Street and 14th Street to 15th street, and mid-block between Spring Street and Park Street to the Union Pacific Railroad) is an area that does not appear to be trending toward significant pedestrian activity and certain private property owners have requested that ground floor, street-facing office uses be permitted; and

WHEREAS, the City Council considered this issue at its October 3, 2017 meeting and directed staff to initiate rezoning for a portion of the TC-1 zone to TC-2; and

WHEREAS, the City additionally often receives inquiries as to whether breweries, distilleries and wineries are permitted uses in the downtown area; and

# Attachment 2

## Draft Ordinance A

WHEREAS, because “breweries, distilleries and wineries” are defined as “manufacturing” land uses that typically require a large site and do not create much foot traffic, such uses were not considered to be compatible with other downtown uses; and

WHEREAS, new “micro” breweries, distilleries and wineries have developed and have become popular in downtown districts since they often include tasting rooms and/or taverns that generate pedestrian activity. They also tend to be compatible with surrounding restaurants and entertainment uses, and add to a vibrant downtown atmosphere; and

WHEREAS, these types of uses do not generally result in external impacts, such as significant wastewater pre-treatment, truck traffic, or outdoor storage of materials as compared to larger scale production facilities; and

WHEREAS, the addition of small-scale breweries, distilleries and wineries appear that they would be compatible with and support the intent of downtown area in the TC-1, TC-2 and the Riverside Corridor (RC) Zones; and

WHEREAS, wine tasting rooms are currently only permitted in the TC-1, TC-2 and RC Zones. However, the City has had interest in establishing wine tasting rooms on properties on Spring Street in the T3-Flex (T3-F) Zone. Wine tasting rooms support pedestrian activity, and in the zones in which they have been permitted, they have been quiet, low-key businesses add variety to the types of businesses that could locate there, and do not adversely impact neighboring properties, and

WHEREAS, personal services were inadvertently eliminated from Table 5.3-1 in the T3-F zone at 1740 Spring Street the last time the table was modified and this use should be added back as noted to the table; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA), this amendment is exempt from CEQA per CEQA Guidelines, Section 15061(b)(3), General Rule, this zoning amendment could not result in significant environmental effects, and no environmental analysis is required; and

WHEREAS, on December 12, 2017 the Planning Commission held a duly noticed public hearing on the proposed Uptown/Town Center Specific Plan, Zoning Ordinance Amendment and recommended approval of the ordinance amendments to the City Council; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Recitals. The recitals set forth above are true and correct and are incorporated as though fully set forth herein.

Section 2. Findings: based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions listed below, the City Council makes the following findings:

1. The proposed specific plan amendment is consistent with the goals and policies established by the General Plan, since the project would provide for expanded retail and infill development in the Downtown, and additional tourist-oriented development.
2. The proposed specific plan amendment is consistent with goals and vision of the Uptown/Town Center Specific Plan since it would help preserve and augment Downtown's unique historical value while enhancing its economic vitality.



# Attachment 2

## Draft Ordinance A

Section 3. Environmental Determination. Pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA) and the City's Procedures for Implementing CEQA, this amendment is Exempt from CEQA per CEQA Guidelines, Section 15061(b)(3), General Rule, this zoning amendment could not result in significant environmental effects, and no environmental analysis is required.

Section 4. Uptown / Town Center Specific Plan Amendment. The City Council hereby modifies the zoning district boundary for the TC-1 and TC-2 zones attached hereto as Exhibit A, incorporated herein by reference, and amendments to Land Use Table 5.3-1, of the Uptown Town Centre Specific Plan to read in full as set forth in Exhibit B, incorporated by this reference.

Section 5. Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 6. Effective Date. This Ordinance shall be in full force and effect 30 days after its passage and adoption as provided by Government Code section 36397.

Section 7. Publication. The City Clerk shall certify as to the adoption of this Ordinance and shall cause a summary thereof to be published at least five (5) days prior to the meeting at which the proposed Ordinance is to be adopted and shall post a certified copy of the proposed Ordinance in the Office of the City Clerk. Within fifteen (15) days of the adoption of the Ordinance, the City Clerk shall cause a summary of the Ordinance to be published, including the vote for and against the same, in accordance with Government Code Section 36933.

INTRODUCED at a regular meeting of the City Council held on January 16, 2018, for first reading by the City Council of the City of El Paso de Robles, and adopted on the \_\_\_ day of \_\_\_\_\_, 2017, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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Steven W. Martin, Mayor

Attest:

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Kristen L. Buxkemper, Deputy City Clerk

Exhibit A      Zoning Map  
Exhibit B      Table 5.3-1

# Exhibit A

## Zoning Map Amendment 17-004

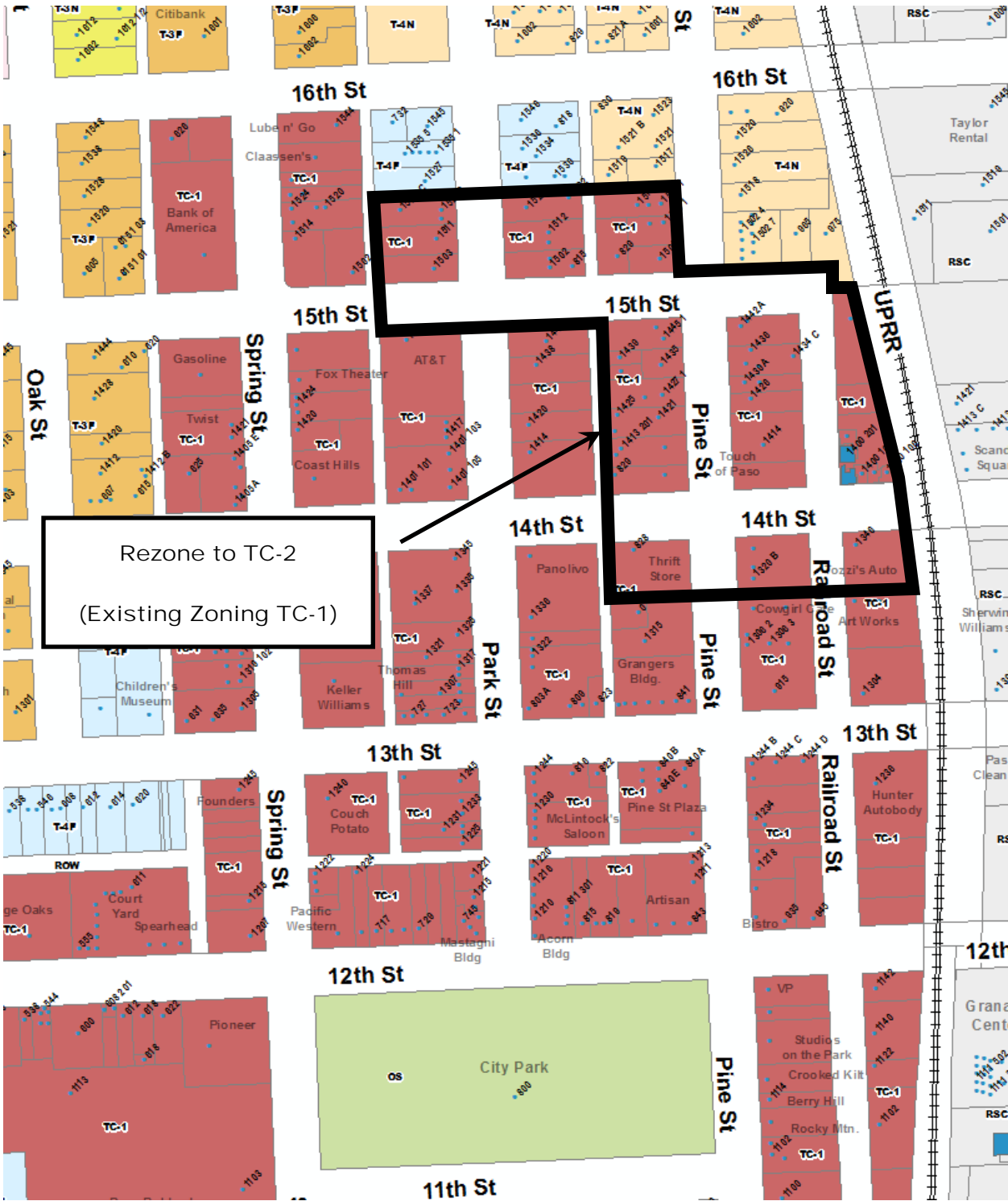


Table 5.3-1 Allowed Land Uses and Permit Requirements										
Land Use Type	PERMIT REQUIRED BY ZONE									Specific Use Regulations
	T3-N	T3-F	T4-N	T4-F	T4-NC	TC-1	TC-2	RC	OS	
<b>COMMERCIAL: RETAIL, SERVICE, OFFICE</b>										
Animal Hospitals, veterinary clinics (includes overnight boarding as an accessory use)	-	-	-	-	-	-	-	CUP	-	
Appliance repair	-	-	-	-	-	-	P	P	-	
ATM - Outdoor	-	-	-	P	P	P	P	P	-	
Auto/vehicle sales (including auto repair as an accessory use): new and 25 percent or less used	-	-	-	-	-	-	P	P	-	
Auto/vehicle sales (including auto repair as an accessory use): more than 25 percent used	-	-	-	-	-	-	CUP	CUP	-	
Auto Rental	-	-	-	-	-	-	P	P	-	
Auto/vehicle parts sales (indoors, without installation)	-	-	-	-	-	P	P	P	-	
Auto/vehicle repair, parts installation, body and paint	-	-	-	-	-	-	CUP	CUP	-	
Auto Detailing (does not include carwashes)	-	-	-	-	-	-	P	P	-	
Banks, savings & loans, credit unions	-	p*	-	p*	p	p	p	p	-	* On Spring St Corridor only
Bars, cocktail lounges (with or without a restaurant; may include dancing and live, amplified entertainment)	-	-	-	-	-	CUP	CUP	CUP	-	
Bowling alleys	-	-	-	-	-	-	P	P	-	
Building Materials sales	-	-	-	-	-	p*	P	P	-	* Only on south-east corner of Pine & 10 <sup>th</sup> Streets (former Hayward Lumber site)
Business, Trade Schools	-	-	-	-	-	P	P	P	-	
Card rooms	-	-	-	-	-	CUP	CUP	CUP	-	

Proposed Amendment ZC 17-004

Land Use Type	PERMIT REQUIRED BY ZONE									Specific Use Regulations
	T3-N	T3-F	T4-N	T4-F	T4-NC	TC-1	TC-2	RC	OS	
Carwashes	-	-	-	-	-	CUP*	CUP	CUP	-	* Only when accessory to an existing gas station, not as a primary use.
Drive-through sales/services: Banks, pharmacies, coffee kiosks and other similar uses as determined acceptable by the Development Review Committee. Excludes drive-through restaurants	-	-	-	-	P	P	P	P	-	
Food products, small scale manufacturing and retail (e.g. bakeries, gelato, etc.)	-	-	-	p*	p*	p*	p*	-	-	Food products must be available for retail purchase on site. Total floor area of the manufacturing and retail use shall not exceed 5,000 sq ft.
<b>Breweries and Distilleries with on-site consumption</b>						<b>P</b>	<b>P</b>	<b>P</b>		
Fortunetelling and related services (card reading, psychics, palmistry, etc.)	-	CUP	-	CUP	CUP	-	CUP	CUP	-	
Hot Springs Resorts (may include restaurants & lodging)	-	-	-	-	-	-	-	-	CUP	
Indoor sports: racquetball courts, skating rink, etc.	-	-	-	-	-	CUP	P	P	-	
Market – Community	-	-	-	P	P	P	P	P	-	
Market - Neighborhood	-	-	-	P	P	P	P	P	-	
Meeting facilities, public or private	CUP	CUP	CUP	CUP	CUP	CUP	P	P	CUP	
Museums, art galleries	-	CUP	-	CUP	CUP	P	P	P	-	
Nurseries (garden supplies)	-	p*	-	p*	-	-	P	P	-	* On Spring St Corridor only
Offices: insurance, real estate, administrative, consulting professions such as accountants, architects, attorneys, engineers, etc.	-	P	-	P	P	p*	P	P	-	* Use allowed only on an upper floor, or behind a ground floor street-fronting use.

Land Use Type	PERMIT REQUIRED BY ZONE									Specific Use Regulations
	T3-N	T3-F	T4-N	T4-F	T4-NC	TC-1	TC-2	RC	OS	
Offices for physicians, dentists, chiropractors, psychiatrists, including emergency/urgent care centers including outpatient services	-	P	-	P	P	P*	P	P	-	* Use allowed only on an upper floor, or behind a ground floor street-fronting use.
Outdoor sales: parking lot sales and other promotional events where only on-site business are participating (7 days or less)	-	-	-	-	P	P	P	P	-	
Outdoor sales: Parking lot sales and other promotional events where only on-site businesses are participating (if longer than 7 days)	-	-	-	-	TUP	TUP	TUP	TUP	-	
Parking facility, public or commercial	-	-	-	-	-	CUP	CUP	CUP	-	
Personal and business support services: barber/beauty shops, nails & tanning salons, massage; laundries and dry cleaning (no on-site plants); laundromats, locksmiths; parcel services; printing, publishing, blueprinting, duplicating; tailor/dressmakers, alterations, shoe repair; etc.	-	- / *	-	P	P	P	P	P	-	* Uses only allowed at 1740 Spring St. as a permitted use
Pet stores	-	-	-	-	-	-	P	P	-	
Produce stand, winery, etc.; does not include Certified Farmers Markets)	-	-	-	CUP*	-	-	-	P	-	* On Spring Street Corridor only
Produce: Certified Farmers Markets	-	-	-	-	-	CUP	CUP	CUP	-	
Restaurants: sit-down and walk-up only	-	P*	-	P	P	P	P	P	-	* On Spring Street Corridor only
Restaurants: drive-through	-	-	-	-	-	-	CUP*	CUP	-	* Only in locations shown on Figure 5.3-2, subject to special regulations. (Ordinance 1015)
Retail Sales: clothing; beverage, drug stores; furniture, appliances, home furnishings specialized retail; antiques; artisans (does not include second-hand/ thrift stores)	-	- / CUP*	-	P	P	P	P	P	-	* Conditional Allowed Use on any lot with Spring St. frontage. 1740 Spring is a permitted use

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Land Use Type	PERMIT REQUIRED BY ZONE									Specific Use Regulations
	T3-N	T3-F	T4-N	T4-F	T4-NC	TC-1	TC-2	RC	OS	
Secondhand merchandise/thrift stores without donation drop-off (does not include antiques, which are general retail)						P	P	P	-	
Secondhand merchandise/thrift stores with donation drop-off (does not include antiques, which are general retail)	-	-	-	-	-		CUP	CUP	-	
Service Stations (including auto repair as secondary use)	-	-	-	-	-		CUP	CUP	-	
Service Stations (including mini-markets, but not including auto repair as secondary use)	-	-	-	-	-		P	P	-	
Studio (art, dance, martial arts, music, etc.), gyms, health/fitness spas	-	-	-	CUP/P*	P	P	P	P	-	*P along Spring Street Corridor; P elsewhere
Theaters (movies, live performances)	-	-	-	-	-	P	-	-	-	
Winetasting Rooms	-	CUP*	-	-	-	P	P	P	-	* CUP on parcels with Spring St. frontage
Winery with on-site consumption						CUP	CUP	CUP		

**COMMERCIAL LODGING**

Bed and Breakfast Inns *	CUP	CUP	CUP	CUP	CUP	P	P	P	-	* See Section 5.3.E.1
Boardinghouse, roominghouse	CUP	CUP	CUP	CUP	CUP	-	-	-	-	
Hotels, motels (does not include bed and breakfast inns)		-	-	-	-	P	P	P	-	
<b>OUTDOOR RECREATION AND OPEN SPACE</b>										
Carnivals, circuses, fairs, festivals, concerts, etc.	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	
Hiking, biking trail	-	-	-	-	-	-	-	-	P	
Nature preserve	-	-	-	-	-	-	-	-	P	
Riding trail (equestrian)	-	-	-	-	-	-	-	-	P	
<b>LIGHT INDUSTRIAL</b>										
Contracted services (plumbing, heating & air conditioning, janitorial, pest exterminating, construction trades)	-	-	-	-	-	-	-	P/TUP*	-	* See Section 5.3.E.7.

Land Use Type	PERMIT REQUIRED BY ZONE									Specific Use Regulations
	T3-N	T3-F	T4-N	T4-F	T4-NC	TC-1	TC-2	RC	OS	
Equipment rental (may include outdoor storage of equipment)	-	-	-	-	-	-	-	P	-	
Laundries and dry cleaning plants (does not include laundromats or non-plant laundries, which are personal services)	-	-	-	-	-	-	-	P	-	
Manufacturing, assembly, and processing: apparel; cabinet shops, furniture & fixtures; electrical equipment, electronic & scientific instruments; food & kindred products; glass products; metal fabrication, sheet metal, machine shops, welding; paper products; plastics, fiberglass, and rubber products; stone, cut stone, clay and pottery; testing laboratories (soils & materials testing, research and development)	-	-	-	-	-	-	-	P	-	
Mini-storage facilities	-	-	-	-	-	-	-	-	-	
Recycling collection centers for aluminum glass, paper, plastic, etc. (does not include collection of hazardous/toxic items)	-	-	-	-	-	-	-	CUP	-	
Telecommunications facility	-	CUP	CUP	CUP	-	CUP	CUP	CUP	-	
Transmission & receiving stations	-	-	-	-	-	CUP	CUP	CUP	CUP	
Upholstery (includes Auto Upholstery)	-	-	-	-	-	-	-	P	-	
Warehousing, Wholesale	-	-	-	-	-	-	-	P	-	
<b>RESIDENTIAL</b>										
Convalescent care facilities/nursing homes	CUP	CUP	CUP	CUP	CUP	-	-	-	-	
Domestic violence center	P	P	P	P	P	-	-	-	-	
Dwelling units in permitted building types for each zone	P	P	P	P	P	P*	P	P	-	* Use allowed only on an upper floor, or behind a ground floor street-fronting use.
Emergency Shelter	-	-	-	-	-	-	-	P	-	See Section 21.21.160 of the Zoning Code
Guest House	P	P	P	P	P	-	-	-	-	

Proposed Amendment ZC 17-004

<b>Table 5.3-1 Allowed Land Uses and Permit Requirements</b>										
Land Use Type	PERMIT REQUIRED BY ZONE									Specific Use Regulations
	T3-N	T3-F	T4-N	T4-F	T4-NC	TC-1	TC-2	RC	OS	
Group Care Homes	P	P	P	P	P	-	-	-	-	
Home Occupation	P	P	P	P	P	P	P	P	-	
Living Groups	CUP	CUP	CUP	CUP	CUP	-	-	-	-	
Mobile homes as temporary caretaker units during construction of a permanent building or operation of a Christmas tree lot	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	-	
Residential care facilities (for elderly, handicapped, etc.) for 6 and fewer residents	P	P	P	P	P	-	-	-	-	
Residential care facilities (for elderly, handicapped, etc.) for more than 6 residents	CUP	CUP	CUP	CUP	CUP	CUP *	CUP	-	-	* City may require noise mitigation measures beyond those required by the Building Code.
Transitional and Supportive Housing	P	P	P	P	P	P	P	P	-	See definitions in Section 5.9.
<b>OTHER USES</b>										
Christmas tree lots	P	P	P	P	P	P	P	P	-	
Church	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	-	
Family day care center for 14 or fewer children	P	P	P	P	P	-	-	-	-	
Family day care center for more than 14 children or non-family day care center	CUP	CUP	CUP	CUP	CUP	-	-	CUP	-	
Meeting facilities, public or private	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Public Facilities (government offices, community centers, libraries, recreation buildings, equipment yards, etc.	CUP	CUP	CUP	CUP	CUP	P	P	P	-	
Public parks, playgrounds, ballfields, tennis courts, recreation and community centers	CUP	CUP	CUP	CUP	CUP	P	P	P	P	
Outdoor display of merchandise for sale or rental *	-	-	-	-	P	P	P	P	-	* See Section 5.3.E.8.



Land Use Type	PERMIT REQUIRED BY ZONE									Specific Use Regulations
	T3-N	T3-F	T4-N	T4-F	T4-NC	TC-1	TC-2	RC	OS	
Outdoor storage of materials and equipment (as an accessory use) if property and adjacent streets are improved and storage is screened *	P	P	P	P	P	P	P	P	-	* See Section 5.3.E.7
Sand & gravel mining	-	-	-	-	-	-	-	-	CUP	
Schools, public (preschool – high school)	P	P	P	P	P	P	P	P	-	
Schools, private (preschool – high school)	CUP	CUP	CUP	CUP	CUP	-	-	-	-	
Temporary food service (e.g. barbecues) when located at the business' permanent location or in conjunction with a non-profit fundraising event (7 days or less)	P	P	P	P	P	P	P	ca-	-	
Temporary food service (e.g. barbecues) when located at the business' permanent location or in conjunction with a non-profit fundraising event (greater than 7 days)	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	-	
Temporary off-site construction yards in conjunction with a valid building (unless on the immediately adjacent property)	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	-	
Trailer/temporary building use for a construction office (within approved development projects)	P	P	P	P	P	P	P	P	-	
Trailer/temporary building use for a place of business in conjunction with an existing on-site business (two year maximum)	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	-	
Trailer/temporary building use in conjunction with the construction of a building and with available paved parking (maximum of one year)	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	-	
Utilities facilities: wells, pump stations, switching and relay boxes, cell antennas	-	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	

# ZC 17-004 Alt. Exhibit B-1

<b>Table 5.3-1 Allowed Land Uses and Permit Requirements</b>										
Land Use Type	PERMIT REQUIRED BY ZONE									Specific Use Regulations
	T3-N	T3-F	T4-N	T4-F	T4-NC	TC-1	TC-2	RC	OS	
Carwashes	-	-	-	-	-	CUP*	CUP	CUP	-	* Only when accessory to an existing gas station, not as a primary use.
Drive-through sales/services: Banks, pharmacies, coffee kiosks and other similar uses as determined acceptable by the Development Review Committee. Excludes drive-through restaurants	-	-	-	-	P	P	P	P	-	
Food products, small scale manufacturing and retail (e.g. bakeries, gelato, etc.)	-	-	-	p*	p*	p*	p*	-	-	Food products must be available for retail purchase on site. Total floor area of the manufacturing and retail use shall not exceed 5,000 sq ft.
<b>Breweries and Distilleries with on-site consumption</b>						<b>P / CUP*</b>	<b>P / CUP*</b>	<b>P / CUP*</b>		<b>* CUP required for breweries or distilleries 10,000 sq. ft. or greater</b>
Fortunetelling and related services (card reading, psychics, palmistry, etc.)	-	CUP	-	CUP	CUP	-	CUP	CUP	-	
Hot Springs Resorts (may include restaurants & lodging)	-	-	-	-	-	-	-	-	CUP	
Indoor sports: racquetball courts, skating rink, etc.	-	-	-	-	-	CUP	P	P	-	
Market – Community	-	-	-	P	P	P	P	P	-	
Market - Neighborhood	-	-	-	P	P	P	P	P	-	
Meeting facilities, public or private	CUP	CUP	CUP	CUP	CUP	CUP	P	P	CUP	
Museums, art galleries	-	CUP	-	CUP	CUP	P	P	P	-	
Nurseries (garden supplies)	-	p*	-	p*	-	-	P	P	-	* On Spring St Corridor only
Offices: insurance, real estate, administrative, consulting professions such as accountants, architects, attorneys, engineers, etc.	-	P	-	P	P	p*	P	P	-	* Use allowed only on an upper floor, or behind a ground floor street-fronting use.