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# County of Santa Cruz

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## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060

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ALVIN D. JAMES, DIRECTOR

April 13, 2000

AGENDA: April 25, 2000

Board of Supervisors  
County of Santa Cruz  
701 Ocean Street  
Santa Cruz, California 95060

### **SUBJECT: LIVE OAK SPECIFIC PLANNING**

Members of the Board:

On February 15, 2000, your Board considered a request by Supervisor Beautz to initiate community planning efforts in Live Oak, focusing on the intersections of **Capitola** Road/Seventh Avenue, **Capitola** Road/Seventeenth Avenue, Brommer Street/Seventeenth Avenue and Brommer Street/Seventh Avenue (Attachment 1). Supervisor Beautz's concerns regarding these intersections included the need for more specificity in the designation of the allowed uses and the design issues necessary for neighborhood compatibility. Your Board **directed that** a report be prepared by the Planning Director and the Redevelopment Agency Administrator on a process for addressing these concerns. The following report will address this direction.

### **Land Uses**

The discussion regarding the appropriate uses for the four intersections includes an inventory of the existing uses, the existing General Plan land use designation and zoning of the properties. This is followed by a discussion of the designations and the allowed uses in those designations.

**Capitola Road/Seventh Avenue** - This intersection has the least amount of land designated commercial and has only a small parcel that is undeveloped. The existing uses, zoning and General Plan designation of the parcels at this intersection include the following:

<u>comer</u>	<u>existing use</u>	<u>GP designation</u>	<u>Zoning</u>
northeast	full service gas station	Neighborhood Commercial	CT
northwest	mixed uses (real estate and restaurant)	Neighborhood Commercial	C-1
southwest	a surfboard shop and liquor store	Neighborhood Commercial	c-1
southeast	car stereo/cellular phone store, vacant lot	Neighborhood Commercial	C-1

**Capitola Road/Seventeenth Avenue** - This intersection has the greatest amount of commercial land. Although it appears that this intersection is developed, there is a significant amount of undeveloped commercial land in the southwest comer. The existing uses, zoning and General Plan designation of the parcels at this intersection include the following:

<u>comer</u>	<u>existing use</u>	<u>GP designation</u>	<u>Zoning</u>
northeast	self service gas station/mini-mart/sr.center	Neighborhood Commercial, Office, Public Facility	PF
northwest	automotive repair/muffler shop/donut shop	Neighborhood Commercial	C-1/PF
southwest	grocery store/laundromat, non-conforming residential	Neighborhood Commercial	C-1
southeast	primary school	Public Facility	PF

**Brommer Street/Seventeenth Avenue** - This intersection has the greatest number of individual uses, but on only two properties. A Wendy's is proposed for the southwest comer, on property surrounded by Service Commercial property. The existing uses, zoning and General Plan designation of the parcels at this intersection include the following:

<u>comer</u>	<u>existing use</u>	<u>GP designation</u>	<u>Zoning</u>
northeast	self service gas station, mini-mart, restaurant, health club, laundromat, frame store, etc	Neighborhood Commercial, Office	C-1/PA
northwest	mobilehome park	Urban High Density Residential	RM-2.5-MH
southwest	vacant/mixed service commercial	Neighborhood Commercial, Service Commercial	c-1 K-4
southeast	sandwich shop/video store/herbalist/non-conforming residential	Neighborhood Commercial, Office	C-1/PA

**Brommer Street/Seventh Avenue** - The intersection has commercial land only on the west side of Seventh Avenue. The existing uses, zoning and General Plan designation of

the parcels at this intersection include the following:

<u>comer</u>	<u>existing use</u>	<u>GP designation</u>	<u>Zoning</u>
northeast	single-family residential, mobilehome park	Urban Medium Density Residential	RM-4
northwest	boat storage	Community Commercial	c-2
southwest	single-family residential	Community Commercial, Des. Park Site	C-2-D
southeast	single and multi-family residential	Urban Medium Density Residential	RM-4

The General Plan and the Zoning Ordinance specify the types of uses which are appropriate in each of the land use designations and zone districts. The two land use designations, and their primary zone districts, of concern at the “Four Comers” are the Neighborhood and Community Commercial designations, and the C-1 and C-2 zone districts.

### **Neighborhood Commercial**

The Neighborhood Commercial land use designation, primarily implemented by the C- 1 zone district, is intended to “provide compact, conveniently-located, and well designed shopping and service uses to meet the needs of individual urban neighborhoods, rural communities and visitors.” The following General Plan policies guide the location and types of uses -intended for the Neighborhood Commercial designation:

#### **2.13.1 Location of Neighborhood Commercial Uses**

Designate on the General Plan and LCP Land Use Maps those areas existing as, or suitable for, Neighborhood Commercial uses to provide small-scale neighborhood and visitor serving businesses within walking distance of urban neighborhoods, visitor attractions or centrally located to serve rural communities.

#### **2.13.3 Allowed Uses in Neighborhood Commercial Designation**

Allow a variety of retail and service facilities, including neighborhood or visitor serving oriented retail sales, recreational equipment sales, personal services, limited offices, restaurants, community facilities including child care facilities, schools and studios, rental services, and similar types of retail and service activities.

The purpose of the C-1 zone district, as designated in County Code Section 13.10.33 l(e) is as follows:

- (e) Specific “C-1” Neighborhood Commercial District Purposes. To provide compact and conveniently located shopping and service uses to meet the limited needs within walking distance of individual urban neighborhoods or centrally located to serve rural communities. Neighborhood Commercial uses and facilities are intended to be of small scale, with a demonstrated local need or market, appropriate to a neighborhood service area, and to have minimal adverse traffic, noise, or aesthetic impacts on adjacent residential areas.

The allowed uses in the C-1 zone district are included in the Commercial Uses Chart (Attachment 2).

### **Community Commercial**

The Community Commercial designation, primarily implemented by the C-2 zone district, is intended to “provide well-designed centers of concentrated commercial use accommodating a mix of activities serving the general shopping, service and office needs of community-wide market areas.” The following policies define the location and allowed uses in the Community Commercial land use designation:

#### **2.14.1 Location of Community Commercial Uses**

Designate on the General Plan and LCP Land Use Maps Community Commercial Centers in Freedom, Aptos, Soquel, Live Oak, Felton, Ben Lomond, and Boulder Creek based on community-wide market areas served by these centers. Channel new proposed commercial uses into these designated Community Commercial Centers.

#### **2.14.2 Allowed Uses in Community Commercial Designation**

Allow a wide variety of retail and service facilities, including retail sales, personal services, offices, restaurants, community facilities including child care facilities, schools and studios, hotels and recreational housing units, rental services, and similar types of retail and service activities.

The specific purpose of the C-2 zone district, County Code Section 13.10.33 l(f), is as follows:

- (f) Specific “C-2” Community Commercial District Purposes. To provide centers of concentrated commercial uses accommodating a broad range and mixture of commercial activities, serving the general shopping and service needs of community-wide service areas, and including visitor accommodations. This district is intended to be applied to areas designated on the General Plan as Community Commercial. The Community

Commercial districts are intended to have definite boundaries to promote the concentration of commercial uses.

The allowed uses in the C-2 zone district are included in the Commercial Uses Chart (Attachment 2). A comparison of some of the uses allowed in the C-1 and C-2 zone districts, as provided in the Commercial Uses Chart, is provided in Attachment 3. This table indicates that there is little differentiation between the types of uses allowed in the two zone districts. This is especially true with regard to retail and neighborhood services.

### **Design Issues**

The four intersections have no cohesive design, at either a community or an intersection level. This has occurred for a number of reasons, including the fact that many of the uses at these intersections pre-date the County's General Plan and, in some cases, the Zoning Ordinance. There have been no new commercial buildings constructed since the County's 'design review ordinance' (Chapter 13.11) was adopted.

In order to give the commercial areas in Live Oak area some identity and cohesive character, a design plan for these four commercial intersections would be desirable. There are a number of vacant parcels at all of the intersections which, if specific standards are established, could be the 'design vanguard' for improvements to the remaining sites.

### **Discussion and Recommendation**

It is apparent that to truly implement the purposes and intent of the neighborhood and community commercial designations and implementing zoning, there must be some way to distinguish between the uses allowed in the neighborhood (C-1) and community commercial (C-2) zoning. There are two ways to proceed. The first is to initiate a series of revisions to the County Code, examining the C-1 and C-2 zone districts for appropriate uses **and/or** intensity of uses to meet the purposes and intent of **the** general Plan and Zoning Ordinance. One significant aspect of this project will be the number of non-conforming uses that will likely be created following any major changes to the County Code to differentiate C-1 and C-2 uses. This process will be extremely involved and would require substantial staff resources, far beyond that which is allocated for the FY 1999-2000 for the Live Oak Plan. It would be an appropriate project to be completed concurrently with the next General Plan update.

The second process would involve only those properties within the four intersections areas, in a type of specific plan. This process would examine the four intersections and their inter-relationship with the nearby neighborhoods and community, and propose

appropriate General Plan designations, zoning and specific uses for the specific properties within the study areas. This process would also allow for the simultaneous development of a design plan, focusing on the intersections.

This process also involves significant staff resources. These resources are currently fully committed to projects approved by your Board as a part of the work program, including the continuing work on the three community planning efforts: the **Seacliff** Village Plan, the Corralitos Valley Community Plan and the Davenport Town Plan. Redevelopment Agency staff is similarly over committed at this time, but would likely be available to assist in efforts in the future. Therefore, because of the competing demands for Planning and Redevelopment Agency staff resources, staff recommends that this project be considered as a part of your Board's deliberation on the Planning Department's Advanced Planning work program for FY 2000-2001.

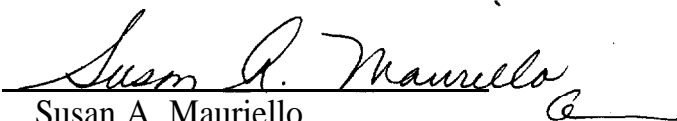
It is, therefore, RECOMMENDED that your Board:

1. Accept and file this report, and
2. Direct the Planning Department to include in the FY 2000-2001 Advanced Planning Work Program the preparation of a specific plan for the four intersections discussed in this report, to include appropriate uses and design, for your Board's consideration.

Sincerely,



Alvin D. James  
Planning Director

RECOMMENDED:   
Susan A. Mauriello  
County Administrative Officer

- Attachments
1. Letter of Supervisor Beautz, dated February 11, 2000.
  2. County Code Sections 13.10.330 through 13.10.332, Commercial Districts
  3. Comparison of C- 1 and C-2 Uses

cc: Redevelopment Agency  
County Counsel

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# County of Santa Cruz

## BOARD OF SUPERVISORS

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 FIFTH DISTRICT

AGENDA: 2/15/00

February 11, 2000

BOARD OF SUPERVISORS  
 County of Santa Cruz  
 701 Ocean Street  
 Santa Cruz, CA 95060

RE: COMMUNITY PLANNING IN LIVE OAK

Dear Members of the Board:

As Board members may recall, during budget hearings some staff time was set aside to do specific community planning in Live Oak. An issue has come up that I believe would be relevant to that community effort. There are four major corners in Live Oak that contain large commercial lots that are vacant. That is especially true at 17<sup>th</sup> Avenue and Capitola Road where the Redevelopment Agency owns several parcels of property. Other similar areas are Capitola Road and 17<sup>th</sup> Avenue, 17<sup>th</sup> Avenue and Brommer Street, and Brommer Street and 7<sup>th</sup> Avenue.

Issues would be a more specific plan for uses than that involved in the zoning code, what the design of the building should be like and how to make the various areas compatible. Also, what uses are appropriate for the Redevelopment Agency-owned properties.

I would therefore recommend that the Planning Director and the Redevelopment Agency Administrator return to the Board, on or before April 25, 2000, with a report on a process for the analysis as outlined above.

Sincerely,

  
 JANET K. BEAUTZ, Supervisor  
 First District

JKB:ted

cc: Planning Director  
 Redevelopment Agency Administrator

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**COUNTY OF SANTA CRUZ  
PLANNING DEPARTMENT**

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**13.10.330 COMMERCIAL DISTRICTS**  
-----**Sections:**  
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- 13.10.331** Purposes of Commercial Districts'
- 13.10.332 Uses in Commercial Districts
- 13.10.333 Development Standards for Commercial Districts
- 13.10.334 Design Criteria for Commercial Districts
- 13.10.335 Special Standards and Conditions for Commercial Districts

**13.10.331 PURPOSES OF COMMERCIAL DISTRICTS**

In addition to the general objectives of this Chapter (13.10) the Commercial Districts are included in the Zoning Ordinance in order to achieve the following purposes:

(a) **General Purposes.**

- (1) To provide for retail stores, offices, service establishments, recreational establishments, and wholesale businesses offering a range of commodities and services adequate to meet the needs of County residents and visitors, of different geographical areas in the county and of their various categories of patrons.



- (2) To contain commercial facilities in appropriately located areas, avoiding new freeway oriented development and new strip commercial uses, and providing opportunities for commercial uses to concentrate for the convenience of the public and in mutually beneficial relationships to each other.
  - (3) To ensure that commercial facilities and uses are compatible with the level of available public facilities and services, minimizing traffic congestion and preventing the overloading of utilities and public services.
  - (4) To ensure that commercial development is compatible with natural resource protection, environmental quality, and the scenic setting of the County.
  - (5) To ensure that commercial facilities are constructed and operated such that they are compatible with adjacent development, and that high standards of urban design are maintained, minimizing impacts on residential areas and providing for adequate site layout, protection of solar access to adjacent property, landscaping, sign and building design and size, and on-site parking, loading, and circulation. (Ord. 3501, 3/6/84)
  - (6) To protect commercial properties from noise, odor, dust, dirt, smoke, vibration, heat, glare, heavy truck traffic, and other objectionable influences incidental to industrial uses, and from fire, explosion, noxious fumes and other hazards.
  - (7) To provide space for community facilities and institutions which appropriately may be located in commercial areas.
  - (8) To provide for a mixture of commercial and residential uses where the advantages of such a mixture, such as convenience, atmosphere, and low energy use, can be maximized, and the conflicts, such as noise, traffic, and lack of adequate visual amenities, can be reduced to an acceptable level. Residential uses are intended to be incidental or secondary to commercial use of a site, or as otherwise provided by a Village Design Plan.
  - (9) To maximize efficient energy use and energy conservation in commercial uses, and to encourage the use of locally available renewable energy resources (Ord. 560, 7/14/58; 681, 5/8/61; 839, 11/28/82; 2762; 9/4/79; 1891, 6/19/73; 3186, 1/12/82; 3344, 11/23/82; 3432, 8/23/83; 3501, 3/6/84)
- (b) Specific "PA" Professional - Administrative Office District Purposes. To provide for professional and administrative office uses in areas where such use is designated on the General Plan, or in areas designated for neighborhood, community or service commercial use, particularly where an office use can provide a buffer use between residential areas and the more intensive commercial or industrial activities. Professional and administrative office uses are intended to be low impact, non-retail activities. The "PA" District is intended to allow a compatible collection of related services within a development and may include a

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variety of retail and service uses where they are accessory to office uses on a site. (Ord. 1834, 2/27/73; 3186, 1/12/82; 3344, 11/23/82; 3432, 8/23/83)

- (c) Specific "VA" Visitor Accommodations District Purposes. To provide areas specifically reserved for visitor accommodations and limited appurtenant uses. To allow a broad range of such overnight or extended stay lodging for visitors and to recognize these as commercial uses. The Visitor Accommodations District is intended to be located primarily in areas designated Visitor Accommodation or in areas designated as Community Commercial on the General Plan, and in locations where there are existing or approved (at the date of this section) visitor accommodations developments. All visitor accommodations are intended to be located where adequate access and public services and facilities are available, and to be designed and operated to be compatible with adjacent land uses, utilize and complement the scenic and natural setting of the area, and provide proper management and protection of the environment and natural resources. (Ord. 1891, 6/19/73; 3186, 1/12/82; 3344, 11/23/82; 3432, 8/23/83)
- (d) Specific "CT" Tourist Commercial District Purposes: To encourage and recognize a narrow range of visitor serving uses in appropriate locations in the County on major transportation corridors or in commercial centers where properties have a land use designation on the General Plan of Neighborhood or Community Commercial. Visitor serving uses allowed in this zone district include primarily food services, auto fueling, visitor accommodations, and related accessory uses.
- (e) Specific "C-1" Neighborhood Commercial District Purposes. To provide compact and conveniently located shopping and service uses to meet the limited needs within walking distance of individual urban neighborhoods or centrally located to serve rural communities. Neighborhood Commercial uses and facilities are intended to be of a small scale, with a demonstrated local need or market, appropriate to a neighborhood service area, and to have minimal adverse traffic, noise, or aesthetic impacts on the adjacent residential areas.
- (f) Specific "C-2" Community Commercial District Purposes. To provide centers of concentrated commercial uses accommodating a broad range and mixture of commercial activities, serving the general shopping and service needs of community-wide service areas, and including visitor accommodations. This district is intended to be applied to areas designated on the General Plan as Community Commercial. The Community Commercial districts are intended to have definite boundaries to promote the concentration of commercial uses.
- (g) Specific "C-4" Commercial Services District Purposes. To meet the commercial services needs of the various communities in the County by allowing a broad range of commercial services uses in areas reserved for and designated as Commercial Services on the General Plan. Commercial service uses are intended primarily to be non-retail in nature, such as building material suppliers, auto repair, or freight terminals, and to be non-polluting. These uses usually need large sites, proximity to major streets to handle truck traffic, and in some cases need

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access to rail transportation. The Commercial Services districts are intended to be located in areas where the impacts of noise, traffic, and other nuisances and hazards associated with such uses will not adversely affect other land uses. Commercial recreational uses needing large sites and good access, such as drive-in theaters or indoor arenas, are also included in this district.

(Entire section updated: Ord. 4346, 12/13/94)

### 13.10.332 COMMERCIAL USES

#### (a) Principal Permitted Uses

(1) In the Coastal Zone, the principal permitted uses in the Commercial Districts shall be as follows:

- "PA" Professional and administrative offices;
- "VA" Visitor accommodations;
- "CT" Visitor serving uses and facilities;
- "C-1" Neighborhood-serving, small-scale commercial services and retail uses;
- "C-2" Community-serving, large-scale retail uses and small-scale commercial services;
- "C-4" Commercial services of all types and uses needing large sites or outdoor use areas: including appurtenant uses and structures.

(2) Principal permitted uses are all denoted as uses requiring a Level IV or lower Approval unless otherwise denoted with the letter "P" in the Commercial Uses Chart in paragraph (b) following. In the Coastal Zone, actions to approve uses other than principal permitted uses are appealable to the Coastal Commission in accordance with the provisions of Chapter 13.20 of the County Code relating to Coastal Zone Permits, and in some cases, as provided in Chapter 13.20, any development is appealable.

(b) Allowed Uses. The uses allowed in the commercial districts shall be as provided in the following Commercial Uses Chart below. A discretionary approval for an allowed use is known as a "Use Approval" and is given as part of a "Development Permit" for a particular use. The type of permit processing review, or "Approval Level", required for each use in each of the commercial zone districts is indicated in the chart. The processing procedures for Development Permits and for the various Approval Levels are detailed in Chapter 18.10 PERMIT AND APPROVAL PROCEDURES. The Approval Levels given in this chart for structures incorporate the Approval Levels necessary for processing a building permit for the structure. Higher Approval Levels than those listed in this chart for particular use may be required if a project requires other concurrent Approvals, according to Section 18.10.123.

COMMERCIAL USES CHART

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## KEY:

A = Use must be ancillary and incidental to a principal permitted use on the site

P = Principal permitted use (see Section 13.10.332(a)); no use approval necessary if "P" appears alone

1 = Approval Level I (administrative, no plans required)

2 = Approval Level II (administrative, plans required)

3 = Approval Level III (administrative, field visit required)

4 = Approval Level IV (administrative, public notice required)

5 = Approval Level V (public hearing by Zoning Administrator required)

6 = Approval Level VI (public hearing by Planning Commission required)

7 = Approval Level VII (public hearing by Planning Commission and Board of Supervisors required)

- = Use not allowed in this zone district

\* = Level IV for projects of less than 2,000 square feet

Level V for projects of 2,000 to 20,000 square feet

Level VI for projects of 20,000 square feet and larger

USE	PA	VA	CT	C-1	c-2	c-4
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Accessory Structures

and uses (not principal permitted uses unless associated with a principal permitted use), including:

Accessory structures, non-habitable, not including warehouses

(subject to Section 13.10.611)

Less than 500 sq.ft.

500-2,000 sq. ft.

3	3	3	3	3	3
4	4	4	4	4	4

Outdoor storage, incidental to an allowed use, and screened from public streets and adjacent property

Less than 500 sq.ft.

500-2,000 sq.ft.

3A	3A	3A	3A	3A	3A
4A	4A	4A	4A	4A	4A

Parking, on-site, in accordance with Section 13.10.550, et seq

4	4	4	4	4	4
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USE	PA	VA	CT	C-1	c-2	c-4
Parking facilities for off-site, uses when developed according to Section 13.10.550, et seq.	4	4	4	4	4	4
Recycling collection facilities in accordance with Section 13.10.658:						
Reverse vending machines	1	1	1	1	1	1
Small collection facilities	4	4	4	4	4	4
Signs in accordance with Section 13.10.581	4	4	4	4	4	4
<u>Adult Entertainment</u> , subject to Sections 13.10.621, 13.10.622 and 13.10.623 including adult bookstores; adult motion picture theaters, bath establishments	--	--	--	--	5/6*	--
<u>Agricultural Service Establishments</u> not engaged in hazardous chemicals	--	--	--	--	--	5/6*
<u>Animal Services</u> (subject to Section 13.10.642), including:						
Animal grooming services and other animal services where the animals do not stay overnight	--	--	--	4/5/6*	4/5/6*	4/5/6*

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USE	PA	VA	CT	C-1	c-2	c-4
Boarding kennels, veterinarians offices small animal hospitals, animal shelters and pounds, including the short-term boarding of animals	--	--	--	--	--	4/5/6*
Outdoor exercise yards in connection with the above	--	--	--	--	--	5/6*
Veterinary Clinics or offices with no overnight boarding of animals	--	--	--	--	4/5/6	4/5/6
<u>Automobile Service</u> <u>Stations:</u> subject to the provisions of Sections 13. 10. 656 and 13. 10. 657						
Gas stations with car washes, service bays and/ or vehicle repair services	--	--	5/6*	--	5/6*	5/6*
Gas stations or gas pumps with no service bays- nor vehicle repair service	--	--	5/6*	5/6*	5/6*	5/6*
<u>BANKS,</u> including:	4/5/6*	4/5/6*A	--	4/5/6*	4/5/6*	--
Automated Bank Teller Facilities Savings and loan companies						
<u>Boat and marine</u> <u>services,</u> such as:	--	--	--	--	--	4/5/6*
Boat building						
Boat rentals, sales, and services						
Boat storage						
Commercial fishing facilities						
Marine services and launching facilities						

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USE	PA	VA	CT	C-1	c-2	c-4
Clubs, private, including garden clubs, fraternal lodges, community service organizations, meeting halls and conference rooms	4/5/6*	4/5/6*A	4/5/6*A	4/5/6*	4/5/6*	4/5/6*
<u>Commercial change of use</u> within existing structures:						
Change of use in accordance with an approved master occupancy program	1	1	1	1	1	1
Change of use within the Town Plan areas of the San Lorenzo Valley, to a use in conformance with a Town Plan, and not resulting in an intensification of use	1	1	1	1	1	1
Change from a use conforming to a valid development (use) permit, to another use allowed in the zone district which will not result in an intensification of use:	1	4/5/6*	4/5/6*	1	1	4/5/6*
Change from a use conforming to a valid development (use) permit, to another use allowed in the zone district which will result in an intensification of use:	4	4/5/6*	4/5/6*	4	4	4/5/6*

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USE	PA	VA	CT	C-1	c-2	c-4

Change from a use not approved by a valid development (use) permit, to another use allowed in the zone district: for projects of:

under 2,000 sq. ft.	3	4	4	3	3	4
2,000-20,000 sq. ft.	4	5	5	4	4	5
over 20,000 sq. ft.	4	6	6	5	5	6

(For legal, non-conforming uses, see Section 13.10.260 for additional requirements)

Commercial Recreation and Entertainment:  
indoor, subject to Section 13.10.654, such as:

-- 4/5/6\*A 4/5/6\*A -- 4/5/6\* 4/5/6\*

Auditoriums, indoor  
Bowling alleys  
Card rooms  
Dancing establishments;  
dance halls; discos  
Game establishments;  
pin-ball and video  
game rooms (see  
Section 13.10.700-G,  
-V definitions)  
Nightclubs  
Pool halls  
Theaters, indoor

Commercial Recreation, -- -- -- -- 5/6\*  
General,  
involving outdoor  
facilities, public  
assembly, or large  
sites, such as:

Flea markets



USE	?A	VA	CT	C-1	c-2	c-4
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Miniature golf course;  
 putting greens; par 3  
 golf; driving ranges  
 Skateboard parks  
 Skating rinks  
 Sports arenas, stadiums  
 Swimming pools, public  
 Theaters,  
 drive-in (subject  
 to Section 13.10.623)

Commercial Services,

Personal, such as:

4/5/6\*A 4/5/6\*A --

4 / 5 / 6 \* 4/5/6\* --

Barber shops  
 Beauty shops

Commercial Services,

Neighborhood, such

as: -- -- --

4/5/6\* 4/5/6\* 4/5/6\*

Copy and Duplicating  
 services  
 Dressmakers  
 Dry cleaners using  
 non-flammable,  
 nonexplosive  
 solvents  
 Film Processing,  
 ancillary and  
 incidental to a  
 permitted retail  
**or service** use  
 Food lockers  
 Laundries; **self-**  
 service laundries.  
 Locksmiths  
 Picture framing shops  
 Printing shops, light;  
 duplicating services  
 Repair shops, for the  
 repair of small  
 appliances; radio,  
 stereo, and  
 television repair  
 Shoe repair shops  
 Tailors  
 Tool or cutlery  
 sharpening or  
 grinding services

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USE	PA	VA	CT	C-1	c-2	c-4
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Commercial Services,

Community such as:	--	--	--	--	4/5/6*	4/5/6*
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Auction rooms  
 Catering services  
 Gunsmiths  
 Mortuaries {not  
 including crematories)  
 Rental shops: medical,  
 clothing, household  
 goods, etc; indoor  
 Taxi dermatists  
 Upholstery shops,  
 (auto upholstery  
 allowed only in C-4)

Commercial Services,

<u>general, indoor,</u> such as:	--	--	--	--	--	4/5/6*
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Commercial cleaning  
 services, including:  
 linen services; dry  
 cleaning and dyeing  
 plants; carpet cleaning  
 shops; diaper supply  
 services; mattress  
 reconditioning  
 Contractor's shops  
 including: glass shops;  
 plumbing shops; sheet  
 metal shops; heating  
 and ventilating shops  
 Exterminators  
 Laboratories and related  
 facilities for research,  
 experimentation, testing,  
 film processing  
 Printing, lithographing,  
 engraving, book binding  
 Repair shops, including  
 household and office  
 equipment repair; safe  
 and vault repair  
 Storage Buildings for  
 household goods, mini-  
 storage

0325

USE	PA	VA	CT	C-1	c-2	c-4
-----	----	----	----	-----	-----	-----

Commercial Services,  
general, involving  
outdoor use, heavy  
trucking, or vehicle use  
and storage, such as:

--

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4/5/6\*

Automobile repair and  
 service shops operated  
 partly out of doors  
 Automobile rental enterprises  
 Automobile washing, polishing,  
 and detailing services  
 Parcel Shipping and  
 delivering services  
 Taxi company with vehicle  
 parking and storage  
 Contractors' and heavy  
 equipment storage and  
 rental yards, including  
 storage yards for  
 commercial vehicles; bus  
 or transit service yards  
 for the storage,  
 servicing and repair of  
 transit vehicles  
 Outdoor storage yards for  
 recreational vehicles,  
 trailers, boats  
 Recycling centers;  
 including large collection  
 facilities and processing  
 facilities  
 Shipping terminals,  
 including trucking  
 terminals, packing and  
 crating services,  
 shipping services, freight  
 forwarding terminals  
 Storage facilities,  
 including cold-storage  
 plants; Ice storage ware-  
 houses, excluding the  
 storage of fuel or  
 flammable liquids

0326

USE	PA	VA	CT	C-1	c-2	c-4
<u>Community Facilities,</u> such as:	4/5/6*	4/5/6*A	--	4/5/6*	4/5/6*	4/5/6*
Bus or transit stations, (storage, servicing or repair of vehicles allowed only in C-4)						
Churches and other religious centers or institutions						
Community centers						
Day-care centers (see Section 13.10.900-D definition)						
Energy systems, community (subject to Section 13.10.661 and .700-E definition)						
Fire stations,						
Libraries						
Museums						
Post offices						
Restrooms, public						
Utilities, public, structures and uses						
energy facilities (see Section 13.10.700-E definition)						
<u>Cottage industry,</u> (see Section 13.10.700-C definition)	--	--	--	4/5/6*	4/5/6*	4/5/6*
<u>"M-1" Districts, all allowed uses,</u> provided that not more than 20 persons shall be engaged in the production, repair, or processing of materials on any one shift and provided further that regulations for the "M-1" District as stated in Section 13.10.345 shall apply to every use	--	--	--	--	--	4/5/6*

0327

USE	PA	VA	CT	C-1	c-2	c-4
-----	----	----	----	-----	-----	-----

Offices. (not to exceed  
50% of building area in  
C-1) such as:

Administrative offices	4/5/6*	4/5/6*A	--	4/5/6*	4/5/6*	4/5/6*A
Travel Agencies						
Addressing services	4/5/6*	--	--	4/5/6*	4/5/6/*	4/5/6*A
Business offices, general						
Catalog sales offices						
Dental offices						
Duplicating shops						
Editorial Offices						
Executive offices						
Finance offices						
Fortune tellers						
Insurance offices						
Interior decoration studios						
Laboratories; medical, optical, and dental, not including the manufacture of pharmaceutical or other similar products for general sale or distribution						
Medical offices and clinics						
Message services; <b>answering</b> services						
Optical offices						
Photographers; photographic studios						
Professional offices						
Radio and television programming stations, without transmitting towers						
Real Estate offices						
Telegraph offices						
Title companies						

Open space uses according  
to the PR District Chart  
(Section 13. 10. 352)

-- P P -- -- --

0328

USE	PA	VA	CT	C-1	c-2	c - 4
			e--w--			

Physical culturefacilities, such as:

4/5/6\*A 4/5/6\*A 4/5/6\*A 4/5/6\* 4/5/6\* 4/5/6\*

Bath establishments;  
hot tubs, sauna  
establishments  
(subject to Chapter  
9.88)

Fitness centers

Gymnasiums

Massage establishments  
(subject to Chapter  
9.88)

Physical culture studios

Racquet clubs, indoor

Spas

Radio and televisionbroadcasting stationswith including transmitting  
towers

4/5/6\* -- -- 4/5/6\* 4/5/6\* 4/5/s\*

Residential uses,

such as:

Dwelling units,  
single-family and  
multi-family, up to  
50% (67% if project  
is 100% affordable)  
of the floor area of  
**the** entire development,  
developed according to  
development standards of  
Urban High Residential

1 - 4 units	5	--	--	5	5	--
5 - 19 units	6	--	--	6	6	--
20 + units	7	--	--	7	7	--

Expansion of dwelling  
units which are not  
consistent with the  
General Plan up to a  
one time total of an  
additional 500 square  
feet

3 3 3 3 3 3

Convalescent  
hospitals

4/5/6\* - - -- -- --

0329

USE	PA	VA	CT	C-1	C-2	C-4
-----	----	----	----	-----	-----	-----

Nursing homes  
(see Section  
13.10.700-N  
definition)

4/5/6\* -- -- -- -- --

Restaurants; bars, food  
service subject to  
13.10.651 in the "PA"  
Zone district; such as:

Bars, micro-breweries,  
brew pubs, subject to  
Section 13.10.654,  
(ancillary to  
restaurants in C-1)  
Bakeries; baked foods  
stores  
Candy stores  
Cheese stores  
Delicatessens  
Donut shops  
Ice cream shops  
Restaurants  
Sandwich shops  
Other food specialty  
outlets

In buildings of 500  
square feet or less

4A 4A 4 4 4 4

In buildings of  
larger than 500  
square feet

4/5/6\*A 4/5/6\*A 4/5/6\* 4/5/6\* 4/5/6\* --

Outdoor food service

4/5/6\*A 4/5/6\*A 4/5/6\* 4/5/6\* 4/5/6\* --

Retail Sales,  
Neighborhood, such as:

Antique stores  
Art and handicraft  
sales and service  
Art galleries  
Bicycle rentals  
Bicycle shops  
Bookstores  
Candy stores

0330 ,

USE	PA	VA	CT	C-1	c-2	c-4
Clock and watch sales and repair						
Clothing stores						
Flower shops						
Food stores; grocery stores, limited to 20,000 square feet in the C-1 district						
Gift shops						
Hardware stores						
Jewelry stores						
Liquor stores						
Luggage Stores						
Musical instrument and recordings sales and repair						
Newspaper and Magazine sales						
Pet shops						
Photographic equipment and supplies						
Plant shops, for indoor sales of plants in containers						
Produce markets						
Recreational equipment sales, rentals and services, such as sporting goods, bait . and tackle, marine hardware and supplies, diving equipment, bicycles, roller skates, surfboards, windsurfers						
Shoe Stores						
Sporting goods stores						
Stationery stores						
Toy stores						
Tobacco shops						
Variety stores						
Video sales and rentals						
Wine tasting and sales rooms	- -	4/5/6*A	4/5/6*A	4/5/6*	4/5/6*	4/5/6*A
Drug stores; pharmacies medcal appliances and supplies	4/5/6*A	4/5/6*A	4/5/6*A	4/5/6*	4/5/6*	4/5/6*A



USE	PA	VA	CT	C-1	C-2	C-4
-----	----	----	----	-----	-----	-----

Retail Sales, Community,  
such as:

-- -- -- -- 4/5/6\* 4/5/6\*A

Appliance showrooms  
Automobile supply  
stores  
Bu-siness machine-stores  
Computer sales and  
service  
Department stores  
Fabric and sewing  
materials stores  
Floor covering showrooms  
Furniture stores  
Garden supply stores  
Home furnishing and  
decorating stores  
Household appliances  
stores  
Kitchen/bath/housewares.  
stores  
Orthopedic appliances  
sales and rentals  
Paint stores  
Pawnshops  
Scientific instrument  
stores  
Secondhand stores  
Stamp and coin stores  
Stores for display  
and retail sales of  
lighting, plumbing,  
heating, refrigeration,  
ventilation, fixtures  
and equipment  
Warehouse stores selling  
to members or the-  
general public

0332

USE	PA	VA	CT	C-1	c-2	c-4
<u>Retail Sales, requiring</u> <u>large sites, large show-</u> <u>rooms, or outdoor sales</u> <u>areas, such as:</u>	--	--	--	--	--	4/5/6*

Automobile sales and  
service, including  
auto mobile repair  
and service garages  
operated entirely  
within enclosed  
buildings or screened  
from public streets;  
automobile sales;  
automobile upholstery  
installers, indoor;  
tire stores, including  
installation; used car  
sales lots.

Boat sales and service  
Building materials  
yards, including:  
lumber yards, not  
including planning  
mills or sawmills;  
building materials  
yards other than  
gravel, rock or  
cement yards;  
storage, bulk, of  
rock, gravel sand,  
and aggregates in  
bins not to exceed  
a capacity of 5  
yards each, limited  
to a maximum of 10  
bins per site

Feed and farm supply  
stores

Firewood processing  
and sales

Mobilehome sales and  
service

Motorcycle sales and  
services

Nurseries *selling*  
plants centers in  
containers; garden

USE	PA	VA	CT	C-1	c-2	c-4
-----	----	----	----	-----	-----	-----

Recreational vehicle  
and trailer sales  
and service  
Retail sales of large  
appliances or  
equipment needing  
large showrooms  
Wholesale suppliers

Schools, studios and  
Conference Facilities,  
such as:

4/5/6\* 4/5/6\*A -- 4/5/6\* 4/5/6\* 4/5/6\*

Arts and crafts  
studios or schools  
Conference and  
seminar facilities  
without overnight  
accommodations  
Dance studios or  
schools  
Music studios or  
schools  
Pre-school, elementary  
secondary and college  
facilities  
Professional, trade,  
business and  
technical schools

Temporary uses, (See  
Section 13.10.700-T  
definition) such as:

Carnivals and circuses	--	--	--	--	3	3
Christmas tree sales lots	--	--	--	3	3	3
Outdoor sales not to exceed 4 per year on any site	--	--	--	3	3	3

0334

USE	PA	VA	CT	C-1	c-2	c-4
-----	----	----	----	-----	-----	-----

Visitor Accommodations,  
subject to Section  
13.10.335(b), such as:

Time Share, visitor  
accommodations  
subject to Section  
13.10.693

1-4 units	--	5	--	--	--	--
5-19 units	--	6	--	--	--	--
20+ units	--	7	--	--	--	--

Type A uses: Hotels;  
inns, pensions,  
lodging houses, "bed  
and breakfast" inns,  
motels, recreational  
rental housing units  
(see Section  
12.02.020(11))

1-4 units		5P	5	--	5	--
5-19 units	==	6P	6	--	6	--
20+ units	--	7P	7	--	7	--

Type B uses: Organized  
camps; group camps;  
conference centers,  
(subject to Sec.  
13.10.692; hostels;  
recreational vehicles  
camping parks; tent-  
camping parks.

1-4 units	--	5	5	--	--	--
5-19 units	--	6	6	--	--	--
20+ units	--	7	7	--	--	--

Wineries

(see definition

Section 13.10.700-W) . -- -- -- -- -- 4/5/6\*

/6\* /6\* /6\*

#### ORDINANCES

(Ord. 3186, 1/12/82; 3344, 11/23/82; 3432, 8/23/83; 3593,  
11/6/84; 3632, 3/26/85)

Zone Districts: 2824, 12/4/79;

Combining Zone Districts: 560, 7/14/58; 1891, 6/19/73; 1985,  
2/19/74; 2874, 12/4/79;

PA uses: 1834, 2/27/73; 2661, 4/17/79; 2769, 9/11/79; 3593,  
11/6/84; 3632, 3/26/85

0335

C-1 uses: 839, 11/28/62; 1118, 8/25/65; 1188, 8/2/66; 1543,  
 9/1/70; 1581, 3/2/71; 1817, 1/16/73; 2066, 10/29/74; 2449,  
 5/24/77; 2661, 4/17/79; 2770, 9/11/79; 2800, 10/30/79; 2853,  
 1/29/80; 2868, 3/4/80; 3593, 11/6/84; 3632, 3/26/85  
 1812, 1/16/73; 2066, 10/29/74; 2449, 10/5/24/77; 1188, 8/21/66;

2770, 9/11/79; 2800, 10/30/79; 2853, 1/29/80; 3593, 11/6/84;

C-2 uses:  
 9/11/73, 3/26/85; 3/4/80; 11/28/62; 10/16/81; 11/6/84; 1/29/80;

C-3 uses: 839

3/26/85

C-4 uses: 839, 11/28/62; 1019, 11/30/11/2/7/65; 1219,  
 12/20/66; 1282, 1/2/68; 1578, 2/23/71; 1817, 1/16/73, 2581,  
 8/22/71; 2661, 4/17/79; 2770, 9/12/79; 2868, 3/4/80; 3593,  
 11/6/84; 3632, 3/26/85;

3/26/85; 4284, 7/12/14/93; 4340, 10/12/13/94; 353, 1/29/80; 3593, 11/6/84; 3632,

0336

## COMPARISON OF THE USES ALLOWED IN THE C-1 AND C-2 ZONE DISTRICTS

This table provides a partial listing of the allowed uses in the C-1 and C-2 zone districts, including the level of review (3, 4 = administrative; 5 = Zoning Administrator; 6 = Planning Commission; 7 = Board of Supervisors).

Uses	C-1	C-2
Accessory structures and uses	3/4	3/4
Adult entertainment	not permitted	5/6
Animal services/grooming (no overnite)	4/5/6	4/5/6
“ ” Vet clinics (no overnite)	not permitted	4/5/6
Gas stations w/auto repair, car wash, etc	not permitted	5/6
Gas stations w/o auto repair	5/6	5/6
Banks, including ATMs	4/5/6	4/5/6
Clubs, private	4/5/6	4/5/6
Comm recreation, card rooms, theatres, night clubs	not permitted	4/5/6
Commercial services, personal (barber/beauty shops)	4/5/6	4/5/6
Commercial services, neighborhood, including copy services, dry cleaners, film processing, laundries, picture framing, repair shops, shoe repair, tailors, tool sharpening	4/5/6	4/5/6
Commercial services, community, such as mortuaries, gunsmiths, upholstery shops, etc	not permitted	4/5/6
Community facilities, such as bus stations, churches, community centers, fire stations, libraries, post offices, etc	4/5/6	4/5/6
Offices (all types, including real estate, medical, insurance, laboratories, title companies, etc)	4/5/6 (50% of floor area)	4/5/6
Physical culture facilities, such as health clubs, spas, racquet clubs, gymnasiums, etc.	4/5/6	4/5/6

Uses	C-1	c-2
Radio and television studios, with transmitting towers	4/5/6	4/5/6
Residential uses (up to 50% of floor area)	5/6/7	5/6/7
Restaurants, bars, bakeries, donut shops, sandwich shops, delicatessens, etc	4/5/6	4/5/6
Retail sales, neighborhood, such as antique stores, arts and crafts, art galleries, bicycle shops, bookstores, clothing stores, flower shops, food stores(up to 20,000 sq.ft. In C-1), gift shops, hardware stores, drug stores, pet shops, liquor stores, jewelry stores, sporting goods stores, etc	4/5/6	4/5/6
Retail sales, community, such as appliance showrooms, auto supply, computer sales and service, floor covering showrooms, garden supply, department stores, furniture stores, paint stores, warehouse stores(gen'l public or membership)	not permitted	4/5/6
Schools (all kinds, including public (primary, secondary and college), private, vocational, artistic, etc	4/5/6	4/5/6
Visitor accommodations(motels, hotels, etc)	not permitted	5/6/7