

Proposed Code

Amendments

Chapter 1.17
ENFORCEMENT--PUBLIC NUISANCES, ABATEMENT, RECORDING NOTICES OF VIOLATION

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1.17.080 Public nuisance--Disruptive activities, noise, dirt, odor, glare.

It is unlawful and it shall be a public nuisance for any person to operate or maintain any premises or property within the city in a manner that has resulted in repeated disruptive activities including, but not limited to:

A. Disturbances of the peace of one's neighbors and quiet of the neighborhood which causes discomfort or annoyance to any reasonable person of normal sensitiveness residing in the area;

B. Lights, lighted signs, or other devices, that direct or reflect glare onto public right-of-way, or neighboring properties;

C. Maintenance, or use of premises which, by reason of noise, dirt, odor or other effects caused by using said premises diminishes the livability, enjoyment, use or property values of neighboring properties;

D. Noise exceeding the normally acceptable noise levels established in the general plan.

E. No emission shall be permitted of odorous gases or other odorous matter in such quantities as to be readily detectable when diluted in the ratio of one volume of odorous air to four volumes of clean air, at the lot line. Any process which may involve the creation or emission of any odors shall be provided with a secondary safeguard system so that control will be maintained if the primary safeguard system should fail. There is established as a guide in determining such quantities of offensive odors, Table III, "Odor Thresholds," in Chapter 5 of the Air Pollution Abatement Manual, copyright 1951 by Manufacturing Chemists' Association, Inc., Washington, D.C., and as may be amended.

Chapter 17.09 DEFINITIONS

17.09.190 P definitions

“Personal services” shall mean the provision of recurrently needed services of a personal nature. This classification includes barber shops and beauty salons, seamstresses, tailors, day spas, nail salons, shoe repair shops, self-service laundries, video rental stores, photocopying and photo finishing services, and travel agencies mainly intended for the consumer. This classification also includes massage establishments in which all persons engaged in the practice of massage are certified pursuant to the California Business and Professions Code Section.

Chapter 17.27 COMMUNITY COMMERCIAL DISTRICT (CC)

Sections:

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[17.27.025 Administrative conditional use permit.](#)

[17.27.030 Conditional uses.](#)

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17.27.020 Permitted uses.

All permitted uses in the CC district are subject to either an administrative site plan review pursuant to Chapter [17.73](#) or a site plan review pursuant to Chapter [17.74](#) unless otherwise exempted pursuant to those chapters. Permitted uses include:

- A. Retail sales and/or services, ~~indoors~~including personal services, indoors unless otherwise provided in Section [17.27.030](#);
- B. Banks, and other financial institutions;
- C. Hotels, motels, inns, bed and breakfasts, vacation rentals;
- D. Professional office(s);
- E. Schools, churches, libraries, museums, art galleries, tourist information facilities;
- F. Restaurants, banquet halls, delis, fast food, take-out;
- G. Outdoor dining in conjunction with a restaurant when proposed in conjunction with the restaurant. Alcohol service is subject to Section [17.27.025](#);
- H. Health clubs, recreational facilities, indoor;
- I. Theaters, indoor;
- J. Private clubs, lodges, social clubs, cultural centers;
- K. Residential use, single-family where the home was pre-existing prior to January 1, 2021;
- L. Transitional and supportive housing within a permitted single-family residence;

- M. Emergency shelters subject to the standards established in Section [17.52.030](#);
- N. Special needs housing regardless of size;
- O. Mixed Use--Residential/Commercial. This section is intended to allow second-floor housing units in ground-floor commercial buildings. Housing units located at the rear of commercial buildings also are permitted;
- P. Medical clinics;
- Q. Animal hospitals, indoors;
- R. Kennels, animal spa, groomers indoors--ten animals or less;
- S. Plant nurseries (retail);
- T. Certified farmer's market, community gardens;
- U. Self-service laundry;
- V. Exterminator services, without on-site storage of vehicles or chemicals;
- W. Public services and facilities including police stations, fire stations, administration, public parks;
- X. Minor public facilities and infrastructure (e.g., water distribution, wastewater distribution, drainage facilities, pumps, lighting, light transit facilities);
- Y. Recycling facilities, small (less than five hundred square feet);
- Z. TV, radio, broadcast studios without towers;
- AA. Nonresidential rooftop solar energy systems (accessory use for private/single building)--See also Chapter [15.28](#);
- BB. Accessory uses and structures appurtenant to permitted uses. (Ord. 516 §1 (Att. A), 2022)

17.27.025 Administrative conditional use permit.

In the CC district, the following uses are subject to the issuance of an administrative conditional use permit in accordance with Chapter 17.78.027:

- A. Sale of alcoholic beverages with food;
- B. Sale of alcoholic beverages requiring an ABC license or change in the type of ABC license other than a change of ownership of an existing license;
- ~~C. Salons (e.g., nail, hair) and spas;~~
- D. Child day care centers;

E. Temporary buildings (e.g., construction buildings, sales offices) unless otherwise approved in conjunction with a site development permit or administrative site plan review;

F. Seasonal sales outside the public right-of-way (e.g., candy sales) involving a semi-permanent or permanent structure remaining on site (in use or vacant) more than thirty days in a calendar year;

G. Vehicle food vendor, food and drink stands not in conjunction with a special event, or proposed for use more than three days in a calendar year. (Ord. 516 §1 (Att. A), 2022)

Chapter 17.30 SHOPPING CENTER COMMERCIAL DISTRICT (SC)

Sections:

17.30.010 Purposes and intent.

17.30.020 Permitted uses.

17.30.025 Administrative conditional use permit.

17.30.030 Conditional uses.

17.30.040 Site development standards.

17.30.050 Large format retail.

17.30.020 Permitted uses.

All permitted uses in the SC district are subject to either an administrative site plan review pursuant to Chapter [17.73](#) or a site plan review pursuant to Chapter [17.74](#) unless otherwise exempted pursuant to those chapters. Permitted uses include:

- A. Retail sales and/or services, ~~indoors~~ including personal services, indoors unless otherwise listed in Section [17.30.030](#);
- B. Drive-through retail sales and/or services unless otherwise listed in Section [17.30.030](#);
- C. Large format retail, up to eighty thousand square feet in accordance with Section [17.30.050](#). Also requires a development agreement;
- D. Banks, and other financial institutions;
- E. Hotels, motels, inns, bed and breakfasts, vacation rentals;
- F. Professional office(s);
- G. Schools, churches, libraries, museums, art galleries, tourist information facilities;
- H. Restaurants, banquet halls, delis, fast food, take-out;
- I. Outdoor dining in conjunction with a restaurant when proposed in conjunction with the restaurant. Alcohol service is subject to Section [17.30.025](#);
- J. Winery, brewery;
- K. Health clubs, recreational facilities, indoor;

- L. Theaters, indoor;
- M. Private clubs, lodges, social clubs, cultural centers;
- N. Emergency shelters subject to the standards established in Section [17.52.030](#);
- O. Special needs housing regardless of size;
- P. Mixed Use--Residential/Commercial. This section is intended to allow second-floor housing units in ground-floor commercial buildings. Housing units located at the rear of commercial buildings also are permitted;
- Q. Medical clinics; hospitals;
- R. Ambulance service, taxi service;
- S. Animal hospitals, indoors;
- T. Kennels, animal spa, groomers indoors--ten animals or less;
- U. Plant nurseries (retail);
- V. Certified farmer's market, community gardens;
- W. Self-service laundry;
- X. Exterminator services, without on-site storage of vehicles or chemicals;
- Y. Public services and facilities including police stations, fire stations, administration, public parks;
- Z. Minor public facilities and infrastructure (e.g., water distribution, wastewater distribution, drainage facilities, pumps, lighting, light transit facilities);
- AA. Recycling facilities, small (less than five hundred square feet);
- BB. TV, radio, broadcast studios without towers;
- CC. Nonresidential rooftop solar energy systems (accessory use for private/single building)--See also Chapter [15.28](#);
- DD. Off-street garage or lot, public or private;
- EE. Accessory uses and structures appurtenant to permitted uses. (Ord. 516 §2 (Att. A), 2022)

17.30.025 Administrative conditional use permit.

In the SC district, the following uses are subject to the issuance of an administrative conditional use permit in accordance with Chapter 17.78.027:

- A. Sale of alcoholic beverages with food;
- B. Sale of alcoholic beverages requiring an ABC license or change in the type of ABC license other than a change of ownership of an existing license;
- ~~C. Salons (nail, hair) and spas;~~
- D. Child day care centers;
- E. Temporary buildings (e.g., construction buildings, sales offices) unless otherwise approved in conjunction with a site development permit or administrative site plan review;
- F. Seasonal sales outside the public right-of-way (e.g., candy sales) involving a semi-permanent or permanent structure remaining on site (in use or vacant) more than sixty days in a calendar year;
- G. Vehicle food vendor, food and drink stands not in conjunction with a special event, or proposed for use more than three days. (Ord. 516 §2 (Att. A), 2022)

Chapter 17.37 BUSINESS ATTRACTION AND EXPANSION DISTRICT¹

Sections:

[17.37.010 Purpose and intent.](#)

[17.37.020 Uses permitted.](#)

[17.37.030 Uses subject to an administrative conditional use permit.](#)

[17.37.040 Uses subject to a conditional use permit.](#)

[17.37.050 Site development standards.](#)

[17.37.060 Outdoor display and sales.](#)

[17.37.070 Outdoor storage.](#)

17.37.010 Purpose and intent.

The business attraction and expansion (BAE) district was created to establish and preserve areas for a mixture of light industrial and commercial land uses so that the allowed uses do not create serious compatibility problems with other kinds of land uses. This zone district makes provisions for certain kinds of light industrial and commercial uses such as business parks, educational parks, and wholesale businesses. This zone district makes the BAE land use category consistent with the city's general plan. (Ord. 539 Att A, 2024; Ord. 461 §1 (part), 2014)

17.37.020 Uses permitted.

Permitted uses in the BAE district are subject to either an administrative site plan review pursuant to Chapter [17.73](#) or a site development permit pursuant to Chapter [17.74](#) unless otherwise exempted pursuant to those chapters. Permitted uses include:

- A. Retail sales and/or services, ~~indoors including personal services, indoors~~ unless otherwise specified in Section [17.37.040](#);
- B. In conjunction with a structure, outdoor display for sales of products totaling a square footage of twenty percent or less of the primary structures' gross floor area. Outdoor display and sales areas shall be directly related to the business occupying the primary structure and comply with all provisions of Section [17.37.060](#), Outdoor display and sales;
- C. Professional offices;
- D. Restaurants, banquet halls, delis, fast food, take-out;

- E. Outdoor dining in conjunction with a restaurant when proposed in conjunction with the restaurant. Alcohol service is subject to Section [17.37.030](#);
- F. Health clubs, recreational facilities indoors;
- G. Hotels, motels, inns, bed and breakfasts, vacation rentals;
- H. Theaters, indoors;
- I. Private clubs, lodges, social clubs, cultural centers;
- J. Medical clinics;
- K. Animal hospital, indoors;
- L. Kennels, animal spa, groomers indoors--ten animals or less;
- M. Plant nurseries (wholesale or retail);
- N. Certified farmer's market, community gardens;
- O. Self-service laundry;
- P. Exterminator services, without on-site storage of chemicals;
- Q. Schools, churches, libraries, museums, art galleries, tourist information facilities;
- R. Public services and facilities including police stations, fire stations, administration, public parks;
- S. Minor public facilities and infrastructure (e.g., water distribution, wastewater distribution, drainage facilities, lighting, light transit facilities);
- T. Recycling facilities, small (five hundred square feet or less);
- U. TV, radio, broadcast studios without towers;
- V. Nonresidential rooftop solar energy systems (accessory use for private/single building). See also Chapter [15.28](#);
- W. Manager's quarters accessory to a permitted use;
- X. Accessory uses and structures appurtenant to permitted uses. (Ord. 539 Att A, 2024; Ord. 461 §1 (part), 2014)

17.37.030 Uses subject to an administrative conditional use permit.

In the BAE district, the following uses are subject to the issuance of an administrative conditional use permit in accordance with Section [17.78.027](#):

- A. Sale of alcoholic beverages with food;

B. Sale of alcoholic beverages requiring an ABC license or change in the type of ABC license other than a change in ownership of an existing license;

~~C. Salons (e.g., nail, hair) and spas;~~

D. Child day care centers. (Ord. 539 Att A, 2024)