



TO: SOUTHWEST FRESNO SPECIFIC PLAN STEERING COMMITTEE

FROM: SOPHIA PAGOULATOS, PLANNING MANAGER

SUBJECT: MATERIALS FOR UPCOMING STEERING COMMITTEE MEETING

DATE: JULY 13, 2016

The purpose of this memo is to transmit the materials requested at the previous Steering Committee meeting, held on June 20, 2016, to assist members in preparing for the upcoming July 18 meeting. The materials are listed below with a brief explanation and attached. Since most of the materials requested were to assist the group in understanding the Draft Preferred Alternative Land Use Map, that map (as further revised to reflect the steering committee's comments) is first in the packet, with all of the supporting information following it.

1. **Draft Preferred Alternative Land Use Map for Southwest Fresno.** This map was revised as follows to respond to the comments made at the last steering committee meeting on June 20, 2016:

Land Use Changes

- Added smaller, but more and dispersed park space throughout the project area
- Redistributed Medium Density and Medium-low Density residential land uses between Marks and Fig Avenues according to the transect concept
 - Focused Medium-low Density Residential land uses along the Sphere of Influence (SOI) periphery and higher density residential toward the center of the project area
- Changed land uses along Elm Avenue south of Annadale Avenue to be consistent with the approved land uses shown in the 41 and North Corridor Complete Streets Plan
- Changed land uses along the Clean Industrial Corridor (east and west of Elm Avenue)
 - Changed Regional Commercial to Community Commercial

- Changed uses north of Jensen Avenue from Medium-high Density Residential and Office to Corridor/Center Mixed Use and Community Commercial
- Changed land uses along the Jobs Corridor (south of Jensen Avenue)
 - Changed Business Park uses to Urban Neighborhood Residential and Office
 - Changed some Medium-high Density Residential to Urban Neighborhood Residential
- Changed land uses along the Regional Retail Corridor (south of Whites Bridge Avenue)
 - Changed some Regional Commercial to Corridor/Center Mixed Use
 - Changed some Corridor/Center Mixed Use to Urban Neighborhood Residential
- Increased the size of the proposed elementary school along Hughes Avenue

Graphic Changes

- Added corridors, neighborhood and magnet rings, and the Greenbelt Loop Trail shown in the Draft Conceptual Preferred Alternative Map for context
 - Increased text size of street names
 - Added more land use labels
 - Expanded “To Be Discussed” areas to include Business Park land uses
 - Removed the “General Plan change areas” hatch to improve map legibility
 - Added parcel lines to aid in understanding how parcels are divided
2. **Opportunity Sites Map.** This map shows the opportunity sites (vacant land) in white and existing development in the aerial photo. This was provided in response to the request to show the location of existing development in the plan area.
 3. **Transportation Maps.** These maps show the location of existing transportation systems since one of the focus areas of the upcoming meeting will be on the transportation improvements in the Preferred Alternative. These maps were also included in the Existing Conditions Profile.
 4. **Dual Designation Map.** This map shows the dual or second land use classification that exists for all public facility sites (such as parks and schools) in the general plan. It is a city practice to provide a dual designation on all public facility sites to allow private development in the instance that the public entity no longer needs the site or has found a different site in the vicinity. These would

likely need to be changed to match the public facility site locations in the SWFSP and their classifications would potentially need to be revised, however these changes are not necessary for this early stage of Draft Preferred Alternative.

5. **Land Use Classifications.** These describe in words and pictures the different land use classifications proposed in the Draft Preferred Alternative. The descriptions give a good indication of which zones allow specific uses, for example entertainment uses, “big box” retail, industrial uses, etc.
6. **Employment District Zoning.** This is a section from the city’s Development Code (zoning code) that lists all of the Business Park and Industrial Land Uses, and describes all of the types of businesses or operations allowed within these zoning classifications as well as development regulations. Definitions from the Development Code are also included.
7. **Infrastructure Maps.** Maps showing the location of existing water, wastewater and stormwater infrastructure were requested and are included. These maps were also included in the Existing Conditions Profile.
8. **General Plan Land Use Map for Southwest Fresno.** This map is included as a reference only.
9. **Parks Standards.** A description of parks standards is included from the Fresno General Plan.
10. **Proposed Draft Industrial Land Use Policy:** The subcommittee met on July 11, 2016 to draft a policy. The following policy was the combined result:

“Any land use policies and/or zone changes needed to ensure compatibility between industrial and residential land uses shall be considered after completion of the Industrial Compatibility Assessment, (ICA) expected in 2017. Upon completion of the ICA, the SWFSP Steering Committee shall consider the ICA’s findings and recommend further changes if needed. Additional changes to the land use and zoning within the plan area would take the form of city initiated plan amendments, rezones, and potential text amendments to the Development Code. Prior to such time, the adopted SW Fresno Specific Plan and the Development Code shall apply in the plan area.

The existing zoning and land use designation at the site of the Darling Ingredients Rendering Plant located at 795 West Belgravia Avenue is not

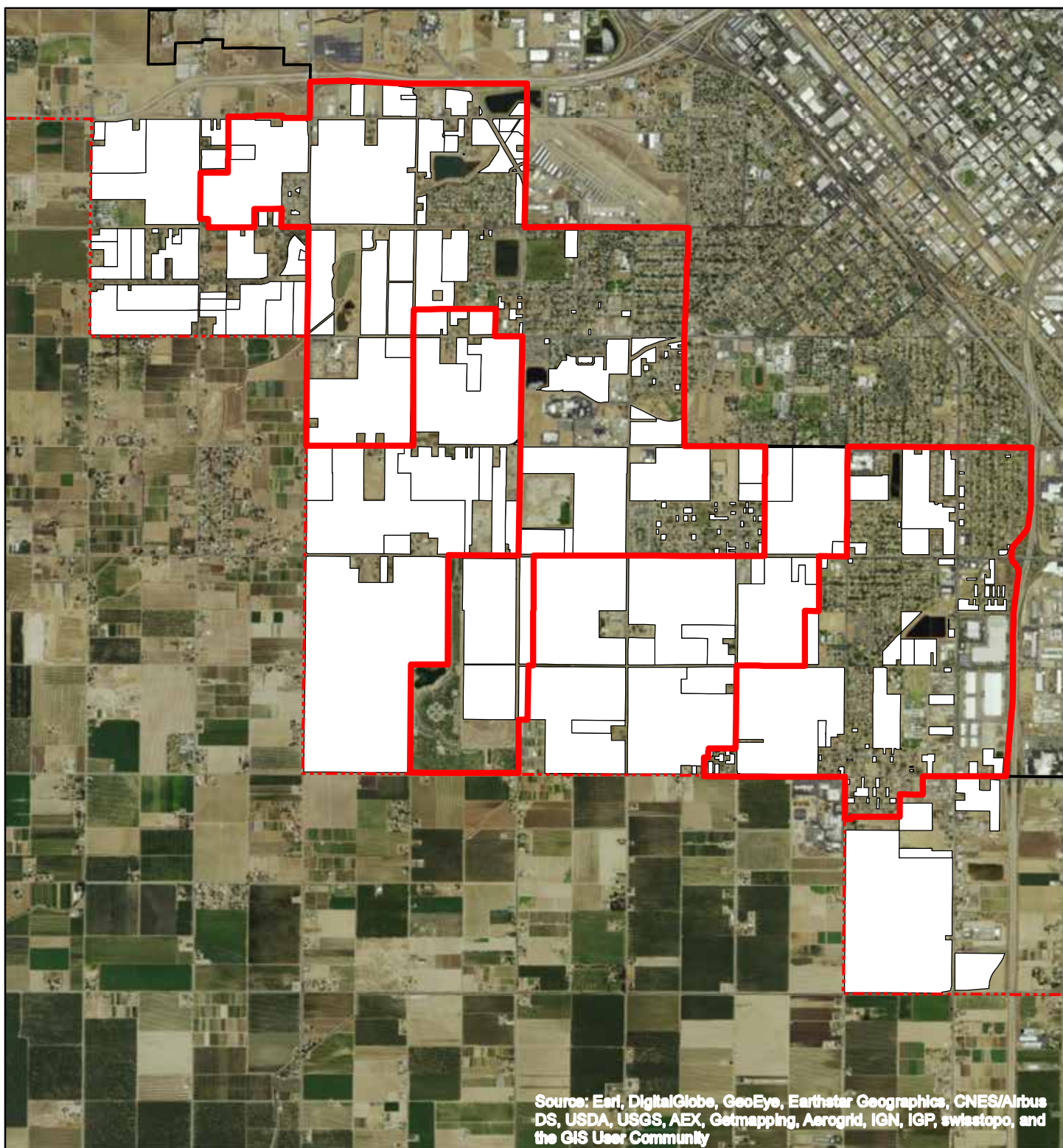
addressed through the Southwest Specific Plan in order to avoid interfering with ongoing mediation efforts related to pending litigation pertaining to the site. The zoning and land use at the Darling Rendering Plan site will be considered and rezoning and re-designation of the site as appropriate will occur with any necessary environmental review through the Industrial Compatibility Assessment (ICA), which is scheduled to begin in Fall of 2016.

In the event that the ICA is not completed, the SWFSP Steering Committee shall reconvene and make any further recommendations it deems necessary related to industrial compatibility.

This policy applies to Industrial and Business Park land uses.”



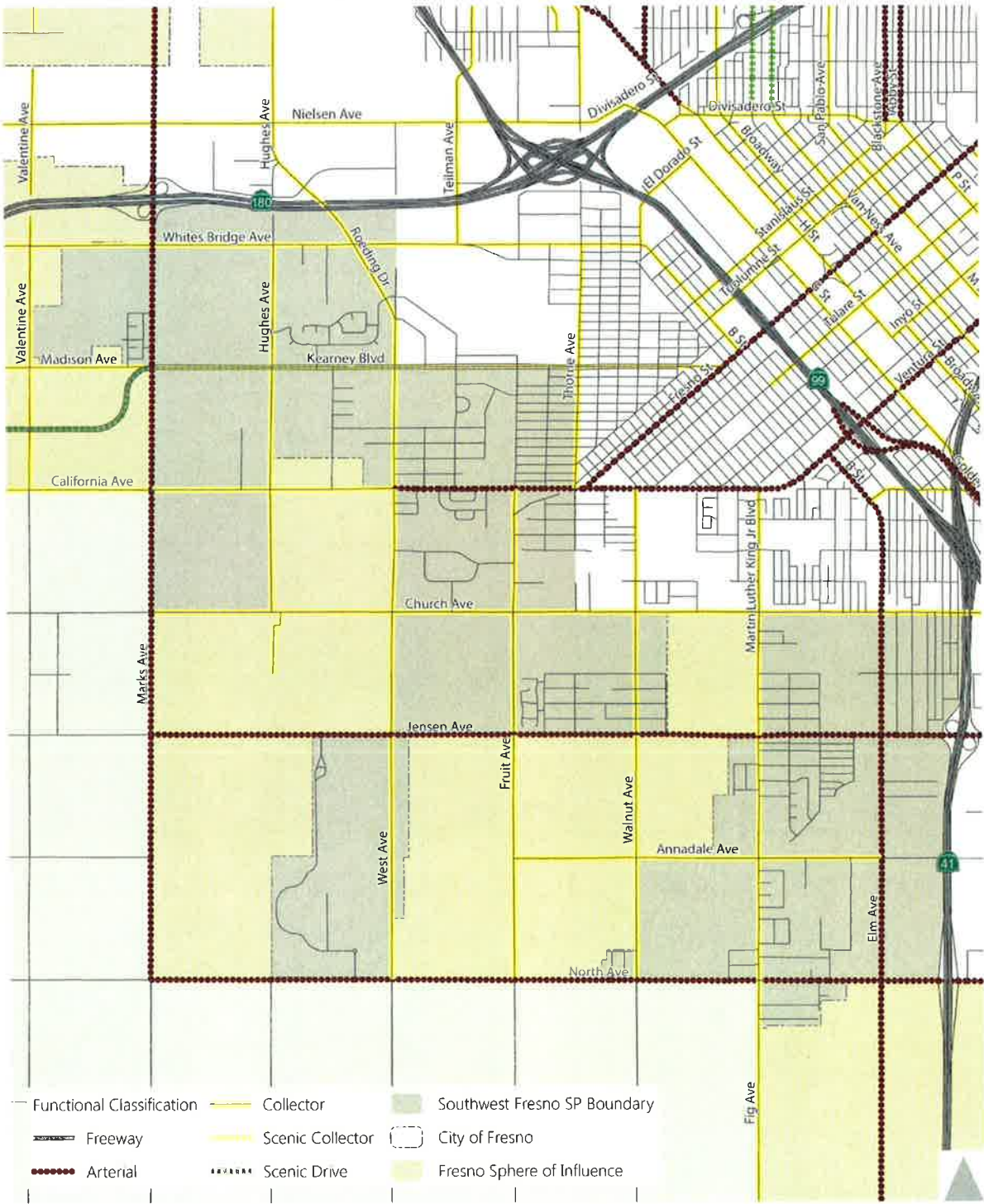
-  Industrial and business park land uses to be discussed
-  New Corridors
-  New Greenbelt



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

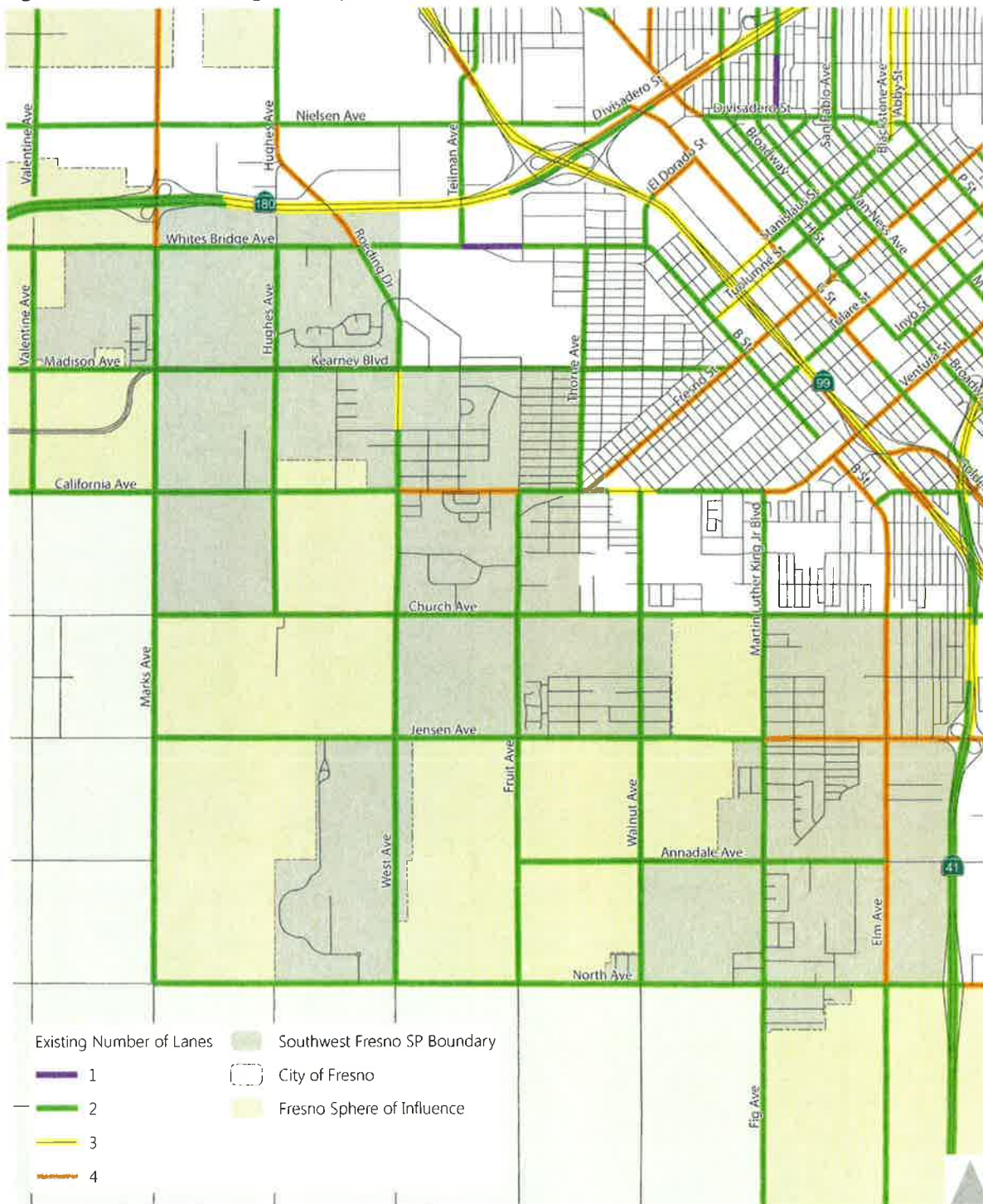
TRANSPORTATION

Figure 6.1 Existing Roadway Classification



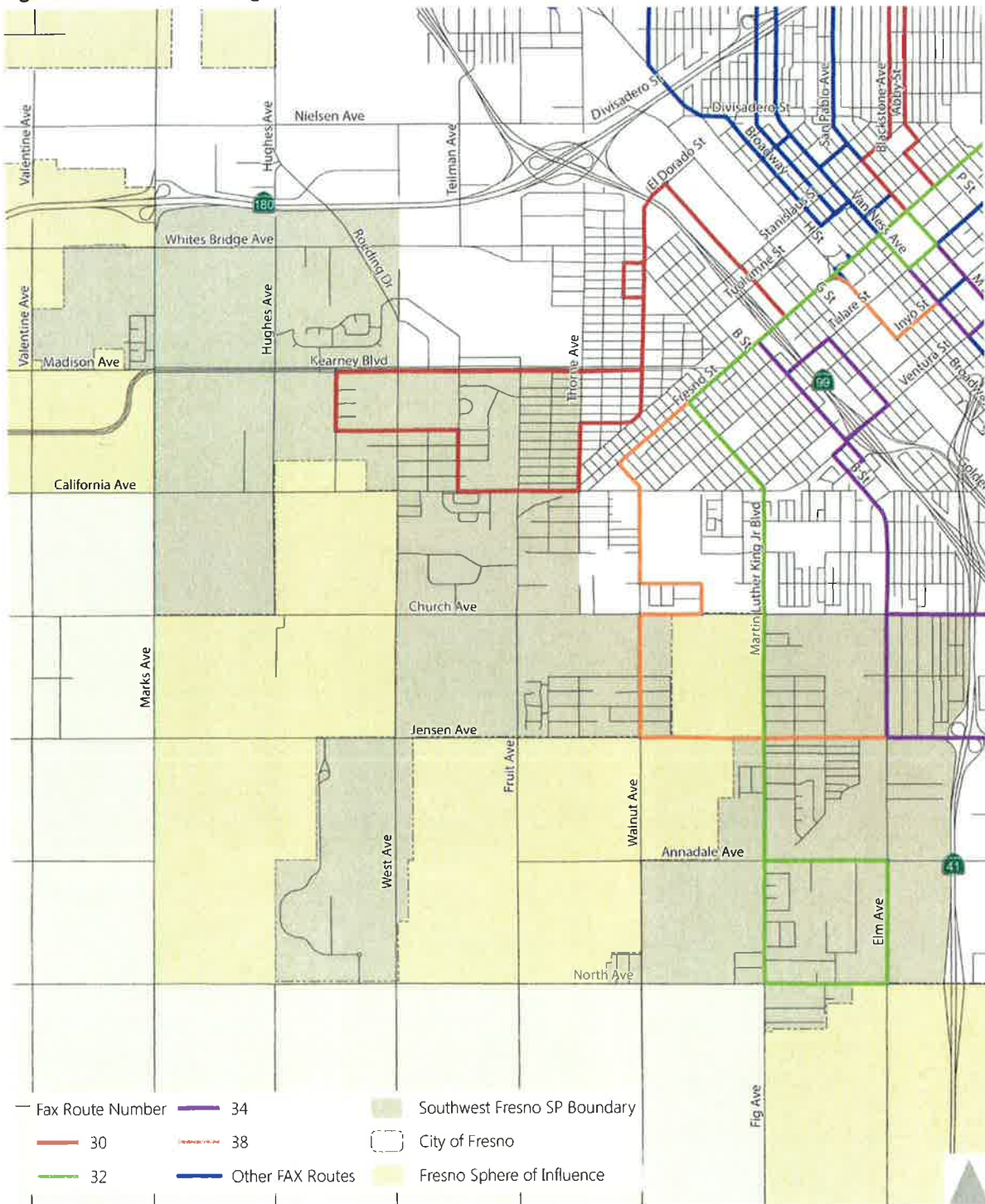
TRANSPORTATION

Figure 6.2 Existing Roadway Number of Lanes



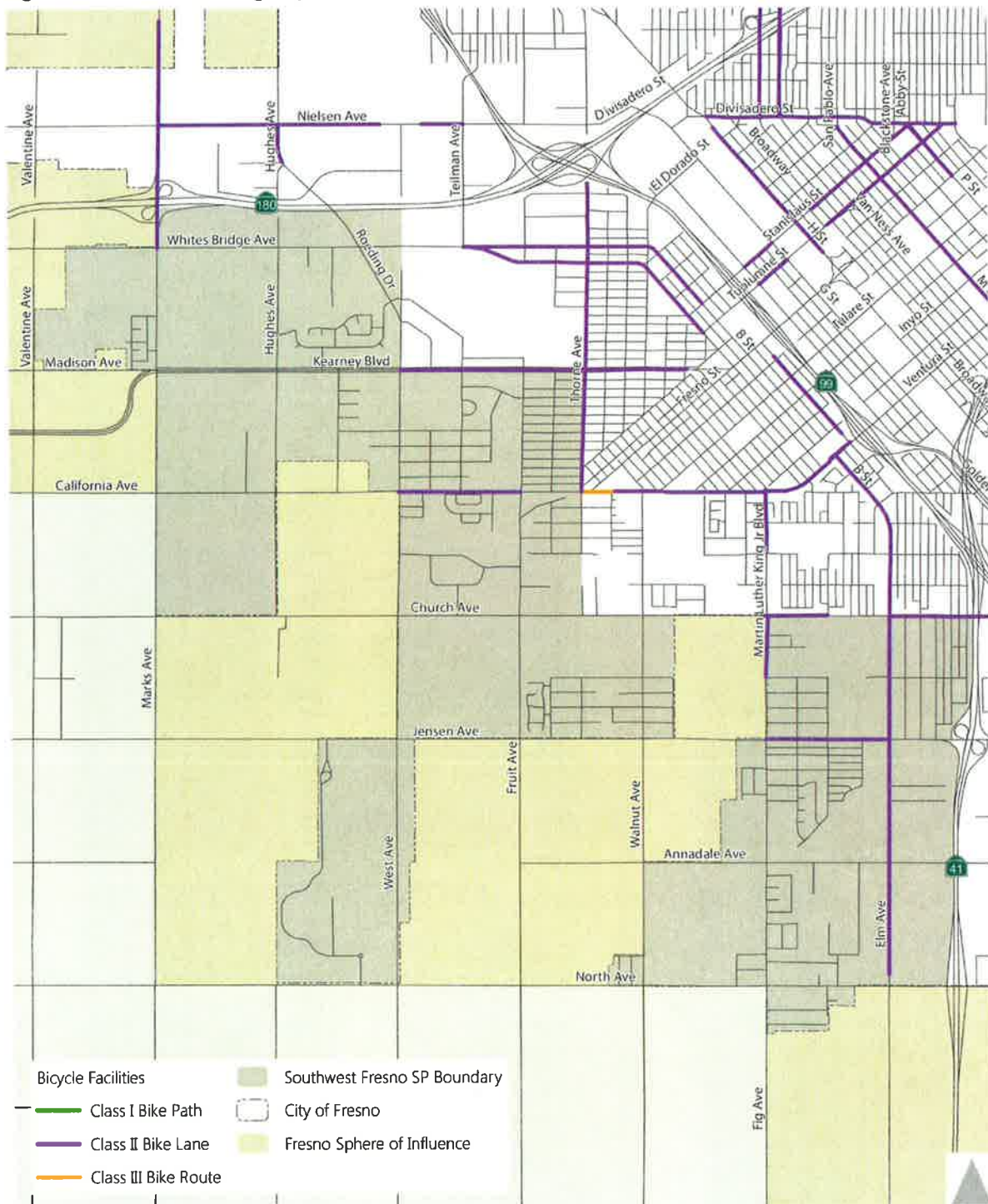
TRANSPORTATION

Figure 6.3 Existing Transit Facilities



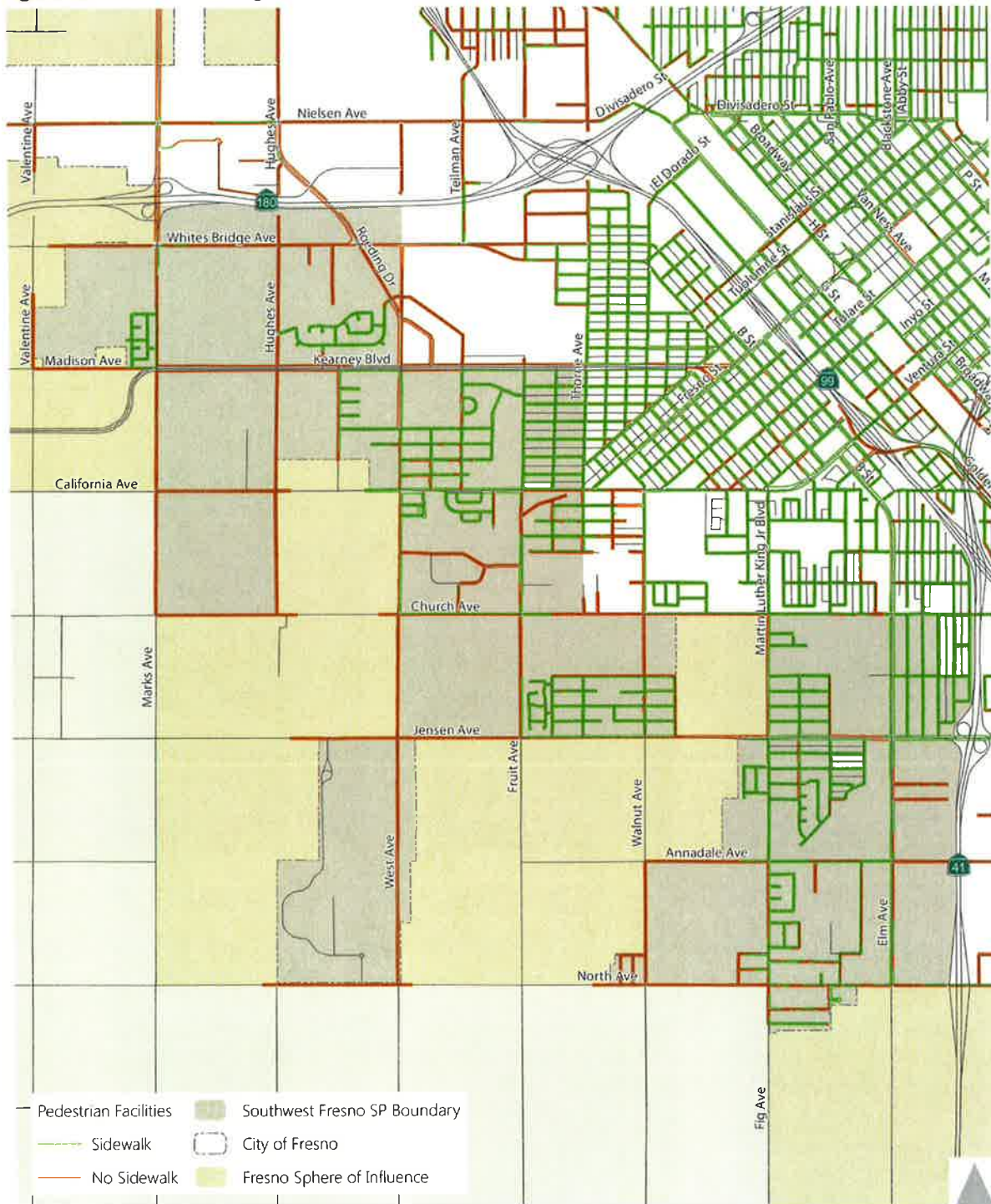
TRANSPORTATION

Figure 6.4 Existing Bicycle Facilities



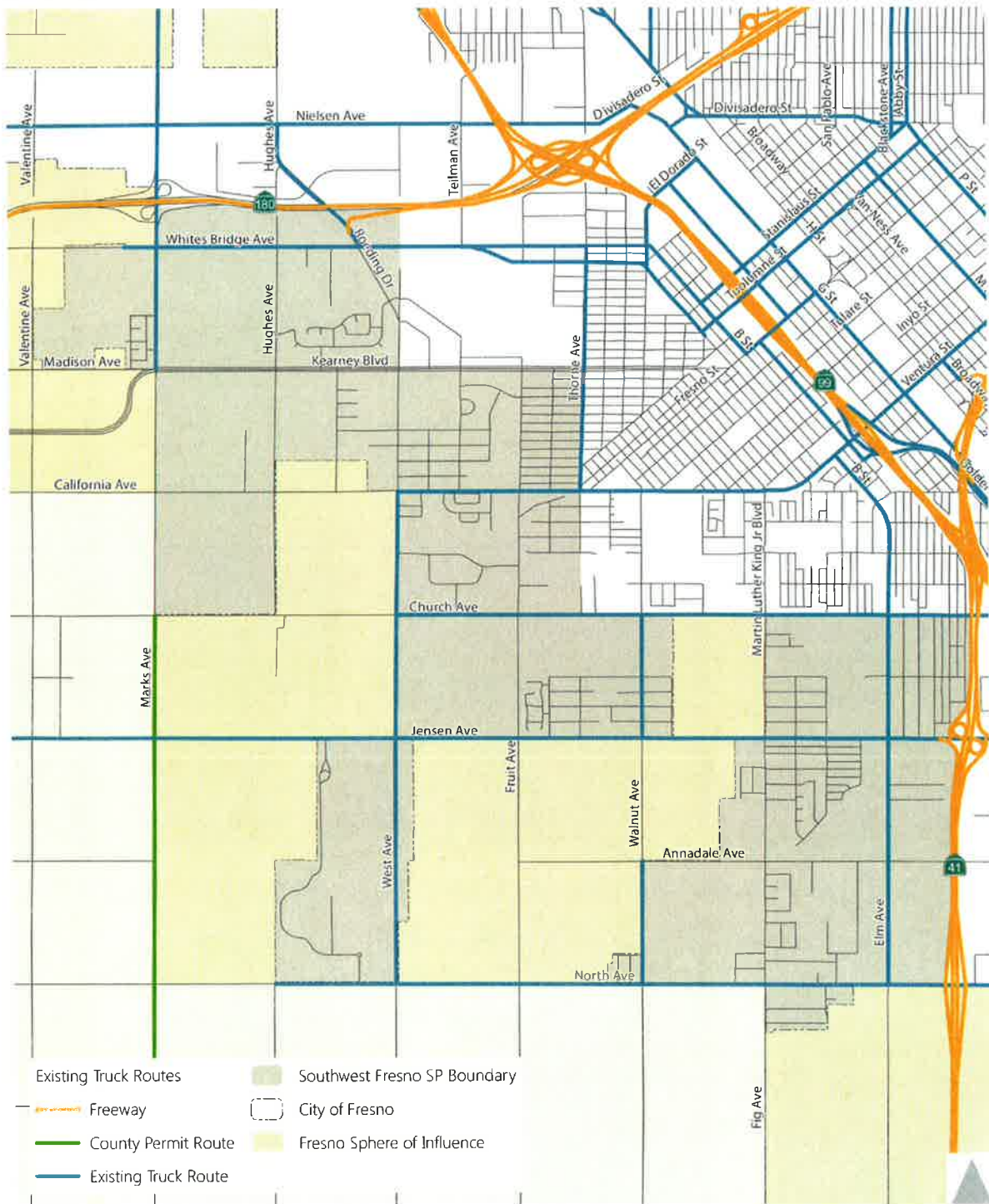
TRANSPORTATION

Figure 6.5 Existing Pedestrian Facilities




TRANSPORTATION

Figure 6.6 Existing Truck Routes




City of Fresno Southwest Specific Planning Area and Adjacent Sphere of Influence Dual Designated Land Use Map

Legend

 Southwest Specific Plan Area


 City Limits

 Sphere of Influence

Dual Designation Land Use

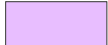
Residential

 Medium Low Density (3.5-6 D. U./Acre)


 Medium Density (5-12 D. U./Acre)

 Urban Neighborhood (16-30 D. U./Acre)

Employment

 Business Park

Mixed Use

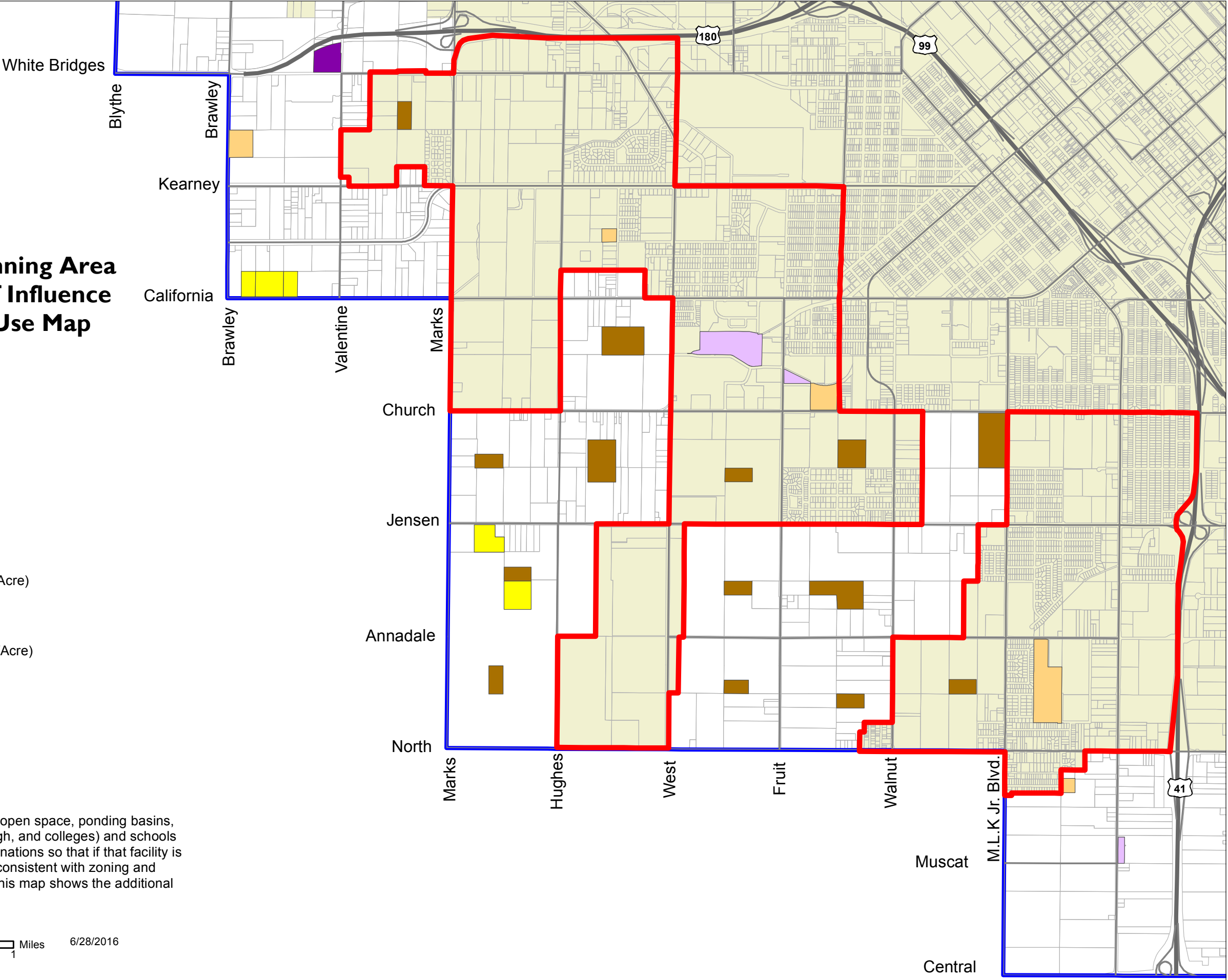
 Corridor/Center Mixed Use

Note: All planned land uses for future parks, open space, ponding basins, schools (e.g. special, elementary, middle, high, and colleges) and schools with parks carry dual planned land use designations so that if that facility is not needed private and public development consistent with zoning and development standards may be approved. This map shows the additional land use designations.



0 0.25 0.5 0.75 1 Miles

6/28/2016



FRESNO GENERAL PLAN LAND USE CLASSIFICATIONS

RESIDENTIAL

Low density (1-3.5 du/ac)

This designation is intended to provide for large lot residential development. Low density residential allows one to 3.5 housing units per acre. The resulting land use pattern is large lot residential in nature, such as rural residential, ranchettes, or estate homes.



Source: Google, 2015

Medium-low Density (3.5-6 du/ac)

The Medium Low Density designation is intended to provide for single family detached housing with densities of 3.5 to 6 units per acre.



Source: Google, 2015

Medium Density (5-12 du/ac)

Medium Density residential covers developments of 5 to 12 units per acre and is intended for areas with predominantly single-family residential development, but can also accommodate a mix of housing types, including small-lot starter homes, zero-lot-line developments, duplexes, and townhouses. Much of the City's established neighborhoods fall within this designation.



Source: Google, 2015

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Medium-high Density (12-16 du/ac)

Medium High Density residential is intended for neighborhoods with a mix of single-family residences, townhomes, garden apartments, and multi-family units intended to support a fine-grain, pedestrian scale. This land use accommodates densities from 12 to 16 units per acre overall.



⋮



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Urban Neighborhood (16-30 du/ac)

Urban Neighborhood residential covers densities from 16 to 30 units per acre, which will require multi-family dwellings but still allows for a mix of housing types including single-family houses. This land use is intended to provide for a compact community that includes community facilities and walkable access to parkland and commercial services; it also supports efficient, frequent transit service. Urban Neighborhood is designated for targeted areas with complementary land uses adjacently located.



High Density (30-45 du/ac)

High Density residential is intended to accommodate attached homes, two- to four-plexes, and apartment buildings, and it will be supported by walkable access to frequent transit, retail and services, and community facilities such as parks and schools. High Density allows for 30 to 45 units per acre.



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Employment

Office

The office designation is intended for administrative, financial, business, professional, medical, and public offices. This designation is mainly intended to apply to existing office uses on smaller lots, generally located on arterial roadways. This designation is also considered compatible with existing residential neighborhoods given the smaller level of noise and traffic generated compared to commercial uses. Retail uses would be limited to business services, food services, and convenience goods for those who work in the area. The maximum FAR is 2.0.



Business Park

The Business Park designation provides for office/business parks in campus-like settings that are well suited for large offices or multi-tenant buildings. This designation is intended to accommodate and allow for the expansion of small businesses. Given its proximity to residential uses, only limited outdoor storage will be permitted, while adequate landscaping is imperative to minimize the visual impacts. Typical land uses include research and development, laboratories, administrative and general offices, medical offices and clinics, professional offices, prototype manufacturing, testing, repairing, packaging, and printing. No free-standing retail is permitted, except for small uses serving businesses and employees. The maximum FAR is 1.0.



Light Industrial

The Light Industrial designation accommodates a diverse range of light industrial uses, including limited manufacturing and processing, research and development, fabrication, utility equipment and service yards, wholesaling, warehousing, and distribution activities. Small-scale retail and ancillary office uses are also permitted. Light Industrial areas may serve as buffers between Heavy Industrial and other land uses and otherwise are generally located in areas with good transportation access, such as along railroads and State Routes. The maximum FAR is 1.5.



Heavy Industrial

The Heavy Industrial designation accommodates the broadest range of industrial uses including manufacturing, assembly, wholesaling, distribution, and storage activities that are essential to the development of a balanced economic base. Small-scale commercial services and ancillary office uses are also permitted. The maximum FAR is 1.5.



COMMERCIAL

Community

Community Commercial is intended for commercial development that primarily serves local needs such as convenience shopping and small offices. Many of the city's current commercial districts fall into this designation. Specific uses allowed include medium-scale retail, office, civic and entertainment uses, supermarkets, drug stores and supporting uses. The maximum FAR is 1.0.



Highway and Auto

The Highway & Auto designation is intended for limited areas near State Route 99 to accommodate uses that depend on or are supported by freeway access but do not generate a large volume of traffic. Hotels, restaurants, and auto malls are typical land uses. The maximum FAR is 0.75.



Regional

The Regional Commercial designation is intended to meet local and regional retail demand, such as large-scale retail, office, civic and entertainment uses; shopping malls, with large format or "big-box" retail allowed; and supporting uses such as gas stations, and hotels. Buildings typically have relatively large footprints. Development and design standards will create a pedestrian orientation within centers and along major corridors. The maximum FAR is 1.0.



Source: Walmart Corporate,
https://commons.wikimedia.org/wiki/File:Walmart_store_exterior_5266815680.jpg#filelinks.

Mixed Use

Corridor/Center Mixed Use

The Corridor/Center Mixed-Use designation is higher intensity than Neighborhood Mixed-Use, and is intended to allow for horizontal and vertical mixed-use development in multiple story buildings along key circulation corridors where height and density can be easily accommodated. Ground-floor retail and upper-floor residential or offices are the primary uses, with personal and business services and public and institutional space as supportive uses. Development will facilitate the transformation of existing transportation corridors into vibrant, highly walkable areas with broad, pedestrian-friendly sidewalks, trees, landscaping, and local-serving uses with new buildings that step down in relationship to the scale and character of adjacent neighborhoods. This designation will largely apply along major roadways, at targeted locations between regional Activity Centers. Residential densities range between 16 and 30 units per acre with a minimum 40 percent residential uses, and the maximum FAR is 1.5.



Article 13 Employment Districts (E)

Sections:

- 15-1301 Purpose
- 15-1302 Use Regulations
- 15-1303 Intensity and Massing Development Standards
- 15-1304 Site Design Development Standards
- 15-1305 Façade Design Development Standards

15-1301 Purpose

The purposes of the Employment Districts are to:

- A. Designate adequate land for industrial, office, research and development, and flexible commercial uses to strengthen the city's economic base and provide a range of employment opportunities for the current and future population of the city and region.
- B. Provide for the appropriate location of businesses that may have the potential to generate off-site impacts, while providing to ensure compatibility in use and form with existing and planned land uses.
- C. Provide appropriate buffers between employment centers and residential uses.
- D. Implement and provide appropriate regulations for General Plan classifications of "Office," "Business Park," "Regional Business Park," "Light Industrial," and "Heavy Industrial."

Additional purposes of each Employment District are as follows:

O Office. The O district is intended to provide sites for administrative, financial, business, professional, medical, and public offices, as identified by the General Plan. Retail uses would be limited to business services and food service and convenience goods for those who work in the area. This district is intended for locations where the noise or traffic generated by retail sales, restaurants, and service commercial may be incompatible with surrounding residential neighborhoods.

BP Business Park. The BP district is intended to provide a campus-type office professional environment that is well suited for large offices or multi-tenant buildings on sites identified by the General Plan. This district is intended to accommodate and allow for the expansion of small businesses with limited outdoor storage screened with landscaping proximate to residential uses. Typical land uses include research and development, laboratories, administrative and general offices, medical offices and clinics, and professional offices. Small-scale retail and service uses serving local employees and visitors are permitted as secondary uses.

RBP Regional Business Park. The RBP district is intended for large or campus-like office and technology development that includes office, research and development, manufacturing, and other large-scale, professional uses with limited and properly screened outdoor storage. Permitted uses include incubator-research facilities, prototype manufacturing, testing, repairing, packaging, and printing as

well as offices and research facilities, on sites identified by the General Plan. Small-scale retail and service uses serving local employees and visitors are permitted as secondary uses.

IL Light Industrial. The IL district is intended to provide areas, as identified by the General Plan, for a diverse range of light industrial uses, including limited manufacturing and processing, research and development, fabrication, utility equipment and service yards, wholesaling, warehousing, and distribution activities. Small-scale retail and ancillary office uses are also permitted. Light Industrial areas may serve as buffers between Heavy Industrial Districts and other land uses and otherwise are generally located in areas with good transportation access, such as along railroads and freeways.

IH Heavy Industrial. The IH district is intended to accommodate the broadest range of industrial uses on sites identified in the General Plan. It includes manufacturing, assembly, wholesaling, distribution, and storage activities that are essential to the development of a balanced economic base. Small-scale commercial services and ancillary office uses are also permitted.

15-1302 Use Regulations

- A. Table 15-1302 below prescribes the proposed land use regulations for Employment Districts. The regulations for the district are established by letter designations listed below. These designations apply strictly to the permissibility of land uses; applications for buildings or structures may require discretionary review.

“P” designates permitted uses.

“C” designates uses that are permitted after review and approval of a Conditional Use Permit.

“(#)” numbers in parentheses refer to specific limitations listed at the end of the table.

“–” designates uses that are not permitted.

- B. Land uses are defined in Article 67, Use Classifications.
- C. In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character per Section 15-5020, Director’s Determination.
- D. All permitted uses are allowed either alone or in combination with other permitted uses unless otherwise stated in this Code.
- E. Use classifications and subclassifications not listed in the table or not found to be substantially similar to the uses below are not permitted.
- F. The table also notes additional regulations that apply to various uses. Section numbers in the right hand column refer to other sections of this Code.

TABLE 15-1302: LAND USE REGULATIONS—EMPLOYMENT DISTRICTS						
<i>Use Classifications</i>	<i>O</i>	<i>BP</i>	<i>RBP</i>	<i>IL</i>	<i>IH</i>	<i>Additional Regulations</i>
Residential Use Classifications						
Caretaker Residence	–	–	–	P(2)	P(2)	
Public and Semi-Public Use Classifications						
Colleges and Trade Schools, Public or Private	P(3)	P(3)	P(3)	P	P	
Community and Religious Assembly (less than 2,000 square feet)	P	P	P	P	–	§15-2719, Community and Religious Assembly Facilities
Community and Religious Assembly (2,000 square feet or more)	P	P (14)	P (14)	P (14)	–	
Community Garden	P	P	P	P	P	§15-2720, Community Gardens / Urban Farms
Conference/Convention Facility	C	C	C	–	–	
Cultural Institutions	P	P	P	–	–	
Day Care Centers	P	P	P	P (15)		§15-2725, Day Care Centers and Family Child Care Homes
Emergency Shelter	–	–	P	P	–	§15-2729, Emergency Shelters
Government Offices	P	P	P	P	P	
Hospitals and Clinics						
<i>Hospital</i>	C(11)	C(11)	C(11)	C(11)	C(11)	
<i>Clinic</i>	P	P	P	C	–	
<i>Substance Abuse Treatment Clinic</i>	C(13)	C(13)	C(13)	C(13)	–	
Instructional Services	P	P	P	P	P	
Park and Recreation Facilities, Public	P	P	P	P	P	
Parking, Public or Private	P	P	P	P	P	
Public Safety Facilities	P	P	P	P	P	
Schools, Public or Private	P	P	P	P	–	
Social Service Facilities	C	C	C	C	–	
Commercial Use Classifications						
Adult-Oriented Business	–	–	–	C	C	§15-2705, Adult-Oriented Businesses; §9-2001, Picture and Live Arcades
Aircraft Sales, Services, and Storage	–	P	P	P	P	
Animal Care, Sales and Services						
<i>Kennels</i>	–	–	–	P	P	
<i>Veterinary Services</i>	C	P	P	P	P	
Artist's Studio	P	P	–	P	–	
Automobile/Vehicle Sales and Services						
<i>Automobile Rentals</i>	P	P	P	P	P	§15-2709, Automobile and Motorcycle Retail Sales and Leasing
<i>Automobile/Vehicle Sales and Leasing</i>	–	P	P	P	–	§15-2709, Automobile and Motorcycle Retail Sales and Leasing
<i>Automobile/Vehicle Repair, Major</i>	P	P	P	P	P	§15-2710, Automobile/Vehicle Service and Repair, Major and Minor
<i>Automobile/Vehicle Service and Repair, Minor</i>	P	P	P	P	P	
<i>Large Vehicle and Equipment Sales,</i>	P	P	P	P	P	

TABLE 15-1302: LAND USE REGULATIONS—EMPLOYMENT DISTRICTS						
<i>Use Classifications</i>	<i>O</i>	<i>BP</i>	<i>RBP</i>	<i>IL</i>	<i>IH</i>	<i>Additional Regulations</i>
<i>Service and Rental</i>						
<i>Service Station</i>	P	P	P	P	P	§15-2755, Service Stations
<i>Towing and Impound</i>	–	–	–	C	C	§15-2765, Vehicle Impound Yard (Tow Yard) and Transit Storage
<i>Washing</i>	P	P	P	P	P	§15-2711, Automobile/Vehicle Washing
Banks and Financial Institutions						
<i>Banks and Credit Unions</i>	P	P	P	P	–	
<i>Check Cashing Businesses and Payday Lenders</i>	–	–	–	–	–	§15-2715, Check Cashing Businesses, Payday Lenders, and Similar Financial Services
<i>Business Services</i>	P	P	P(6)	P	P	
<i>Banquet Hall</i>	C	C	C	C	–	§15-2712, Banquet Hall
Eating and Drinking Establishments						
<i>Restaurant with Alcohol Sales</i>	C	C	C	C	C	§15-2751, Restaurants with Alcohol Sales, Bars, Nightclubs, and Lounges; §15-2744, Outdoor Dining and Patio Areas
<i>Restaurant without Alcohol Sales</i>	P	P	P	P	P	
Entertainment and Recreation						
<i>Motorcycle/Riding Club</i>	–	–	–	P	P	§15-2742, Motorcycle/Riding Clubs
<i>Shooting/Archery Range</i>	–	–	–	P	P	§15-2756, Shooting Ranges / Archery Ranges
<i>Small-Scale</i>	–	C	C	C	–	§15-2708, Arcades, Video Games, and Family Entertainment Centers, §9-1801, Billiard Rooms
Food and Beverage Sales						
<i>Farmer's Market</i>	P	P	P	P	–	
<i>General Market</i>	P	P	P	P	–	§15-2744, Outdoor Dining and Patio Areas; §15-2745, Outdoor Retail Sales
<i>Healthy Food Grocer</i>	–	P	P	P	–	
<i>Food Preparation</i>	–	P	P	P	P	
<i>Funeral Parlors and Internment Services</i>	–	P	P	P	–	§15-2714, Body Preparation and Funeral Services
<i>Live/Work</i>	–	–	–	P	–	
Lodging						
<i>Hotels and Motels</i>	P	P	P	P	–	
<i>Maintenance and Repair Services</i>	–	P	P	P	P	
Offices						
<i>Business and Professional</i>	P	P	P	P	P	
<i>Medical and Dental</i>	P	P	P	P	–	
<i>Walk-In Clientele</i>	P	P	P	P	–	
Personal Services						
<i>General Personal Services</i>	P	P	P	P	–	
<i>Tattoo or Body Modification Parlor</i>	–	–	–	P	–	§15-2758, Tattoo or Body Modification Parlor

TABLE 15-1302: LAND USE REGULATIONS—EMPLOYMENT DISTRICTS						
<i>Use Classifications</i>	<i>O</i>	<i>BP</i>	<i>RBP</i>	<i>IL</i>	<i>IH</i>	<i>Additional Regulations</i>
Retail Sales						
<i>Building Materials and Services</i>	–	–	–	P	P	§15-2745, Outdoor Retail Sales
<i>Convenience Retail</i>	P(4)	P(4)	P(4)	P(4)	P(4)	§15-2745, Outdoor Retail Sales; 15-2761 Tobacco and Vapor Shops
<i>General Retail</i>	P(4)	P(4)	P(4)	P(4)	P(4)	§15-2733, Hobby Stores; §15-2745, Outdoor Retail Sales
<i>Large-Format Retail</i>	–	P(8)	P(8)	P(8)	P(8)	§15-2737, Large-Format Retail; §15-2745, Outdoor Retail Sales
<i>Nurseries and Garden Centers</i>	–	–	–	C	–	§15-2745, Outdoor Retail Sales
<i>Swap Meet / Flea Market</i>	–	–	–	C	–	§15-2731, Flea Markets
Industrial Use Classifications						
Construction and Material Yards	–	P(16)	P(16)	P(16)	P(16)	§15-2721, Concrete Batch Plants, Storage Yards, and Similar Uses
Custom Manufacturing	–	P(8)	P(8)	P	P	
Limited Industrial	–	P(8)	P(8)	P	P	
General Industrial	–	C	C	P	P	
Intensive Industrial	–	–	–	–	C	§15-2732, Hazardous Waste Management Facilities
Recycling Facility						
<i>Reverse Vending Machine</i>	P	P	P	P	P	§15-2750, Recycling Facilities
<i>CRV Recycling Center</i>	–	–	–	C	C	
<i>Recycling Processing Facility</i>	–	–	–	C	C	
Research and Development	P	P	P	P	P	
Salvage and Wrecking	–	–	–	–	C	§15-2768, Wrecking Yards and Auto Dismantling
Warehousing, Storage, and Distribution						
<i>Chemical and Mineral Storage</i>	–	–	–	C	C	§15-2732, Hazardous Waste Management Facilities
<i>Indoor Warehousing and Storage</i>	–	P	P	P	P	
<i>Outdoor Storage</i>	–	P(8) (16)	P(8) (16)	P(16)	P(16)	§15-2721, Concrete Batch Plants, Storage Yards, and Similar Uses
<i>Personal Storage</i>	C	P	P	P	P	§2747, Personal (Mini) Storage
<i>Wholesaling and Distribution</i>	–	P	P	P	P	
Transportation, Communication, and Utilities Use Classifications						
Airports and Heliports	–	C(9)	C(9)	C	C	
Communication Facilities						
<i>Antenna and Transmission Towers</i>	§15-2759, Telecommunications and Wireless Facilities					
<i>Facilities within Buildings</i>	P	P	P	P	P	
Freight/Truck Terminals and Warehouses	–	P	P	P	P	
Light Fleet-Based Services	C	P	P	P	P	
Utilities, Major	–	–	C	P	P	
Utilities, Minor	P	P	P	P	P	
Waste Transfer Facility	–	–	–	C	C	§15-2732, Hazardous Waste Management Facilities

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Use Classifications	O	BP	RBP	IL	IH	Additional Regulations
Agricultural and Extractive Use Classifications						
Agricultural Processing	–	C	C	P	P	§15-2732, Hazardous Waste Management Facilities
Agricultural Support Services	–	C	P	P	P	
Animal Raising	–	–	–	–	–	
Crop Cultivation	–	–	–	P	P	§15-2716, Crop Cultivation
Dairy	–	–	–	–	–	
Mining and Quarrying	–	–	–	–	C	
Rendering	–	–	–	–	C	
Sales Lot, Feed Lot, Stockyard	–	–	–	C	P	
Slaughterhouse	–	–	–	–	C	
Tasting Room	–	C	C	C	C	
Other Applicable Types						
Accessory Uses and Structures	§15-2703, Accessory Uses					
Home Gardens	§15-2734, Home Gardens and Edible Landscaping					
Animal Keeping	§15-2707, Animal Keeping					
Drive-In and Drive-Through Facilities	C	C	C	C	C	§15-2728, Drive-In and Drive-Through Facilities
Walk-Up Facilities	§15-2766, Walk-Up Facilities					
Non-Conforming Use	Article 4, Non-Conforming Uses, Structures, Site Features, and Lots					
Temporary Use	§15-2760, Temporary Uses					
Specific Limitations:						
1. Permitted if existing, no new units are allowed.						
2. One caretaker dwelling is allowed where having a caretaker living on the site is necessary for the conduct of the on-site business.						
3. Not to include industrial training such as welding or automotive repair involving the use of tools and materials appropriate to an industrial use area.						
4. Limited to establishments with a gross floor area of 6,000 square feet or less.						
5. Not allowed on the ground floor.						
6. Permitted only as an accessory use that supports business and office parks, corporate offices, and industrial uses.						
7. Limited to membership club retailers and located on an arterial or higher classifications street.						
8. Outdoor storage shall be incidental to a primary use and screened from public view.						
9. Limited to heliports used as accessory to a hospital.						
10. Limited to upper stories unless at least 50 percent of ground floor street frontage is occupied by food service use.						
11. Building heights for hospitals shall not exceed 150 ft. There is no maximum Floor Area Ratio for hospitals.						
12. Must be closed between the hours of 10 p.m. and 6 a.m.						
13. Must include an indoor waiting area.						
14. When located within 300 of an Intensive Industrial use a Conditional Use Permit shall be required.						
15. Shall be required to comply with Master Environmental Impact Report mitigation measures MM AIR-2, MM AIR-3, and MM AIR-4 if applicable.						
16. A courtesy notice will be provided to all properties within 1,000 feet of these uses when approved.						

15-1303 Intensity and Massing Development Standards

Tables 15-1303-1 to 15-1303-2 prescribe the intensity and massing development standards for the Employment Districts. Additional regulations are denoted in a right hand column. Section numbers in this column refer to other sections of the Code, while individual letters refer to subsections that directly follow the table. The numbers in each illustration below correspond to the “#” column in the associated table. Drawings are for illustrative purposes and are not drawn to scale.

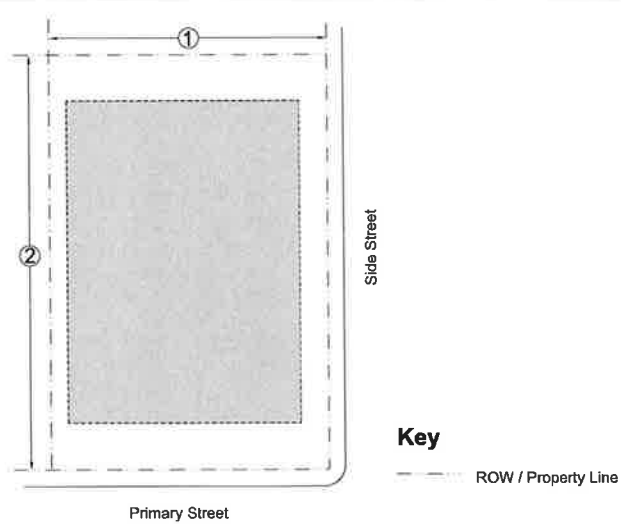
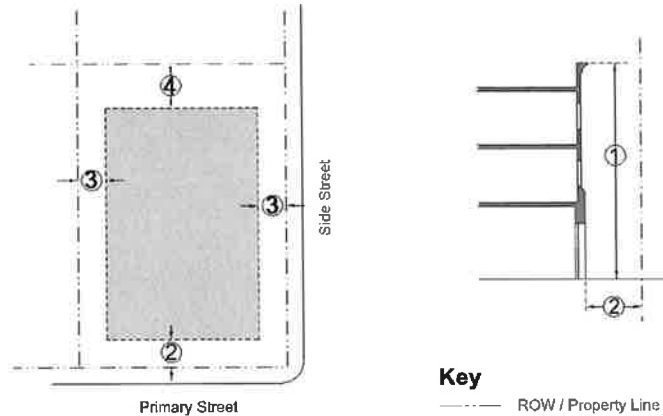
TABLE 15-1303-1: LOT AND INTENSITY STANDARDS—EMPLOYMENT DISTRICTS							
							
<i>District</i>	<i>O</i>	<i>BP</i>	<i>RBP</i>	<i>IL</i>	<i>IH</i>	<i>Additional Regulations</i>	<i>#</i>
Minimum District Size	–	–	5 acres	–	–		
Minimum Lot Size (sq. ft.)	7,500	10,000	–	9,000	9,000		
Minimum Lot Width (ft.)	65	65	150	75	75		①
Minimum Lot Depth (ft.)	110	110	200	120	120		②
Maximum Floor Area Ratio (FAR)	2.0	1.0	1.0	1.5	1.5	§15-309, Determining Floor Area Ratio	

TABLE 15-1303-2: BUILDING FORM AND LOCATION STANDARDS—EMPLOYMENT DISTRICTS

District	O	BP	RBP	IL	IH	Additional Regulations	#
Maximum Height (ft.)	60	60	60	60	60	§15-2012, Heights and Height Exceptions §15-1304-A, Residential Transition Standards §15-1304-C, Exceptions to Maximum Height in IL and IH Districts	①
Minimum Setbacks (ft.)						§15-313, Determining Setbacks	
Front (Major Street)	15	15	15	15	15	§15-1304-A, Residential Transition Standards	②
Front (Major Street), with Enhanced Streetscape	-	NA	NA	NA	NA	§15-1304-D, Enhanced Streetscape	
Front (Local Street)	-	-	-	-	-	§15-1304-E, Parking Setbacks	
Side	-	-	-	-	-	§15-2014, Projections/Encroachments into Yards	③
Rear	-	-	-	-	-	§15-2305, Areas to be Landscaped	④
Parking, from back of sidewalk or curb	15	15	15	-	-		

15-1304 Site Design Development Standards

- A. **Residential Transition Standards.** Where an E District abuts a Residential District, the following standards apply:
1. ***Height.*** The maximum height within 40 feet of a Residential District is limited to 30 feet. The maximum height within 50 feet of a residential district is 40 feet.
 2. ***Setbacks.***
 - a. *Front and Street Side Yards.* The front setback shall not be less than the required front yard on the abutting Residential District lot within 75 feet of the Residential District.
 - b. *Interior Side and Rear for the IL and IH Districts.* The interior side and rear setback abutting a Residential District boundary shall be no less than 50 feet.
 - c. *Interior Side and Rear Setbacks for All Other Employment Districts.* The interior side and rear setback abutting a Residential District boundary shall be 20 feet.
 3. ***Landscape.*** See Table 15-2305-C.1, Required Landscape Buffers.
 4. ***Screening.*** When a multi-story building is proposed and the second story or above is located within 50 feet of the side or rear yard of a single-family lot, screening measures shall be applied to provide a reasonable degree of privacy.
 - a. Screening measures include, but are not limited to, landscaping, alternate window and balcony placements, placing windows at least six feet from the floor of the interior of the unit, incorporating wing walls or louvers, using glass block or other translucent material, and other such methods.
 - b. *Sufficiency of Screening.* The Review Authority shall determine the sufficiency of the proposed screening measures and may require additional measures.

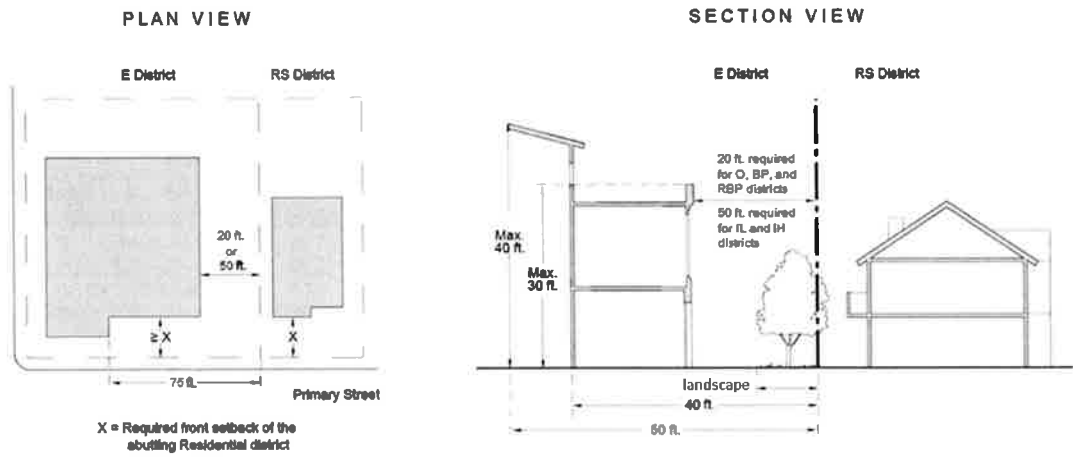


FIGURE 15-1304-A: RESIDENTIAL TRANSITION STANDARDS—E DISTRICTS

- B. **Exceptions to Maximum Height in Woodward Park Area.** Within the geographic area that is hatched in Figure 15-1304-B, the maximum permitted building height may be increased to 120 feet. Such projects shall conform to the residential transition standards in Section 1304-A and shall be subject to a Conditional Use Permit.

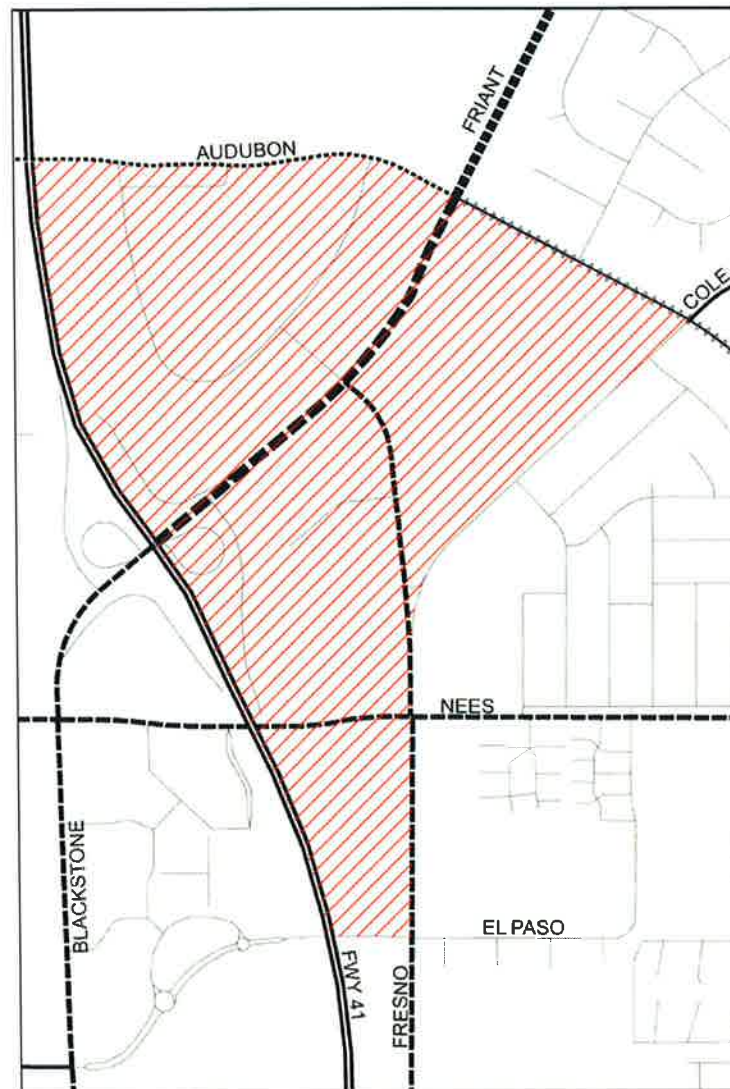


FIGURE 15-1304-B: EXCEPTIONS TO MAXIMUM HEIGHT IN WOODWARD PARK AREA

- C. **Exceptions to Maximum Height in IL and IH Districts.** Within the IL and IH Districts, uninhabited structures such as silos, cooling towers, and similar structures used for storage and manufacturing may exceed the maximum height prescribed in 15-1303-2 by no more than 40 feet. Height in excess of 100 feet for such structures is subject to a Conditional Use Permit.

D. **Enhanced Streetscape.** Projects in O Districts which include buildings with a front setback of less than 15 feet shall provide the following streetscape enhancements:

1. Sidewalks shall be no less than 12 feet in width.
2. Street trees shall be provided as follows:
 - a. Street trees should be located no more than three feet from the back of curb, and whenever possible should be aligned with other trees on the block.
 - b. Street trees should generally be evenly spaced, no less than 20 feet apart, and not more than 40 feet apart.
 - c. Whenever possible, trees should not be located directly in front of building entrances.
 - d. Trees should be placed in tree wells measuring five feet by five feet. To maximize usable sidewalk area, tree wells shall be covered by grates of a design which is approved by the Director. Larger tree wells may be required by the Public Works Director for species requiring more space. The property owner shall assume maintenance responsibilities for the tree grates.
 - e. Street trees should be deciduous, fast growing, drought tolerant, and should eventually form a tall canopy. Not more than one species should be planted per block. Whenever nearby pre-existing trees are in good condition and meet the intent of this section, new trees should be of the same species.
3. Pedestrian-scaled street lights shall be provided as follows:
 - a. Street lights should be located no more than three feet from the curb, and whenever possible should be aligned with street trees and other lights on the block.
 - b. Street lights should be generally evenly spaced, no less than 30 feet apart, and not more than 80 feet apart. Whenever possible, street lights should be no less than 15 feet from nearby street trees.
 - c. Street lights should not be of the type commonly known as Cobra Heads or other types which are intended primarily for the illumination of the vehicular roadway. Lights should be ornamental and designed primarily for the illumination of the sidewalk. Whenever nearby pre-existing lights are in good condition and meet the intent of this section, new lights should be of the same type. Intersection safety lights shall be typical cobra-head design, while mid-block lighting should be ornamental and scaled for the pedestrian environment. Lighting shall meet Public Works standards.
4. Facades located within 15 feet of the public sidewalk shall be oriented to the street as follows:
 - a. If there is a primary common building entrance which provides access to reception areas, elevators, stairs, and internal circulation, it shall face and be oriented to the street. If there is a yard between the sidewalk and the building, a paved path six feet in width shall be provided from the public sidewalk to the entrance.

- b. Direct entrances from the sidewalk in to individual establishments located along the street frontage shall be provided. If there is a yard between the sidewalk and the building, a paved path six feet in width shall be provided from the public sidewalk to the entrance.

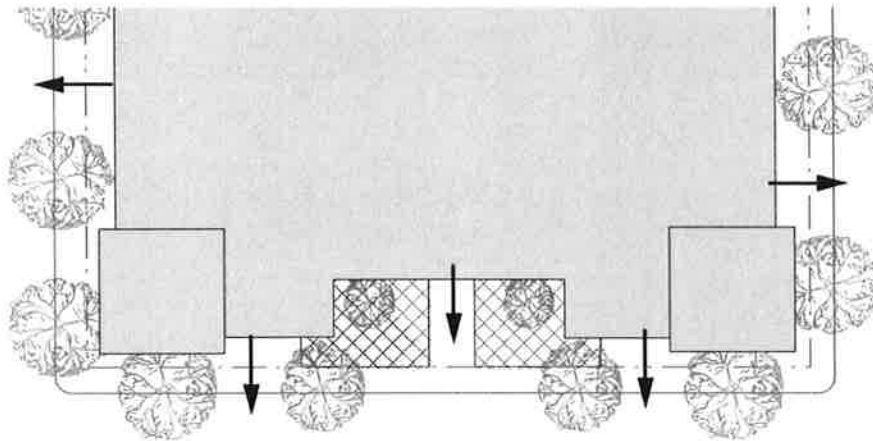


FIGURE 15-1304-D-4: BUILDING ORIENTATION TO THE STREET

5. Exterior walls facing a front or street side lot line shall include windows, doors, or other openings with transparent glazing for at least 60 percent of the building wall area located between 2.5 and seven feet above the level of the sidewalk. Openings fulfilling this requirement shall have transparent glazing and provide views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least two feet deep.

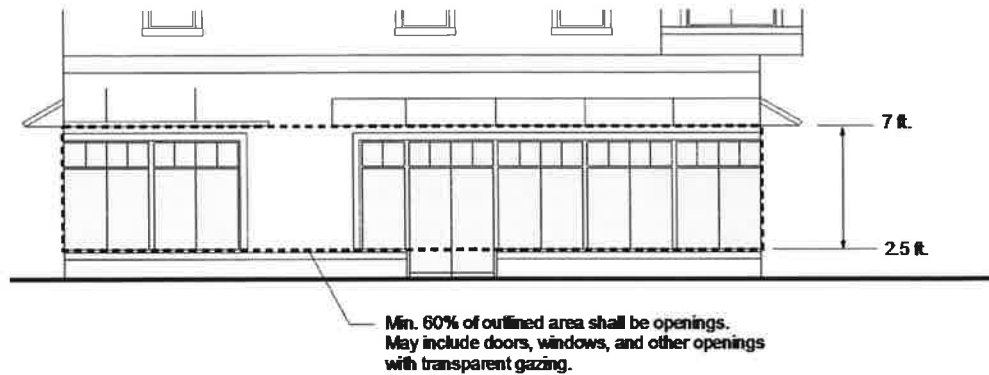


FIGURE 15-1304-D-5: BUILDING TRANSPARENCY

6. Where buildings are located within two feet of a public sidewalk, the sidewalk shall be shaded by awnings or canopies as follows:
 - a. Awning or canopy depth shall be no less than four feet and no more than 10 feet.
 - b. Clearance shall be no less than eight feet and no more than 12 feet from the finished floor.
- E. **Parking Setbacks.** In the O, BP, and RBP Districts, parking shall be set back from the street facing lot line as shown in Table 15-1303-2, except as provided below:

1. **Surface Parking.** On lots less than 150 feet in width or depth, the parking setback may be reduced to six feet. This area shall be landscaped. Parking spaces shall be screened with a minimum three foot high berm, wall, or hedge, or combination thereof.

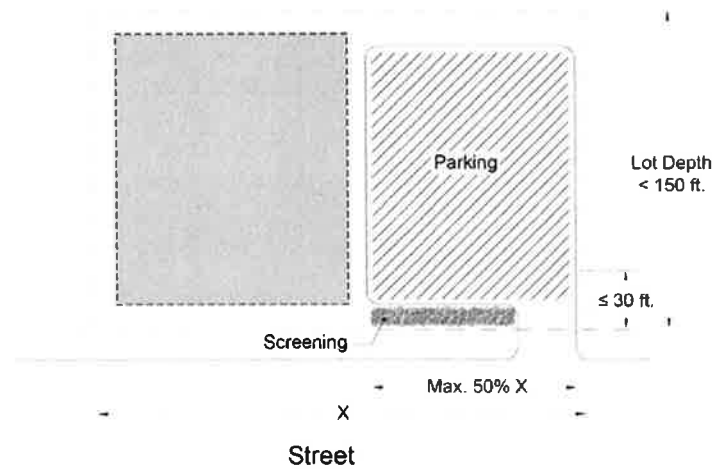


FIGURE 15-1304-E.1: SURFACE PARKING SCREENING

2. **Partially Submerged and Podium Parking.** Parking that is partially below the street grade may extend to the setbacks of the main structure. A maximum six feet of the parking structure height may extend above the street grade if screened along street facing elevations by foundation plant materials. Gates need not be screened.
 3. **Underground Parking.** Parking that is fully underground and below the street grade may extend from property line to property line.
 4. **Carports.** If proposed on a Major Street in the O or the BP Districts, carports:
 - a. Should generally be located away from major streets.
 - b. There shall be no more than six consecutive carport spaces parallel to major streets, with a minimum distance of 20 feet between every six carport spaces.
 5. **Driveways.** The location and width of driveways shall be minimized; they are permitted only to provide access to garages, carports, and parking areas. Curb cuts are limited to one for every 50 feet of street frontage.
- F. **Pedestrian Access.** Within the O District, on-site pedestrian circulation and access must be provided according to the following standards.
1. **To Streets.** Direct and convenient access shall be provided to adjoining residential and commercial areas to the maximum extent feasible while still providing for safety and security.

2. ***To Transit.*** Safe and convenient pedestrian connections shall be provided from transit stops to building entrances.
 3. ***To Circulation Network.*** Regular connections between on-site walkways and the public sidewalk and other planned or existing pedestrian routes shall be provided. An on-site walkway shall connect the primary building entry or entries to a public sidewalk on each street frontage.
 4. ***Internal Connections.*** A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas or pedestrian amenities.
 5. ***External Connections.*** In the O District, a system of pedestrian walkways shall connect the project site to adjacent Residential, Commercial, Mixed Use, Office districts as follows:
 - a. If the adjacent Residential, Commercial, Mixed Use, and Office districts are undeveloped, stub connections shall be provided at a frequency of one per 600 feet. Upon the development of the adjacent parcels, any fencing or gates at the stubs shall be opened.
 - b. If the adjacent Residential, Commercial, Mixed Use, and Office districts are developed and provide connection points via breaks in the perimeter wall/fence or stub streets, then the project shall provide pedestrian walkway connections at those locations.
 - c. If the adjacent Residential, Commercial, Mixed Use, and Office districts are developed there are no possible connection points via breaks in the perimeter wall/fence, then the project shall not be required to provide connections.
 6. ***Pedestrian Walkway Design.***
 - a. Walkways shall be a minimum of four feet wide, shall be hard-surfaced, and paved with concrete, stone, tile, brick, or comparable material.
 - b. Where a required walkway crosses driveways, parking areas, or loading areas, it must be clearly identifiable through the use of a raised crosswalk, a different paving material, or similar method.
 - c. Where a required walkway is parallel and adjacent to an auto travel lane, it must be raised or separated from the auto travel lane by a raised curb at least six inches high, bollards, or other physical barrier.
- G. **Service Areas and Loading.** Service and loading areas should be integrated with the design of the building and shall be screened from residential areas. Special attention shall be given when designing loading facilities in a location that is proximate to residential uses. Techniques such as block walls, enhanced setbacks, or enclosed loading can minimize adverse impacts to residents.

15-1305 Façade Design Development Standards

- A. **Building Articulation.** In the O District, all street-facing façades must include at least one projection or recess at least two feet in depth for every 25 feet of horizontal feet of wall.

B. Building Materials and Finishes.

1. In the O District, the following standards shall apply:
 - a. Each side of a building that is visible from a Major Street shall be designed with a complementary level of detailing and quality of materials.
 - b. There shall be a minimum of two exterior wall finish materials.
 - c. Veneers should turn corners, avoiding exposed edges and continue down the side of a building to a logical break, such as a change in wall plane. Material changes at outside corners should be avoided.
 - d. Building entrances and common areas shall be accentuated with enhanced finishes and materials that are durable and high quality and distinguish these spaces from other elements of the building.
 - e. Metal buildings should employ a variety of building forms shapes, colors, materials, and other architectural treatments to add visual interest and variety to the building. Architectural treatments should emphasize the primary entrance to the building.
 - f. Unless roofing materials are part of the design element (for example, tiles, concrete, or metal roofing elements), the ridge line elevation should not exceed the parapet elevation.
 - g. Windows shall maintain a consistent design character throughout the development and shall be of the same material on all elevations facing a street.
 - h. Parking areas and structures shall be designed to match and be compatible with the architectural character, materials, and colors of the overall development.
2. In the BP and RBP Districts, buildings within 100 feet of a major street shall apply at least two of the following standards:
 - a. Use a minimum of two exterior wall finish materials shall be used.
 - b. Use a minimum of three exterior paint colors.
 - c. Design street-facing façades to have an overall wall composition of at least 20 percent glazing.
 - d. Provide one inset of six inches in depth, 10 feet in height, and 20 feet in width for every 50 feet of wall length.
 - e. Provide canopies or awnings with at least four feet of projection for at least 50 percent of the wall length.
 - f. Employ an architectural treatment to the primary entrance(s) such as decorative lighting, increased height, or enhanced materials.

Part VI: General Terms and Definitions

Article 67 Use Classifications

Sections:

- 15-6701 Purpose and Applicability
- 15-6702 Residential Use Classifications
- 15-6703 Public and Semi-Public Use Classifications
- 15-6704 Commercial Use Classifications
- 15-6705 Industrial Use Classifications
- 15-6706 Transportation, Communication, and Utilities Use Classifications
- 15-6707 Agricultural and Extractive Use Classifications

15-6701 Purpose and Applicability

Use classifications describe one or more uses of land having similar characteristics, but do not list every use or activity that may appropriately be within the classification. The Director shall determine whether a specific use shall be deemed to be within one or more use classifications, or not within any classification in this article. The Director may also determine that a specific use shall not be deemed to be within a classification, whether or not generally named within the classification, if its unique characteristics are substantially incompatible with those typical of uses named within the classification.

15-6702 Residential Use Classifications

Residential Housing Types.

Single-Unit Dwelling, Detached. A dwelling unit designed for occupancy by one household, and located on a separate lot from any other unit (except second living units, where permitted). This classification includes individual manufactured housing units installed on a foundation system pursuant to Section 18551 of the California Health and Safety Code.

Single-Unit Dwelling, Attached. A dwelling unit designed for occupancy by one household, located on a single lot and typically grouped together in a row of similar units. They may be attached through common vertical party wall(s) to one or more dwellings on abutting lots, or may appear to be attached, but are structurally independent.

Second Dwelling Unit. A dwelling unit providing complete independent living facilities for one or more persons that is located on a lot with another primary, single-unit dwelling. A second unit may be within the same structure as the primary unit, in an attached structure, or in a separate structure on the same lot.

Duplex. A single building on a lot that contains two dwelling units or two single-unit dwellings on a single lot. This use is distinguished from a Second Dwelling Unit, which is an accessory residential unit as defined by State law and this Ordinance.

Multi-Unit Residential. Three or more dwelling units on a site or lot. Types of multiple unit dwellings include townhouses, garden apartments, senior housing developments, and multi-story apartment buildings. This use includes multi-unit development in which individual units are occupied exclusively by one or more persons 62 years of age or older.

Cottage Housing Development. A group of single-family homes, typically smaller than 1,200 square feet, that are arranged in common relation to one another, usually surrounding a shared landscaped area. Also known as a “pocket neighborhood.”

Accessory Living Quarters. Living quarters of permanent construction without kitchen or cooking facilities, used primarily for temporary guests of the occupants of the principal dwelling on the lot, and not rented or otherwise used as a separate dwelling.

Adult Family Day Care. A day-care facility licensed by the State of California that is located in a single-unit residence or other dwelling unit where a resident of the dwelling provides care and supervision for adults over the age of 18 for periods of less than 24 hours a day.

Small. A facility that provides care for six or fewer adults.

Large. A facility that provides care for seven to 12 adults.

Caretaker Residence. A dwelling unit occupied by employees or caretakers of the primary use on the site.

Domestic Violence Shelter. A facility providing sleeping accommodations for a maximum of eight persons, inclusive of any children or support staff using sleeping accommodations, located in a single-unit residence or other dwelling unit where survivors of domestic violence or sexual abuse are provided temporary housing, food, and other specialized services in compliance with California Welfare and Institutions Code Section 18290 et seq., and which may also be occupied by professional support staff provided by a sponsoring agent.

Elderly and Long-Term Care. Establishments that provide 24-hour medical, convalescent, or chronic care to individuals who, by reason of advanced age, chronic illness, or infirmity, are unable to care for themselves, and is licensed as a skilled nursing facility by the State of California, including, but not limited to, rest homes and convalescent hospitals, but not Residential Care, Hospitals, or Clinics.

Family Day Care. A day-care facility licensed by the State of California that is located in a single-unit residence or other dwelling unit where a resident of the dwelling provides care and supervision for children under the age of 18 for periods of less than 24 hours a day.

Small. A facility that provides care for eight or fewer children, including children who reside at the home and are under the age of 10.

Large. A facility that provides care for nine to 14 children, including children who reside at the home and are under the age of 10.

Group Residential. Shared living quarters without separate kitchen or bathroom facilities for each room or unit, offered for rent for permanent or semi-transient residents on a weekly or longer basis. This classification includes clean and sober facilities, other types of organizational housing, private residential clubs, and farmworker housing, but excludes Hotels and Motels, Residential Care Facilities, and Re-Entry Facilities.

Small. A facility that houses six or fewer persons.

Large. A facility that houses seven or more persons.

Mobile Home Parks. A development designed and occupied by mobile homes including development with facilities and amenities used in common by occupants who rent, lease, or own spaces for mobile homes through a subdivision, cooperative, condominium, or other form of resident ownership.

Re-Entry Facility. A facility used for the rehabilitation and overnight accommodations of 25 or more individuals, including staff, who are (a) under the jurisdiction of a court, but not under confinement, or (b) individuals recently released from the jurisdiction of a court. Such facility shall be operated by the City, the State, the federal government, or a private party under contract with the City, the State, or the federal government for the purpose of providing treatment or rehabilitation intended to assist such individuals with their re-entry into the community.

Residential Care Facilities. Facilities that are licensed by the State of California to provide permanent living accommodations and 24-hour primarily non-medical care and supervision for persons in need of personal services, supervision, protection, or assistance for sustaining the activities of daily living. Living accommodations are shared living quarters with or without separate kitchen or bathroom facilities for each room or unit. This classification includes facilities that are operated for profit as well as those operated by public or not-for-profit institutions, including hospices, nursing homes, convalescent facilities, and group homes for minors, persons with disabilities, and people in recovery from alcohol or drug addictions. This use classification excludes Transitional Housing and Social Service Facilities.

Residential Care, General. A facility providing care for more than six persons.

Residential Care, Limited. A facility providing care for six or fewer persons.

Residential Care, Senior. A housing arrangement chosen voluntarily by the resident, the resident's guardian, conservator, or other responsible person; where residents are 60 years of age or older and where varying levels of care and supervision are provided as agreed to at the time of admission or as determined necessary at subsequent times of reappraisal. This classification includes continuing-care retirement communities and life care communities licensed for residential care by the State of California.

Single Room Occupancy. A residential facility containing housing units that may have kitchen and/or bathroom facilities and are guest rooms or efficiency units as defined by the State Health and Safety Code. Each housing unit is occupied by no more than two adults and is offered on a monthly rental basis

or longer. This definition includes Single Room Occupancy Hotels, Boarding Homes, and extended stay hotels that offer rooms intended for long-term occupancy (30 days or more).

Supportive Housing. Dwelling units with no limit on the length of stay, that are occupied by the target population as defined in Section 50675.14 of the California Health and Safety Code, and that are linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving their health status, and maximizing their ability to live and, where possible, work in the community.

Transitional Housing. Dwelling units configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.

15-6703 Public and Semi-Public Use Classifications

Cemetery. Establishments primarily engaged in operating sites or structures reserved for the interment of human or animal remains, including mausoleums, burial places, and memorial gardens.

Colleges and Trade Schools, Public or Private. Institutions of higher education providing curricula of a general, religious, or professional nature, typically granting recognized degrees, including conference centers and academic retreats associated with such institutions. This classification includes junior colleges, business and computer schools, management training, technical and trade schools, but excludes personal instructional services such as music lessons.

Community and Religious Assembly. A facility for public or private meetings including community centers, religious assembly facilities, civic and private auditoriums, union halls, meeting halls for clubs and other membership organizations. This classification includes functionally related facilities for the use of members and attendees such as kitchens, multi-purpose rooms, and storage. It does not include gymnasiums or other sports facilities, convention centers, or facilities, such as day care centers and schools that are separately classified and regulated.

Community Garden. Use of land for and limited to the cultivation and tillage of soil for the production, growing, and harvesting of any agricultural, floricultural, or horticultural commodity.

Conference/Convention Facility. One or more structures accommodating multiple assembly, meeting, and/or exhibit rooms, and related support facilities (e.g., kitchens, offices, etc.).

Cultural Institutions. Public or non-profit institutions engaged primarily in the display or preservation of objects of interest in the arts or sciences that are open to the public on a regular basis. This classification includes performing arts centers for theater, music, dance, and events; buildings of an educational, charitable, or philanthropic nature; libraries; museums; historical sites; aquariums; art galleries; and zoos and botanical gardens.

Day Care Centers. Establishments providing non-medical care for persons on a less than 24-hour basis other than Family Day Care. This classification includes nursery schools, preschools, and day care facilities for children or adults, and any other day care facility licensed by the State of California.

Emergency Shelter. A temporary, short-term residence providing housing with minimal supportive services for families or individuals experiencing homelessness, where occupancy is limited to 180 days or less, as defined in Section 50801 of the California Health and Safety Code. Medical assistance, counseling, and meals may be provided.

Government Offices. Administrative, clerical, or public contact offices of a government agency, including postal facilities and courts, together with incidental storage and maintenance of vehicles. This classification excludes corporation yards, equipment service centers, and similar facilities that primarily provide maintenance and repair services and storage facilities for vehicles and equipment (see Utilities, Major).

Hospitals and Clinics. State-licensed facilities providing medical, surgical, psychiatric, or emergency medical services to sick or injured persons. This classification includes facilities for inpatient or outpatient treatment, including substance-abuse programs as well as training, research, and administrative services for patients and employees. This classification excludes veterinaries and animal hospitals (see Animal Care, Sales, and Services).

Hospital. A facility providing medical, psychiatric, or surgical services for sick or injured persons primarily on an in-patient basis, and including ancillary facilities for outpatient and emergency treatment, diagnostic services, training, research, administration, and services to patients, employees, or visitors.

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

Substance Abuse Treatment Clinic. A facility that offers substance abuse treatment and recovery programs.

Instructional Services. Establishments that offer specialized programs in personal growth and development such as music, martial arts, vocal, fitness, and dancing instruction.

Park and Recreation Facilities, Public. Parks, playgrounds, recreation facilities, trails, wildlife preserves, and related open spaces, all of which are noncommercial. This classification also includes noncommercial playing fields, courts, gymnasiums, swimming pools, picnic facilities, tennis courts, golf courses, and botanical gardens, as well as related food concessions or community centers within the facilities.

Parking, Public or Private. Surface lots and structures for use of occupants, employees, or patrons on the subject site, or offering parking to the public for a fee, when such use is not incidental to another on-site activity.

Public Safety Facilities. Facilities providing public-safety and emergency services, including police and fire protection, correctional facilities, and emergency medical services, with incidental storage, training, and maintenance facilities.

Schools, Public or Private. Facilities for primary or secondary education, including public schools, charter schools, and private and parochial schools having curricula comparable to that required in the public schools of the State of California.

Social Service Facilities. Any noncommercial facility, such as homeless shelters; and facilities providing social services such as job referrals, housing placement, and which may also provide meals, showers, clothing, groceries, and/or laundry facilities, typically for less than 30 days. Specialized programs and services related to the needs of the residents may also be provided.

15-6704 Commercial Use Classifications

Adult-Oriented Business. An establishment that, as a regular and substantial course of conduct, offers, sells or distributes adult-oriented merchandise, or that offers to its patrons materials, products, merchandise, services, entertainment, or performances that have sexual arousal, sexual gratification, and/or sexual stimulation as their dominant theme, or are characterized by an emphasis on specified sexual activities or specified anatomical areas and are not customarily open to the general public because they exclude minors by virtue of their age. This classification does not include any establishment offering professional services conducted, operated, or supervised by medical practitioners, physical therapists, nurses, chiropractors, psychologists, social workers, marriage and family counselors, osteopaths, and persons holding licenses or certificates under applicable State law or accreditation from recognized programs when performing functions pursuant to the respective license or certificate.

Aircraft Sales, Services, and Storage. Uses related to the rental, sales and leasing, storage, repair, and washing of aircraft.

Animal Care, Sales and Services. Retail sales and services related to the boarding, grooming, and care of household pets including:

Grooming and Pet Stores. Retail sales of animals and/or services, including grooming, for animals on a commercial basis. Grooming or selling of dogs, cats, and similar small animals. Typical uses include dog bathing and clipping salons, pet grooming shops, and pet stores and shops. This classification excludes dog walking and similar pet care services not carried out at a fixed location, and excludes pet supply stores that do not sell animals or provide on-site animal services.

Kennels. A commercial, non-profit, or governmental facility for keeping, boarding, training, breeding, or maintaining four or more dogs, cats, or other household pets not owned by the kennel owner or operator. Typical uses include pet clinics, pet day care, grooming, animal hospitals for small animals, and animal shelters, but exclude pet shops and animal hospitals that provide 24-hour accommodation of animals receiving medical or grooming services.

Veterinary Services. Veterinary services for household pets. This classification allows 24-hour accommodation of animals receiving medical services, but does not include kennels (see Kennels) nor veterinary care for farm animals (see Agricultural Support Services).

Artist's Studio. Work space for an artist or artisan, including individuals practicing one of the fine arts or performing arts, or skilled in an applied art or craft. This use is distinguished by incidental retail sales of items produced on the premises and does not include joint living and working units (see Live-Work).

Automobile/Vehicle Sales and Services. Retail or wholesale businesses that sell, rent, and/or repair automobiles, boats, recreational vehicles, trucks, vans, trailers, and motorcycles including the following:

Automobile Rentals. Rental of automobiles. Typical uses include car rental agencies.

Automobile/Vehicle Sales and Leasing. Sale or lease, retail or wholesale, of automobiles, light trucks, motorcycles, motor homes, and trailers, together with associated repair services and parts sales, but excluding body repair and painting. Typical uses include automobile dealers and recreational vehicle sales agencies. This classification does not include automobile brokerage and other establishments which solely provide services of arranging, negotiating, assisting, or effectuating the purchase of an automobile for others.

Automobile/Vehicle Repair, Major. Repair of automobiles, trucks, motorcycles, motor homes, boats, and recreational vehicles, including the incidental sale, installation, and servicing of related equipment and parts, generally on an overnight basis. This classification includes auto repair shops, body and fender shops, transmission shops, wheel and brake shops, auto glass services, vehicle painting, and tire sales and installation, but excludes vehicle dismantling or salvaging and tire retreading or recapping.

Automobile/Vehicle Service and Repair, Minor. The service and repair of automobiles, light-duty trucks, boats, and motorcycles, including the incidental sale, installation, and servicing of related equipment and parts. This classification includes the replacement of small automotive parts and liquids as an accessory use to a gasoline sales station or automotive accessories and supply store, and quick-service oil, tune-up, and brake and muffler shops, where repairs are made or service is provided in enclosed bays and no vehicles are stored overnight. This classification excludes disassembly, removal, or replacement of major components such as engines, drive trains, transmissions, or axles; automotive body and fender work; vehicle painting; or other operations that generate excessive noise, objectionable odors, or hazardous materials; and towing services. It also excludes repair of heavy trucks, limousines, or construction vehicles.

Large Vehicle and Equipment Sales, Service, and Rental. Sales, servicing, rental, fueling, and washing of large trucks, trailers, tractors, and other heavy equipment used for construction, moving, agricultural, or landscape gardening activities. Examples include cranes, earth moving equipment, tractors, combines, heavy trucks, etc. Includes large vehicle operation training facilities. Sales of new or used automobiles are excluded from this classification.

Service Station. Establishments primarily engaged in retailing automotive fuels or retailing these fuels in combination with activities, such as providing minor automobile/vehicle repair services; selling automotive oils, replacement parts, and accessories; and/or providing incidental food and retail services.

Towing and Impound. Establishments primarily engaged in towing light or heavy motor vehicles, both local and long distance. These establishments may provide incidental services, such as vehicle storage and emergency road repair services (for automobile dismantling, see Salvage and Wrecking).

Washing. Washing, waxing, detailing, or cleaning of automobiles or similar light vehicles, including self-serve washing facilities.

Banks and Financial Institutions.

Banks and Credit Unions. Financial institutions providing retail banking services. This classification includes only those institutions engaged in the on-site circulation of money, including credit unions, but excludes check-cashing businesses and payday lenders.

Check Cashing Businesses, Payday Lenders, and Similar Financial Services. Establishments that, for compensation, engage in the business of cashing checks, warrants, drafts, money orders, or other commercial paper serving the same purpose; that offer, originate, or make deferred deposit transactions in which the establishment/lender defers depositing a customer's personal check or electronically accessing a bank account until a specific date, pursuant to a written agreement, for a fee or other charge; or that engage in the business of making consumer or auto-title loans.

This category does not include State or federally chartered banks, savings associations, credit unions, or industrial loan companies. It also does not include retail sellers that are primarily engaged in the business of selling consumer goods, such as consumables to retail buyers, and that cashes checks or issues money orders as a service to its customers (for a fee not exceeding two dollars), incidental to their main purpose or business.

Banquet Hall. A facility, as part of a hotel or as a standalone facility, where various types of gatherings may occur. Banquet Hall activities include, but are not limited to, formal dinners, receptions, reunions, business meetings, benefits, and club meetings.

Business Services. Establishments providing goods and services to other businesses on a fee or contract basis, including printing and copying, blueprint services, advertising and mailing, equipment rental and leasing, office security, custodial services, photo finishing, model building, taxi or delivery services with two or fewer fleet vehicles on-site.

Corner Commercial. Small-scale commercial establishments within residential districts. Limited permitted uses are neighborhood-serving to provide convenient, walkable access to important amenities.

Eating and Drinking Establishments. Businesses primarily engaged in serving prepared food and/or beverages for consumption on or off the premises.

Bars/Nightclubs/Lounges. Businesses serving beverages for consumption on the premises as a primary use and including on-sale service of alcohol including beer, wine, and mixed drinks. This use includes micro-breweries where alcoholic beverages are sold and consumed on-site and any food service is subordinate to the sale of alcoholic beverages.

Restaurant with Alcohol Sales. Restaurants providing food and beverage services, including the sales of alcoholic beverages for consumption on the premises. Takeout or delivery service may be provided. This use includes micro-breweries where the sale and consumption of alcoholic beverages are subordinate to on-site food service.

Restaurant without Alcohol Sales. Restaurants providing food and beverage services without the sales of alcoholic beverages. Food and beverages may be consumed on the premises, taken out, or delivered. This classification also includes catering businesses or bakeries that have a storefront retail component.

Entertainment and Recreation. Provision of participant or spectator entertainment to the general public.

Cinema/Theaters. Facilities for indoor display of films, motion pictures, or dramatic, musical, or live performances. This classification may include incidental food and beverage services to patrons.

Cyber/Internet Café. A private establishment that offers access to the Internet to its customers, usually within the setting of a café where food and drink may be purchased.

Motorcycle/Riding Clubs. Facilities that support the activities of motorcycle interest groups.

Shooting/Archery Range. A facility designed for firearm or archery practice.

Large-Scale. This classification includes large outdoor facilities such as amusement and theme parks, sports stadiums and arenas, racetracks, amphitheaters, drive-in theaters, water parks, zoos, driving ranges, golf courses, miniature golf courses, and riding stables. Fully enclosed sports stadiums and arenas are also included. This classification may include snack bars and other incidental food and beverage services to patrons. Bars or restaurants with alcohol sales shall be treated as a separate use and shall be regulated accordingly, even when operated in conjunction with the entertainment and recreation use.

Small-Scale. This classification includes smaller and primarily indoor facilities such as fitness centers, health clubs, and gymnasiums; handball, racquetball, and tennis club facilities; ice or roller skating rinks; public swimming pools; bowling alleys; card rooms; dance halls; pool and billiards lounges; trampoline and bounce house establishments; and amusement arcades. This classification may include snack bars and other incidental food and beverage services to patrons. Bars or restaurants with alcohol sales shall be treated as a separate use and shall be regulated accordingly, even when operated in conjunction with the entertainment and recreation use.

Food and Beverage Sales. Retail sales of food and beverages for off-site preparation and consumption. Typical uses include food markets, groceries, and liquor stores.

Farmer's Markets. A commercial use primarily consisting of an organized display, indoors or outdoors, of agricultural products in their natural state for retail sale. Other products such as processed food (dried fruit, cheese or bread, for example), or artisan handiwork or art, are sometimes sold at Farmer's Markets as well. Farmer's Markets which take place within a fully enclosed building which is not disassembled when the Farmer's Market is not in operation shall be considered Healthy Food Grocers.

General Market. Retail food markets of food and grocery items for offsite preparation and consumption. Typical uses include supermarkets, neighborhood grocery stores, and specialty food stores, such as retail bakeries; candy, nuts, and confectionary stores; meat or produce markets; vitamin and health food stores; cheese stores; and delicatessens. This classification may include small-scale specialty food production such as pasta shops with retail sales.

Healthy Food Grocer. A food and beverage retail sales establishment that (1) dedicates at least 50 percent of retail space to a general line of grocery products intended for home preparation, consumption and use; and (2) dedicates at least 30 percent of retail space to perishable goods including dairy, fresh, produce, fresh meats, poultry and fish, and frozen foods.

Liquor Stores. An establishment less than 10,000 square feet in size that sells liquor for off-site consumption and/or that devotes 30 percent or greater floor area to the selling of packaged alcoholic beverages (such as ale, beer, wine, and liquor) for off-site consumption.

Food Preparation. Businesses preparing and/or packaging food for off-site consumption, excluding those of an industrial character in terms of processes employed, waste produced, water used, and traffic generation. Typical uses include catering kitchens, bakeries with on-site retail sales, and small-scale specialty food production. This use includes micro-breweries, but does not include tasting rooms open to the public or sales for consumption on site.

Funeral Parlors and Internment Services. An establishment primarily engaged in the provision of services involving the care, preparation, or disposition of human remains and conducting memorial services. Typical uses include crematories, columbaria, mausoleums, mortuaries, funeral chapels, and funeral homes.

Live/Work. A unit that combines a work space and incidental residential occupancy occupied and used by a single household in structure that has been constructed for such use or converted from commercial or industrial use and structurally modified to accommodate residential occupancy and work activity in compliance with the Building Code. The working space is reserved for and regularly used by one or more occupants of the unit.

Lodging. An establishment providing overnight accommodations to transient patrons for payment for periods of less than 30 consecutive calendar days.

Bed and Breakfast. A residential structure that is in residential use with one or more bedrooms rented for overnight lodging and where meals may be provided.

Hotels and Motels. An establishment providing overnight lodging to transient patrons. These establishments may provide additional services, such as conference and meeting rooms,

restaurants, bars, or recreation facilities available to guests or to the general public. This use classification includes motor lodges, motels, and tourist courts, but does not include rooming houses, boarding houses, private residential clubs, or bed and breakfast establishments within a single-unit residence, which are separately defined and regulated.

RV Parks. A form of lodging designed to specifically accommodate travelers with recreational vehicles and/or trailers.

Maintenance and Repair Services. Establishments engaged in the maintenance or repair of office machines, household appliances, furniture, and similar items. This classification excludes maintenance and repair of vehicles or boats (see Automotive/Vehicle Sales and Services) and personal apparel (see Personal Services).

Offices. Offices of firms or organizations providing professional, executive, management, administrative or design services, such as accounting, architectural, computer software design, engineering, graphic design, interior design, investment, insurance, and legal offices, excluding banks and savings and loan associations (see Banks and Financial Institutions). This classification also includes offices where medical and dental services are provided by physicians, dentists, chiropractors, acupuncturists, optometrists, and similar medical professionals, including medical/dental laboratories within medical office buildings but excluding clinics or independent research laboratory facilities and hospitals (see Hospitals and Clinics).

Business and Professional. Offices of firms or organizations providing professional, executive, management, or administrative services, such as accounting, architectural, computer software design, engineering, graphic design, interior design, legal offices, and tax preparation offices.

Medical and Dental. Office use providing consultation, diagnosis, therapeutic, preventive, or corrective personal treatment services by doctors, dentists, medical and dental laboratories, and similar practitioners of medical and healing arts for humans licensed for such practice by the State of California. Incidental medical and/or dental research within the office is considered part of the office use, where it supports the on-site patient services.

Walk-In Clientele. An office business providing direct services to patrons or clients that may or may not require appointments. This use classification includes employment agencies, insurance agent offices, real estate offices, travel agencies, utility company offices, and offices for elected officials. It does not include banks or check-cashing facilities that are separately classified and regulated.

Personal Services.

General Personal Services. Provision of recurrently needed services of a personal nature. This classification includes barber shops and beauty salons, seamstresses, tailors, day spas, dry cleaning agents (excluding large-scale bulk cleaning plants), shoe repair shops, self-service laundries, video rental stores, photocopying, 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 4612.

Fortune Telling Service. An establishment engaged in or that professes to foretell future or past events or that is engaged in the practice of palmistry (the art or practice of reading a person's character or future from the lines on the palms of hands). Examples of this use type include astrologers, fortune tellers, palm and card readers, and psychics.

Massage Establishments. Any business, including a sole proprietorship, which offers massage therapy in exchange for compensation, whether at a fixed place of business or at a location designated by the patron. Massage therapy includes the application of various techniques to the muscular structure and soft tissues of the human body, including, but not limited to, any method of pressure or friction against, or stroking, kneading, rubbing, tapping, compression, pounding, vibrating, rocking or stimulating of, the external surfaces of the body with the hands or with any object or appliance. Exempted from this definition are massage therapists operating in conjunction with and on the same premises as a physician, surgeon, chiropractor, osteopath, nurse or any physical therapist who is duly State-licensed to practice their respective profession in the State of California, and out-service massage therapists certified pursuant to the California Business and Professions Code Section 4612.

Medical Marijuana Collective. A location where marijuana is cultivated collectively by more than one qualified patient (with valid identification card) or designated primary caregiver of a person with a valid identification card, in order to collectively or cooperatively cultivate and/or store marijuana for medical purposes, as provided in Health and Safety Code Section 1362.775.

Tattoo or Body Modification Parlor. An establishment whose principal business activity is one or more of the following: 1) using ink or other substances that result in the permanent coloration of the skin through the use of needles or other instruments designed to contact or puncture the skin; or 2) creating an opening in the body of a person for the purpose of inserting jewelry or other decoration.

Retail Sales.

Building Materials and Services. Retail sales or rental of building supplies or equipment. This classification includes lumber yards, tool and equipment sales or rental establishments, and includes establishments devoted principally to taxable retail sales to individuals for their own use. This definition does not include Construction and Material Yards or plant nurseries.

Convenience Retail. Establishments primarily engaged in the provision of frequently or recurrently needed small personal items or services for residents within a reasonable walking distance. These include various general retail sales and personal services of an appropriate size and scale to meet the above criteria. Liquor Stores shall not be considered Convenience Retail.

General Retail. The retail sale or rental of merchandise not specifically listed under another use classification. This classification includes retail establishments with 80,000 square feet or less of sales area; including department stores, clothing stores, furniture stores, pet supply stores, hardware stores, and businesses retailing the following goods: toys, hobby materials, handcrafted items, jewelry, cameras, photographic supplies and services (including portraiture and retail photo processing), medical supplies and equipment, pharmacies, electronic equipment, sporting goods, kitchen utensils, hardware, appliances, antiques, art galleries, art supplies and

services, paint and wallpaper, carpeting and floor covering, office supplies, bicycles, and new automotive parts and accessories (excluding vehicle service and installation). Retail sales may be combined with other services such as office machine, computer, electronics, and similar small-item repairs.

Gun Shop. Any retail sales business engaged in selling, leasing, purchasing, or lending of guns, firearms, or ammunition.

Large-Format Retail. Retail establishments (over 80,000 square feet of sales area) that sell merchandise and bulk goods for individual consumption, including membership warehouse clubs.

Nurseries and Garden Centers. Establishments primarily engaged in retailing nursery and garden products—such as trees, shrubs, plants, seeds, bulbs, and sod—that are predominantly grown elsewhere. These establishments may sell a limited amount of a product they grow themselves. Fertilizer and soil products are stored and sold in package form only. This classification includes wholesale and retail nurseries offering plants for sale.

Pawn Shops. Establishments engaged in the buying or selling of new or secondhand merchandise and offering loans in exchange for personal property.

Second Hand / Thrift Store. A retail establishment that buys and sells used products, including through consignment, that may include clothing, furniture and household goods, jewelry, household appliances, musical instruments, business machines and office equipment, hand tools, and similar items. This use does not include book stores, antique stores, sale of used farm or construction equipment, junk dealers, scrap/dismantling yards, sale of used cars or other vehicles, or pawn shops.

Swap Meet / Flea Market. Any indoor or outdoor place, in an approved location, or for an approved activity where new or used goods or secondhand personal property is offered for sale or exchange to the general public by a multitude of individual licensed vendors, usually in compartmentalized spaces. The term swap meet is interchangeable with and applicable to: flea markets, auctions, open air markets, or other similarly named or labeled activities; but the term does not include supermarket or department store retail operations.

15-6705 Industrial Use Classifications

Construction and Material Yards. Storage of construction materials or equipment on a site other than a construction site.

Custom Manufacturing. Establishments primarily engaged in on-site production of goods by hand manufacturing or artistic endeavor, which involves only the use of hand tools or small mechanical equipment and the incidental direct sale to consumers of only those goods produced on-site. Typical uses include ceramic studios, candle making shops, woodworking, and custom jewelry manufacturers.

Limited Industrial. Establishments engaged in light industrial activities taking place primarily within enclosed buildings and producing minimal impacts on nearby properties. This classification includes

manufacturing finished parts or products primarily from previously prepared materials; micro-breweries where retail sales are clearly incidental and no alcoholic beverages are consumed on-site; commercial laundries and dry cleaning plants; monument works; printing, engraving and publishing; computer and electronic product manufacturing; furniture and related product manufacturing; and industrial services.

General Industrial. Manufacturing of products from extracted or raw materials or recycled or secondary materials, or bulk storage and handling of such products and materials. This classification includes operations such as food and beverage processing (excluding animal food manufacturing); production apparel manufacturing; photographic processing plants; leather and allied product manufacturing; wood product manufacturing; paper manufacturing;; plastics and rubber products manufacturing; nonmetallic mineral product manufacturing; primary metal manufacturing; fabricated metal product manufacturing; and automotive and heavy equipment manufacturing. This classification does not include recycling or rendering.

Food and Beverage Processing. A facility combining raw food ingredients to produce packaged food products that can be easily prepared and served by the consumer. Examples include: parboiling, cooking, canning, bottling, freezing, or other methods to provide shelf-stable or freezer commodities for sale for human consumption. Additionally, this classification does not include the processing of animals.

Intensive Industrial. Industrial uses that regularly use hazardous chemicals or procedures or produce hazardous byproducts, including the following: manufacturing of acetylene, cement, lime, gypsum or plaster-of-Paris, chlorine, corrosive acid or fertilizer, insecticides, disinfectants, poisons, explosives, paint, lacquer, varnish, petroleum products, coal products, plastic and synthetic resins, and radioactive materials. This subcategory also includes biomass energy conversion, chemical manufacturing, animal food manufacturing, petrochemical tank farms, gasification plants, smelting, animal slaughtering, oil refining, asphalt and concrete plants, and tanneries. Intensive industrial uses have high potential for external impacts on the surrounding area in terms of noise, vibration, odor, hours of operation, and traffic. This classification does not include rendering.

Recycling Facility. A facility for receiving, temporarily storing, transferring and/or processing materials for recycling, reuse, or final disposal. This use classification does not include facilities that deal with animal matter nor does it include waste transfer facilities that operate as materials recovery, recycling, and solid waste transfer operations, which are classified as utilities.

Reverse Vending Machine. An automated mechanical device that accepts, sorts, and processes recyclable materials and issues a cash refund or a redeemable credit slip.

CRV Recycling Center. A facility available for the general public for the recycling of California Redemption Value (CRV) products such as glass, aluminum cans, and plastic beverage containers as defined by the State's Department of Resources Recycling and Recovery. Processing and sorting is not conducted on-site.

Recycling Processing Facility. A facility that receives, sorts, stores and/or processes recyclable materials.

Research and Development. A facility for scientific research and the design, development, and testing of electrical, electronic, magnetic, optical, pharmaceutical, chemical, and biotechnology components and products in advance of product manufacturing. Includes assembly of related products from parts produced off-site where the manufacturing activity is secondary to the research and development activities.

Salvage and Wrecking. Storage and dismantling of vehicles and equipment for sale of parts, as well as their collection, storage, exchange or sale of goods including, but not limited to, any used building materials, used containers or steel drums, used tires, and similar or related articles or property.

Warehousing, Storage, and Distribution. Storage and distribution facilities without sales to the public on-site or direct public access except for public storage in small individual spaces exclusively and directly accessible to specific tenants. This classification includes mini-warehouses.

Chemical and Mineral Storage. Storage of hazardous materials including, but not limited to: bottled gas, chemicals, minerals and ores, petroleum or petroleum-based fuels, and fireworks.

Indoor Warehousing and Storage. Storage within an enclosed building of commercial goods prior to their distribution to wholesale and retail outlets and the storage of industrial equipment, products and materials including, but not limited to, automobiles, feed, and lumber. Also includes cold storage, draying or freight, moving and storage, and warehouses. This classification excludes the storage of hazardous chemical, mineral, and explosive materials.

Outdoor Storage. Storage of vehicles or commercial goods or materials in open lots.

Personal Storage. Facilities offering enclosed storage with individual access for personal effects and household goods including mini-warehouses and mini-storage. This use excludes workshops, hobby shops, manufacturing, or commercial activity.

Wholesaling and Distribution. Indoor storage and sale of goods to other firms for resale; storage of goods for transfer to retail outlets of the same firm; or storage and sale of materials and supplies used in production or operation, including janitorial and restaurant supplies. Wholesalers are primarily engaged in business-to-business sales, but may sell to individual consumers through mail or internet orders. They normally operate from a warehouse or office having little or no display of merchandise, and are not designed to solicit walk-in traffic. This classification does not include wholesale sale of building materials. (See Construction Sales and Services)

15-6706 Transportation, Communication, and Utilities Use Classifications

Airports and Heliports. Facilities for the takeoff and landing of airplanes and helicopters, including runways, helipads, aircraft storage buildings, public terminal building and parking, air freight terminal, baggage handling facility, aircraft hangar and public transportation and related facilities, including bus operations, servicing, and storage. Also includes support activities such as fueling and maintenance; storage; airport operations and air traffic control; incidental retail sales, coffee shops and snack shops; and airport administrative facilities, including airport offices, terminals, operations buildings, communications equipment, buildings and structures, control towers, lights; and other equipment and

structures required by the United States Government and/or the State for the safety of aircraft operations.

Communication Facilities. Facilities for the provision of broadcasting and other information relay services through the use of electronic and telephonic mechanisms.

Antenna and Transmission Towers. Broadcasting and other communication services accomplished through electronic or telephonic mechanisms, as well as structures and equipment cabinets designed to support one or more reception/transmission systems. Typical uses include wireless telecommunication towers and facilities, radio towers, television towers, telephone exchange / microwave relay towers, cellular telephone transmission/personal communications systems towers, and associated equipment cabinets and enclosures.

Facilities within Buildings. Includes radio, television, or recording studios; telephone switching centers, but excludes Antennae and Transmission Towers.

Freight/Truck Terminals and Warehouses. Facilities for freight, courier, and postal services by truck or rail. This classification does not include local messenger and local delivery services (see Light Fleet-Based Services).

Light Fleet-Based Services. Passenger transportation services, local delivery services, medical transport, and other businesses that rely on fleets of three or more vehicles with rated capacities less than 10,000 lbs. This classification includes parking, dispatching, and offices for taxicab and limousine operations, ambulance services, non-emergency medical transport, local messenger and document delivery services, home cleaning services, and similar businesses. This classification does not include towing operations (see Automobile/Vehicle Sales and Service, Towing and Impound) or taxi or delivery services with two or fewer fleet vehicles on-site (see Business Services).

Transportation Passenger Terminals. Facilities for passenger transportation operations. Includes rail stations and bus terminals, but does not include terminals serving airports or heliports.

Utilities, Major. Generating plants; electric substations; solid waste collection, including transfer stations and materials recovery facilities; solid waste treatment and disposal; water or wastewater treatment plants; and similar facilities of public agencies or public utilities.

Utilities, Minor. Facilities necessary to support established uses involving only minor structures, such as electrical distribution lines, and underground water and sewer lines.

Waste Transfer Facility. A public or private facility that operates as a materials recovery, recycling, and solid waste transfer operation providing solid waste recycling and transfer services for other local jurisdictions and public agencies that are not located within the City of Fresno. The facility sorts and removes recyclable materials (including paper, metal, wood, inert materials such as soils and concrete, green waste, glass, aluminum and cardboard) through separation and sorting technologies to divert these materials from the waste stream otherwise destined for landfill.

15-6707 **Agricultural and Extractive Use Classifications**

Agricultural Labor Housing. Living accommodations for employees and their immediate families employed for the exclusive purpose of agricultural pursuits either on the premises or off site. It includes single or multi-unit dwellings, including mobile homes and dormitories.

Agricultural Processing. Establishments performing a variety of operations on crops after harvest, to prepare them for market on-site or further processing and packaging at a distance from the agricultural area including, but not limited to: alfalfa cubing; hay baling and cubing; corn shelling; drying of corn, rice, hay, fruits, and vegetables; pre-cooling and packaging of fresh or farm-dried fruits and vegetables; grain cleaning and custom grinding; custom grist mills; custom milling of flour, feed, and grain; sorting, grading, and packing of fruits and vegetables, tree nut hulling and shelling; cotton ginning; wineries, alcohol fuel production; and receiving and processing of green material, other than that produced on-site (commercial composting).

Agricultural Support Services. Agriculturally related services, such as storage of agricultural products; sales, maintenance, and repair of farm machinery and equipment; farm animal veterinary clinics; custom farming services; agriculturally related building, feed, and farm supply stores; agricultural waste handling and disposal services (e.g. manure, bedding and litter, composting); and other similar related services. This definition does not include the rendering or transport of deceased animals.

Animal Raising. The raising, grazing, or feeding of animals for animal products, animal increase, or value increase, and dairying as an accessory use on farms with dairy cattle.

Crop Cultivation. The cultivation of tree, vine, field, forage, and other plant crops intended to provide food or fibers. The classification excludes wholesale or retail nurseries (See Nurseries and Garden Centers), but includes plant nurseries where plants are grown for sale either on site or to be sold elsewhere.

Dairy. Shelter and other facilities for the feeding and milking of cattle and the extraction of milk, where the milk may be processed either on or off site.

Mining and Quarrying. The extraction of nonmetallic minerals, including dredging, and sand and gravel pit operations. This classification includes surface mining operations.

Produce Stand. Producer-owned and operated facility for the sale of vegetables, nuts, and other produce grown on the same site or as part of a shared multi-farm operation.

Rendering. A process in which animal tissue waste is converted into value-added materials such as lard, tallow, or high-protein meat and bone meal.

Sales Lot, Feed Lot, Stockyard. An open, fenced lot where cattle are fed prior to slaughter or transport, and which may include auction or other sales activities.

Slaughterhouse. Establishments engaged in the commercial butchering of animals.

Tasting Room. A retail sales facility where customers may taste and purchase beverage and food products grown and/or processed on the site. Products offered for tasting and sale may include wine, beer, olive oil, cheese, and/or other food and beverage products.

Urban Farm. An agricultural use in an urban area, in a zoning district where urban land uses predominate. Urban farms may be of any size, though permit requirements may differ. Community-supported agriculture (CSA) farms, and private farms may all be considered urban farms.

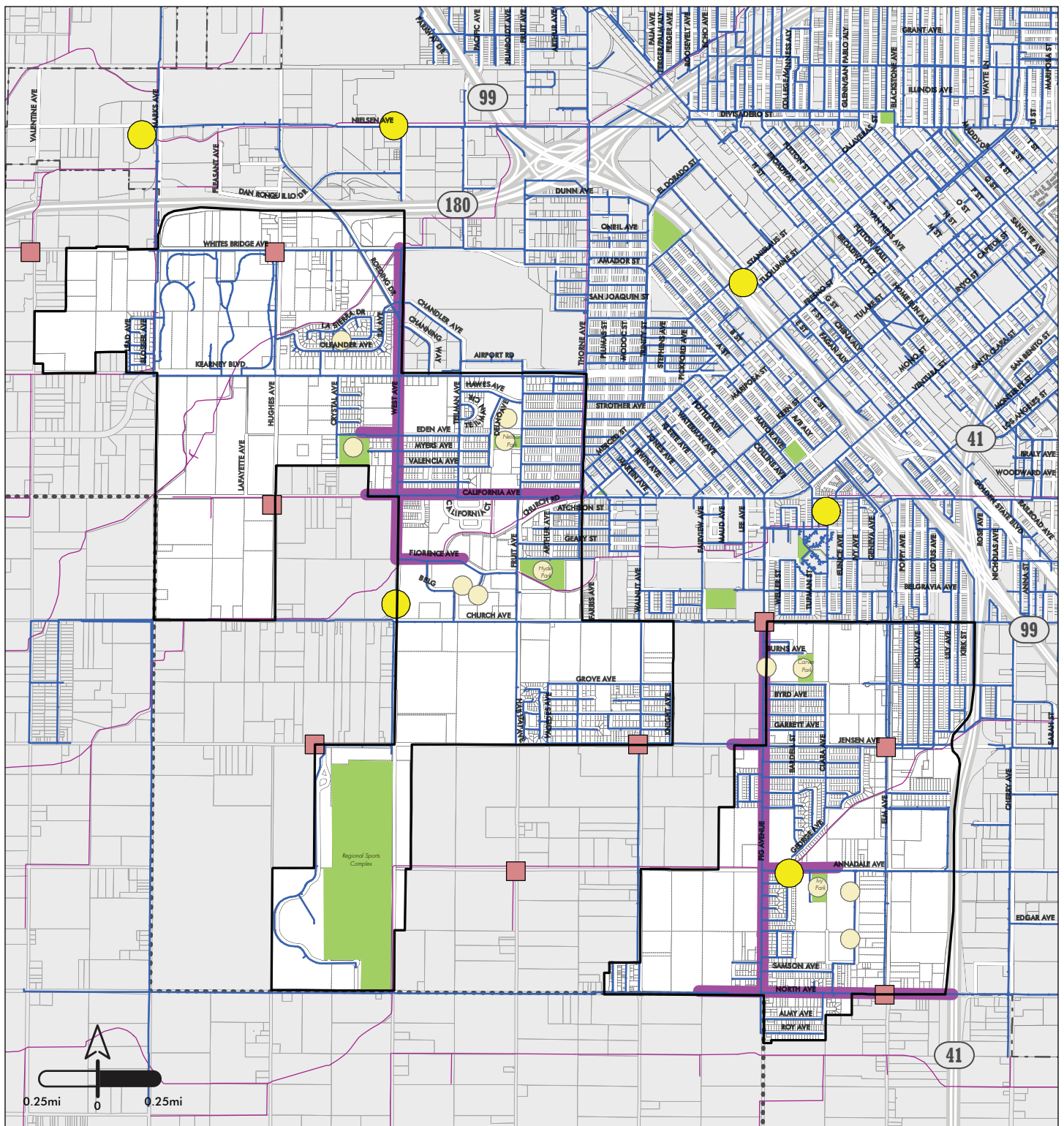


Figure 7.1 Existing Water Infrastructure Map

- | | | |
|---------------------------|---|------------------------------------|
| ----- City Limit | — Existing Water Main | ● Existing Wells |
| Sphere of Influence | — Proposed Recycled Water Main | ■ Proposed Wells |
| — Plan Area | — Fresno Irrigation District Canals and Pipelines | ● Proposed Recycled Water Use Node |
| ■ Park/Open Space | | |

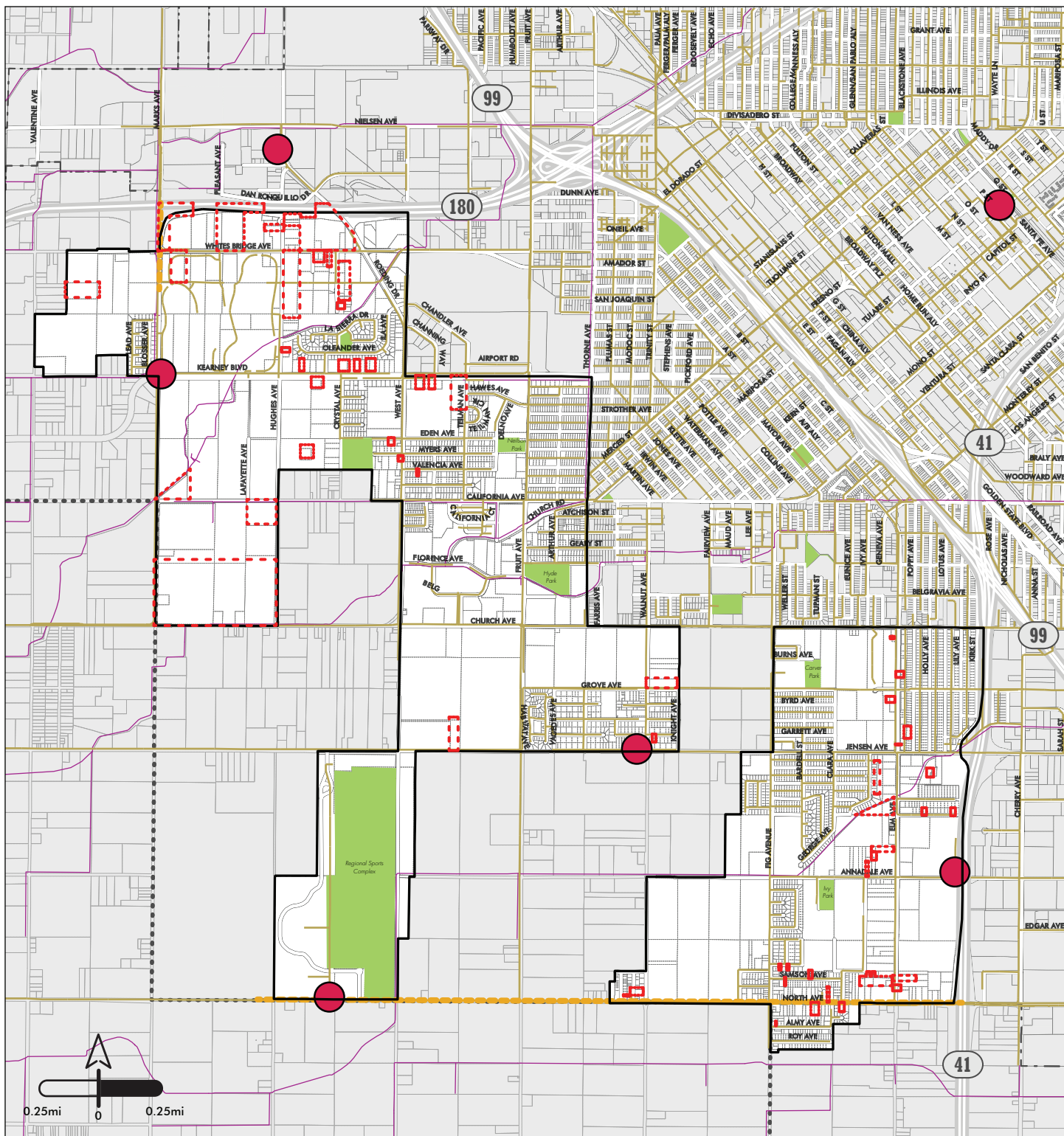


Figure 7.2 Existing Wastewater Infrastructure Map

- | | | |
|---------------------------|--------------------------------|--|
| ----- City Limit | — Sewer Pipe | --- Areas Not Utilizing City Sewer Service |
| Sphere of Influence | --- Sewer Capacity Enhancement | |
| — Plan Area | — Facilities | |
| ■ Park/Open Space | ● Sewer Lift Station | |

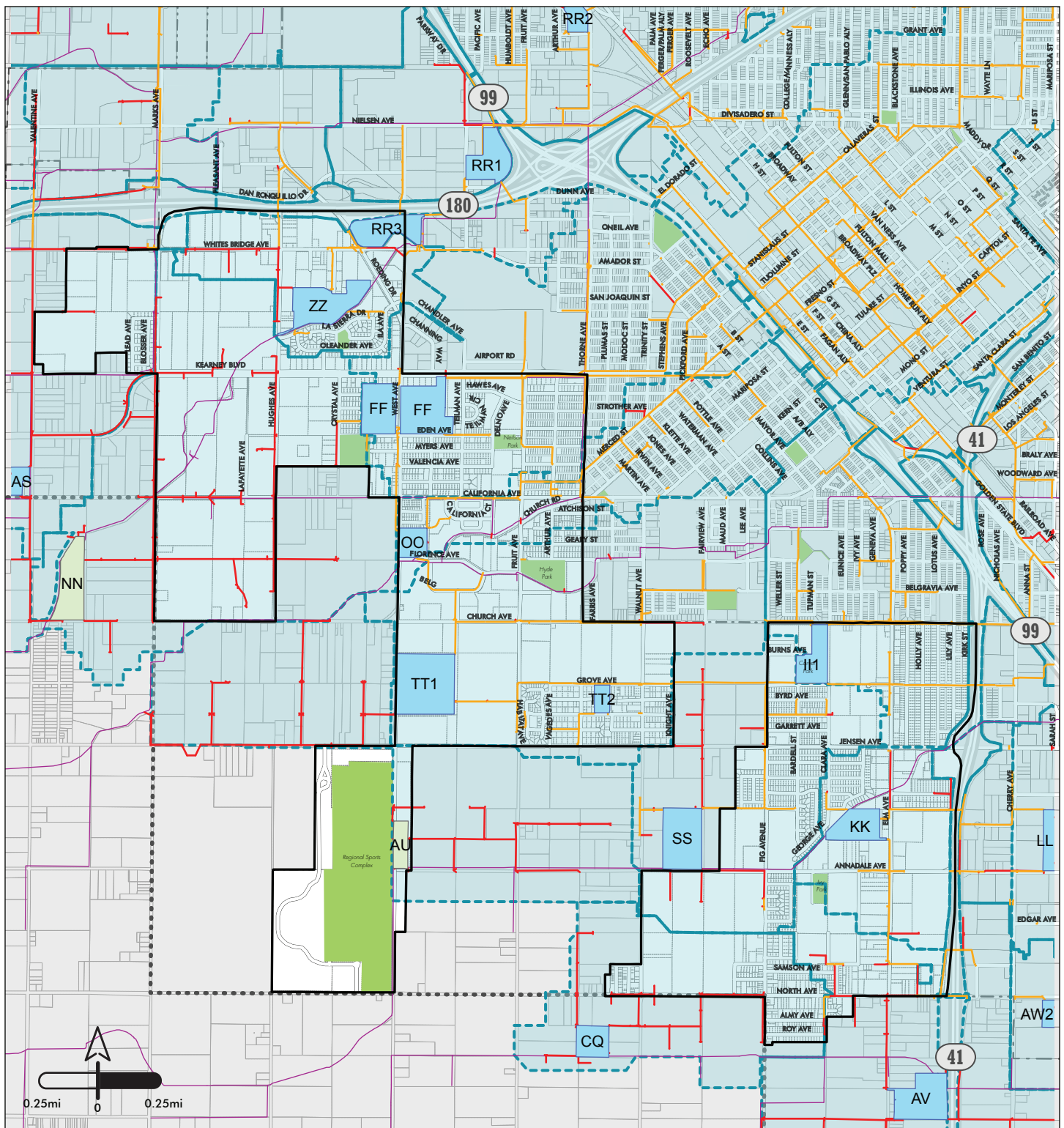
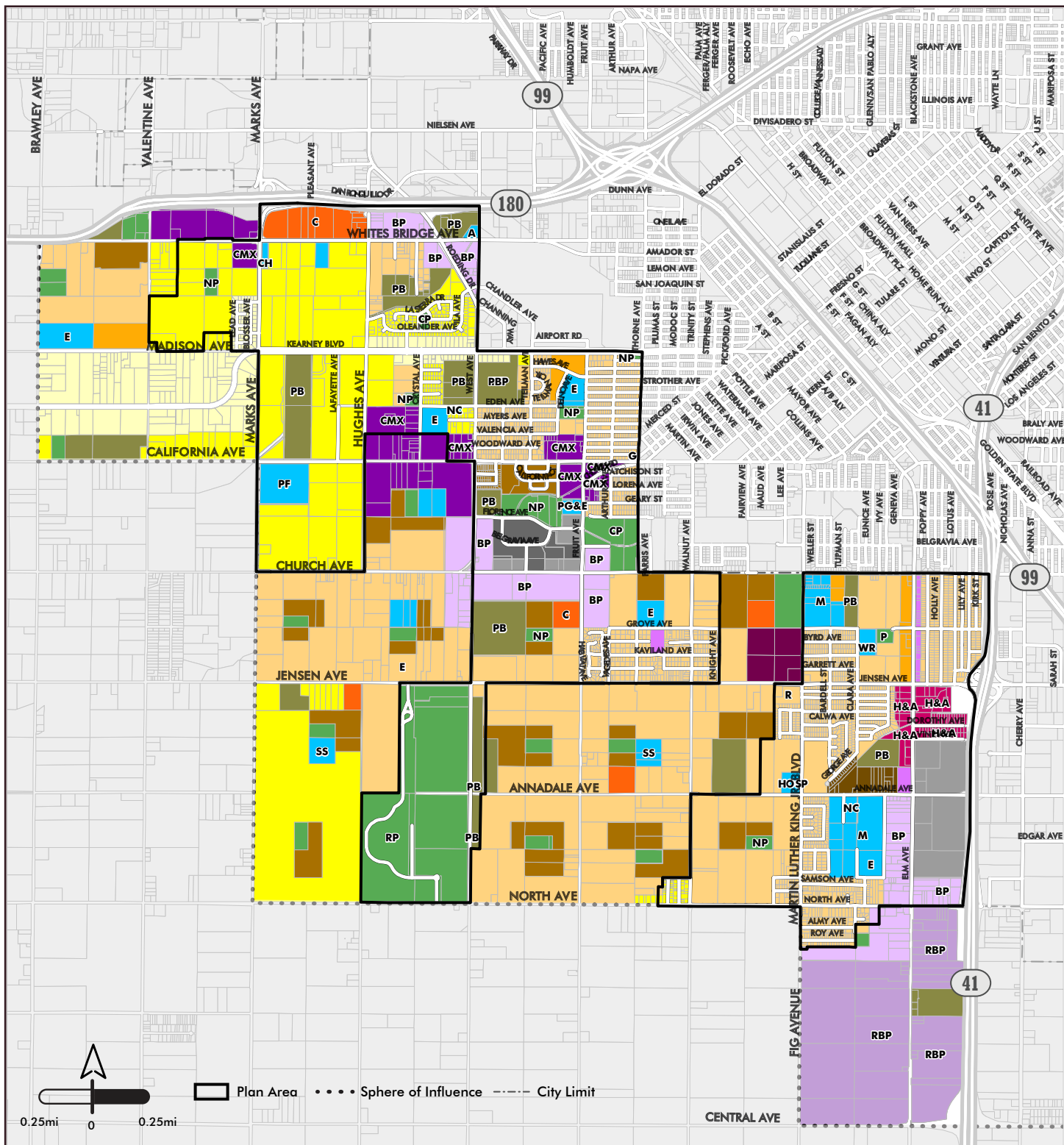


Figure 7.3 Existing Stormwater Infrastructure Map



Fresno General Plan Land Use Map for Southwest Fresno

PARKS STANDARDS

- **Pocket Park.** A park up to 0.5 to 2.0 acres in size, which is intended to serve the needs of a smaller, specific neighborhood located within a half-mile radius of the pocket park. Pocket Parks should include amenities to draw neighbors to the park such as a tot lot, picnic bench, or shade structure. New Pocket Parks developed within new subdivisions are maintained as part of a Home Owners Association (HOA) or Community Facilities District (CFD). Fresno currently is served by 93 pocket parks.
- **Neighborhood Park.** A park of more than 2 and up to 10 acres in size, which provides basic recreational activities for neighborhoods located generally within a one-mile radius. There are two types of Neighborhood Parks, active and passive. These parks contribute to neighborhood identity and accommodate a range of facilities, such as play fields and courts, children's play structures, picnic tables, restrooms, and may include a small center with a multi-purpose room, but also passive recreational features such as walking trails, community gardens, or nature areas. Fresno has 62 neighborhood parks.
- **Community Park.** A park of more than 10 and up to 40 acres in size (typically at least 20 acres), which helps define a community or district and is intended to serve the more active recreational needs of persons who live or work up to a two to four-mile radius. These parks typically include facilities such as lighted sport fields and a community center building with a gym, meeting rooms, and restrooms. Other features may include swimming pools, tennis courts, concession stands, community defining public art, courtyard or plaza. Fresno has 13 community parks.
- **Regional Park.** A large park of more than 40 acres in size, which is meant to serve a large number of residents across a broad area of the city, or around 100,000 residents. Regional parks typically include community park features that allow for a variety of sports and active recreation. Some are large enough to enable Fresno to host local and regional tournaments or events that bring revenue to the City and local businesses in the form of additional patrons and tax revenue generated. Regional parks also provide unique public facilities, such as the Shinzen Japanese Garden, the Chaffee Zoological Gardens, or natural areas with hiking trails, fishing opportunities, and access to the San Joaquin River. Parks that provide unique opportunities, such as river access, have been categorized as a regional park, even though they are less than 40 acres in size. Fresno presently has three City owned regional parks: Woodward, Roeding, and the Regional Sports Complex; and two regional parks owned by other public entities, Camp Pashayan (San Joaquin River Conservancy), and Clovis North High School play fields and facilities (Clovis Unified School District).
- **Trail/Greenway/Parkway.** A network of linear open spaces of varying size, typically intended to accommodate walking and bicycling opportunities for leisure, exercise and commuting purposes. These parkways typically include paved surfaces for bicyclists and walkers, and in appropriate locations may include equestrian trails. Fresno has 19 paths and trails, which are planned to be expanded and eventually form a substantial portion of the Valley Arboretum. Fresno's trail network is described in the Transportation and Mobility Element.

TABLE 5-1: DESIRABLE PARK FACILITY STANDARDS

Park Type	Typical Size	Population Served	Service Area
Pocket	0.5 to 2 acres		Up to ½ mile
Neighborhood	2.01 to 10 acres	10,000 - 15,000	Up to 1 mile radius
Community	10.01 to 40 acres	50,000 - 80,000	Up to 4 mile radius
Regional	More than 40 acres ¹	100,000	100K residents
Trail/Greenway/Parkway	Varies		Entire city

¹ Some parks with less than 40 acres may be classified as Regional if they provide a unique opportunity such as river access.
Source: City of Fresno.

POSS-2-b Park and Recreation Priorities. Use the following priorities and guidelines in acquiring and developing parks and recreation facilities:

- Acquire and develop neighborhood park space in existing developed neighborhoods that are deficient of such space and in areas along BRT corridors that are designated as priorities for encouraging new mixed-use transit-oriented development;
- Provide accessible recreation facilities in established neighborhoods with emphasis on those neighborhoods currently underserved by recreation facilities;

Commentary: As funding permits, the City will strive to make all recreation facilities universally accessible for all residents. Guidelines should also consider the provision for universally accessible facilities in established neighborhoods.

- Improve established neighborhood parks with emphasis on those neighborhoods with the greatest need;
- Acquire and develop neighborhood and community parks in new Development Areas;
- Recognize community parks as a special need in areas that lack these facilities or are planned for transit supportive urban densities, and explore all potential sources of revenue to secure and develop appropriate sites including joint use facilities;
- Develop new special purpose parks, such as outdoor gym equipment, natural resource based trail parks, equestrian centers, dog parks, and amphitheaters, as well as alternative recreation facilities, such as community recreation centers, passive wildlife observation park, cultural heritage and diversity park, military veterans memorial park, and universal access open space park; and
- Acquire and develop park and open space in established neighborhoods and Development Areas, prioritizing existing neighborhoods with the greatest deficiencies, so that all residents have access to park or open space within one-half mile of their residence. Develop these facilities to be fully accessible to individuals with disabilities as required by law.

POSS-3-f Park Design Guidelines. Create, maintain, and apply park design guidelines, with provisions for appropriate amenities for each park type, which may include:

- Minimum and maximum shade.
- Protections from shading by adjacent buildings.
- Accessibility to persons with disabilities.
- Street trees and landscaped median strips in adjacent arterial roads.
- Art and points of attraction.
- Landscape and hardscape features.
- Street furniture, signage, and lighting.
- Food sales and entertainment.

- Restroom facilities, play structures, and picnic shelters.
- Landscape design synthesis with input from civil engineers and hydrologists, educators and daycare providers, fitness trainers and coaches, police officers and experts in crime prevention through environmental design, as appropriate.
- Solar panels, new LED lighting, and water efficiency improvements. Sports field areas designed to allow periodic changes in field locations to minimize wear areas and provide sufficient fields to host regional, state, or national tournaments.
- Using topography to create interesting and visually appealing spaces and forms.
- Use of waterways as a key design influence, a focus of restoration, and an opportunity to provide for public enjoyment of views.
- Reflecting the agricultural and horticultural heritage of the site or area.
- Connecting with surrounding areas in a way that encourages expanded pedestrian activity.
- Creating individual places within a park that respond to the needs of a broad range of park users, from youth to the elderly.
- Creating places of delight that engage the senses.
- Creating places that engage the mind, by treating park features as opportunities for interpretation and questioning.
- Using sustainable design practices, and highlighting these as opportunities for learning.

TRANSPORTATION

Needs further discussion: The location and nature of pedestrian, bicycle, and truck routes in Southwest Fresno remain to be determined.

- The existing pedestrian facilities are sidewalks, which exist on most (but not all) streets in Southwest Fresno. Previous discussions indicated that sidewalks should be installed everywhere there is a street in Southwest Fresno.
- The current 2010 Bicycle, Pedestrian & Trails Master Plan shows very few existing or planned routes in Southwest Fresno. Kearney Boulevard, California Avenue, and Elm Avenue are shown as having existing facilities.
 - The City is currently developing a 2016 Active Transportation Plan (ATP), which would update and build on the 2010 plan. Draft goals for the ATP are shown below.
- Bicycle lanes or routes will become more desired as the neighborhood grows. Bicycle facilities on arterial streets such as Church Avenue, Jensen Avenue, Walnut Avenue, and MLK Jr. Boulevard would connect with many destinations, and would be cost effective to create, but would have to share streets with cars travelling at higher speeds.
- Bicycle facilities on slower minor streets and through neighborhoods may be more comfortable to many users, but would not be as direct.
- Bicycle/pedestrian facilities that are separated from the street (either next to streets such as on Kearney Boulevard or along irrigation ditches or other features) would be most comfortable and safe, but would be very expensive and difficult to connect to each other and over long distances.
- The Highway 41 + North Complete Streets Plan proposes striped bike lanes along North, Elm, and Annadale Avenues, and MLK Jr. Boulevard, along with “road diets” that would reduce travel lanes. Protected bike lanes are also proposed for North Avenue and MLK Jr. Boulevard in the long-term scenario.
- The City of Fresno has designated certain roadways within the City as “truck routes” to facilitate the movement of goods within and through the City. A few of the truck routes along arterials and collectors pass through residential areas, including roadways with residential driveways. These include Jensen Avenue and North Avenue in the southeastern portion of the Specific Plan Area and have been noted to present conflicts with adjacent neighborhoods.

Question: **Review the Draft 2016 ATP goals below. How should the language be refined to accommodate walking and biking in Southwest Fresno? What guiding principles should determine the location and nature of pedestrian and bicycle routes?**

- *Equitably improve the safety and perceived safety of walking and bicycling in Fresno*
- *Increase walking and bicycling trips in Fresno by creating user-friendly facilities*
- *Improve the geographic equity of access to walking and bicycling facilities in Fresno*
- *Fill key gaps in Fresno’s walking and bicycling networks*

Question: **What guiding principles should determine the location and nature of truck routes?**