

**ORDINANCE 2019 - 04**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN JUAN BAUTISTA APPROVING A ZONING TEXT AMENDMENT TO SECTION 11-02-050 TO ALLOW CANNABIS FACILITIES IN INDUSTRIAL ZONING DISTRICTS BY CONDITIONAL USE PERMIT**

**WHEREAS**, the City Council received a recommendation from the Planning Commission by a unanimous vote to amend the City Zoning Code so Cannabis Facilities are allowed in the Industrial Zoning Districts by Conditional Use Permit, and

**WHEREAS**, the City Council finds that the Industrial Zoned properties effected are within the existing City boundary, and public utility services are available to serve the property, and

**WHEREAS**, the City Council reviewed the staff report for the project together with findings that the proposed Zoning Text Amendment is categorically exempt from CEQA (California Environmental Quality Act) review, and

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of San Juan Bautista hereby amends current Zoning Ordinance Section 11-02-050 to allow Cannabis Facilities in Industrial Zoning Districts by Conditional Use Permit as indicated below.

**11-02-050 Permitted and conditional uses by zoning district.**

Use (Residential)	R-1	R-2	R-3	C	MU	I	P	PF	A
Accessory buildings	P, S	P, S	P, S						P, S
Co-housing/shared housing			C		C				
Day care facilities, large	P, S	P, S	P, S	C				C	
Day care facilities, small	P, S	P, S	P, S	C	C			C	P, S
Emergency shelter	C	C	C		P			C	
Farmworker housing		P, S	P, S						P, S
Home occupations	P	P	P		C				P
Hostel			C	C	P				
Manufactured homes	P, S	P, S	P, S						P, S
Mobile home parks	P, S	P, S	P, S						
Multiple-family dwellings		P, S	P, S		P, S				
Rooming and boarding		C, S	C		C, S				

Use (Residential)	R-1	R-2	R-3	C	MU	I	P	PF	A
Residential care facilities – Small 1 – 6	P, S	P, S	P, S		C, S				
Residential care facilities – Large 7+	P, S	P, S	P, S		C, S				
Residential located above commercial				C	P				
Secondary units	P, S	P, S	P, S		C				P, S
Single-family dwellings	P	P							P, S
Transitional housing, homeless shelter	P, S	P, S	P, S		C			C	P, S
Two-family dwellings		P, S	P, S						

P – Permitted Use; C – Conditional Use; S – Site Review

Use (Commercial)	R-1	R-2	R-3	C	MU	I	P	PF	A
Adult entertainment facility						C			
Agricultural machinery sales and service						P			
Agricultural processing facilities, when processing products raised on the same property									C
Agricultural uses that are soil-dependent, including crop and tree farming, dry land farming, livestock farming, greenhouses, and vineyards									P
Agriculture – wholesale animal-raising facilities									C
Alcoholic beverage, off-site sales				P	P	P			
Alcoholic beverage, on-site sales				P	P	C			
Ambulance services				C		P		C	
Animal boarding and services						C			C
Animal Hospital/Veterinary Office						C			
Antennas and telecommunications facilities				C	C	C		C	C
Antique and Collectible Shops				P	P	C			
Assembly use		C	C	C	P			C	
Auction House									

Use (Commercial)	R-1	R-2	R-3	C	MU	I	P	PF	A
Automated Teller Machines (ATMs)				C	C				
Automobile sales and service						P			
Automobile service stations				C		C			
Automobile parts				P	C	P			
Automobile storage						C			C
Automobile washing				C		C			
Bakeries, retail				P	P				
Bakeries, wholesale						P			
Bank				P	P				
Bed and Breakfast Inns		P	P	P	C				
Bicycle sales, rentals and repair				P	P	P			
Boat sales						P			
Bowling Alley				C		P			
Brewery				C	C	P			
Broker (Auto, Mortgage, Stock)				P	P				
Building and landscape materials sales and services indoor				P	C	P			
Building and landscape materials sales and services outdoor				P/S		P/S			
Business Support Services				P	P				
Cannabis Facilities						C			
Catering Services				P		P			
Card Room				C	C	C			
Cemeteries, public and private								P, S	
Classes, art, dance, gymnastic, exercise, music or special education				C	C	C		C	
Commercial Filming									

Use (Commercial)	R-1	R-2	R-3	C	MU	I	P	PF	A
Commercial Recreation and Entertainment									
Communication facilities						P		C	
Community Gardens	C	C	C		C			C	
Contractor's Yard									
Convenience stores		C	C	C	C				
Convenience stores with gas pumps									
Dance, Gymnastic, and Music Studios									
Drug stores				P	P				
Entertainment, Live (excluding adult entertainment)									
Equipment sales, service, and rentals									
Farm/marine equipment sales, rentals, and services in an enclosed commercial building						P			
Feed Store									
Financial businesses/services				P	P				
Fitness/health facility				C	C	P			
Food and beverage sales, wholesale						P			
Fortunetelling				C	C				
Fuel and Ice Dealers				C		C			
Funeral and interment services				C		C			
Galleries, Arts and Crafts, and Artist's Studios					P				
Garages, public and storage						C			
Golf course								C	
Grocery stores and Delis				P	P				
Health and Fitness Clubs				C	C	C			
Ice cream shops				P	P				

Use (Commercial)	R-1	R-2	R-3	C	MU	I	P	PF	A
Inn			C	C	C				C
Laboratories				C		P			
Laundromats, dry cleaning				P	C				
see above building									
Live-Work Units – One or Two									
Live-Work Units – Two or More									
Maintenance and repair services (nonautomotive)				C	C	P			
Manufacturing, assembly, packaging, processing, and other industrial operation where all emissions are effectively confined						P			
Medical clinics and laboratories				P		P			
Motels and hotels				C	C				
Bars and Nightclubs, with entertainment				C	C				
Offices (business, professional, administrative, and executive)				P	P	P			
Outdoor dining, as an accessory use to a principal on-site restaurant				C	C				
Pawn Shops				C	C				
Personal services (barber, beauty salon, nails, skin care)				P	P				
Pet store, including grooming as long as no kenneling services are provided					P				
Plant nursery - Indoor						P			P
Plant nursery - Outdoor				C	C	C			
Bed and Breakfast		C	C	C	C				C
Pool and Billiards Establishment				C	C				
Printing, publishing services						P			
Public utilities facilities	C	C	C	C		C	C	C	C
Recreation facilities				C		P	C	C	C

Use (Commercial)	R-1	R-2	R-3	C	MU	I	P	PF	A
Recreational Vehicle Parks			P						
Recycling facility,						P			
Recycling drop-off				C	C	P			
Research and Development						C			
Restaurant			C	P	P			C	
Restaurant, limited to six (6) seats			C	P	P			C	
Retail shops				P	P				
Secondhand or Consignment Shops				C		C			
Shopping Centers				P	C				
Studio (art, dance, music, photography)				P	P			C	
Special event				C	C	C	C	C	
Swap meets						P			
Tattoo or Body Piercing Parlors				C	C	C			
Theater				C	C				
Tow Yard						C			
Warehousing					C	P			
Wineries						C			C
Wine tasting				P	P	C			

P – Permitted Use; C – Conditional Use

Use (Public)	R-1	R-2	R-3	C	MU	I	P	PF	A
Clubs and Lodges				P		C		C	
Community centers		C	C		P		C	C	
Convalescent Hospitals/Nursing Homes				P	C	C			
Cultural or historical establishment (museum, library, etc.)	C	C	C	C	P		C	C	

Use (Public)	R-1	R-2	R-3	C	MU	I	P	PF	A
Government Offices				P	P	P		P	
Historic sites, State or other publicly owned	C	C	C	C	C	C	C	C	C
Hospitals and facilities incidental or appurtenant thereto, public or private						C		C	
Parking lot, public				C	C			C	
Parks and playgrounds, public	P	P	P	P	P	P	P	P	P
Public Safety Facilities						C		C	
Public Utility Service Yards						C			
Recreation facilities, noncommercial	C	C	C						
Religious Assembly									
Religious Institution									
Schools	C	C	C	C	C			C	
Utilities									

P – Permitted Use; C – Conditional Use S - Site and design review (staff and Planning Commission)

**THE FOREGOING ORDINANCE** was first read at a regular meeting of the San Juan Bautista City Council on the 16<sup>th</sup> day of July, 2019, and adopted at a regular meeting of the San Juan Bautista City Council on the 20<sup>th</sup> day of August, 2019 by the following vote:

**AYES:** Freeman, Jordan, Edge, Flores

**NOES:** None

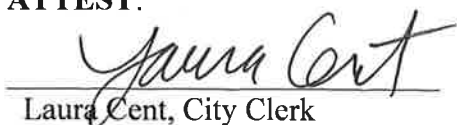
**ABSENT:** DeVries

**ABSTAIN:** None



César E. Flores, Mayor

**ATTEST:**



Laura Cent, City Clerk