

AGENDA
YREKA PLANNING COMMISSION
Yreka City Council Chamber – 701 Fourth Street, Yreka, Ca.
February 20, 2013 at 6:30 P.M.

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

This is an opportunity for members of the public to address the Commission on subjects within its jurisdiction, whether or not on the agenda for this meeting. The Commission reserves the right to reasonably limit the length of individual comments. For items that are on this agenda, speakers may request that their comments be heard instead at the time the item is to be acted upon by the Commission. The Commission may ask questions, but may take no action during the Public Comment portion of the meeting, except to direct staff to prepare a report, or to place them on a future agenda.

SPEAKERS: Please state your name and mailing address so that City Staff can respond to you in regard to your comments, or provide you with information, if appropriate. You are not required to state your name and address if you do not desire to do so.

1. Consent Calendar - Discussion/Possible Action – All matters listed under the consent calendar are considered routine and will be enacted by one motion unless any member of the Planning Commission wishes to remove an item for discussion or a member of the audience wishes to comment on an item. The City Manager recommends approval of the following consent calendar items:
 - a. Approval of the minutes of the meeting held on January 16, 2013.
 - b. Approval of a one year extension of Use Permit # 3568 to construct, establish and operate a 6,400 sq. ft. restaurant and a 4,125 sq. ft. retail/office building with 111 parking spaces on a project site of 1.7 acres.
Applicant: MK & A, LLC dba Casa Ramos by Marco Ramos
Location: 1515 S. Main Street/175 Greenhorn Road - Assessor's Parcel # 062-041-050
2. Discussion/Possible Action – Interpretation of Yreka Municipal Code 16.34.050 to allow the use of Taxidermy as a permitted use in C-2 Zone under the subtitle of Art Studios.

City Manager's Report.

Solar Installation on existing roofs in Historic District.

Commissioner's Statements and Comments

Adjournment

Decisions of the Planning Commission relating to CEQA compliance, use permits, variances, and signs may be appealed to the City Council by filing a written notice of appeal within 10 calendar days of the decision with the City Clerk. Appeals relating to tentative subdivision maps must be filed within 10 days. There is a \$150.00 filing fee for any such appeal plus publication fee if required.

All documents produced by the City which are related to an open session agenda item and distributed to the Planning Commission are made available for public inspection in the City Clerk's office during normal business hours.

In compliance with the requirements of the Brown Act, notice of this meeting has been posted in a public accessible place, 72 hours in advance of the meeting.

In compliance with the Americans with Disabilities Act, those requiring accommodations for this meeting should notify the City Clerk 48 hours prior to the meeting at (530) 841-2324 or by notifying the Clerk at casson@ci.yreka.ca.us.

MINUTES OF THE REGULAR MEETING OF THE
YREKA PLANNING COMMISSION HELD
ON THE 16TH DAY OF JANUARY, 2013

On the 16th day of January, 2013 at 6:30 p.m., the Planning Commission of the City of Yreka met in the City Council Chamber in said city in regular session. The meeting was called to order by Chair Leal and present were:

Commissioners: Deborah Baird, Diane Knitter, Steve Leal, Paul McCoy, Barry Ohlund, Matt Osborn and Richard Rolzinski. Absent: None

PUBLIC COMMENTS - None.

Consent Calendar: Chair Leal announced that all matters listed under the consent calendar are considered routine and will be enacted by one motion unless any member of the Planning Commission wishes to remove an item for discussion or a member of the audience wishes to comment on an item:

Approval of Minutes of the regular meeting held on December 19, 2012.

Following Commission discussion, Commissioner Ohlund moved to approve the items on the consent calendar as submitted.

Commissioner McCoy seconded the motion, and upon roll call, the following voted YEA: Baird, Knitter, Leal, McCoy, Ohlund, Osborn and Rolzinski.

Chair Leal thereupon declared the motion carried.

ADOPT RESOLUTION NO. PC - 33 & PC - 34

City Manager Steve Baker reported that the City is contemplating the sale of two parcels. Under Government Code Section 65402, prior to the sale of these properties, the Planning Commission is to make a determination that the disposition of these properties is in compliance with the City's General Plan.

The parcels being considered for sale are:

1. **307 North Street.** The North Street Apartment building, (consisting of six apartments) was purchased in 2003 as part of a proposed project to add additional parking behind the existing businesses on Miner Street. Due to the high cost of construction and on-going costs of maintenance, this project has been abandoned. The City is proposing to dispose of the property through a sale.

Parking is referenced on page 2-9 of the City's General Plan. The specific language is:

Adequate vehicle parking is required to support existing and future development within the City. The placement and type of parking must accommodate the needs of businesses who view parking as a marketing tool; pedestrians who can view parking as a barrier when it blocks walking paths; motorists who want to park as close to their destination as possible; and, residents who desire both on and off street parking. Within all types of land uses, on -site parking is required to provide for

the majority of the parking demand created by the use. Specific parking requirements are established by City Ordinances.

While the provision of additional parking for the downtown historic district may be beneficial, there are significant areas of under-utilized parking currently and the uses on Miner Street are not expected to increase significantly enough in intensity to require additional parking.

2. **320 W. Miner Street.** The Black's Building (also known as the Seed and Grain building) consisting of a commercial building was purchased in 2005 as part of a plan to create a pass-through to parking lots behind the businesses on Miner Street. Due to the high cost of demolition, construction of a plaza and retrofitting the existing walls of the building, in addition to the costs of improving the parking lots behind Miner Street, this project has been abandoned. The City is proposing to dispose of the property through a sale or possibly a less than fee interest (i.e. long term lease) for reuse as a commercial building.

The pedestrian access through the demolition of the building at 320 Miner Street was to give additional access to the parking areas from Miner Street. With the decision not to expand and improve the parking lots behind the Miner Street businesses, the reason for the pedestrian way is significantly diminished.

In conclusion, City Manager Baker stated that it is staff's recommendation that the Planning Commission adopt Resolutions PC 33 & PC 34 as submitted.

Resolution # PC 33 of the Planning Commission of the City of Yreka finding that the proposed disposition by sale of certain real property located at 307 North Street, Yreka, CA conforms to the General Plan of the City of Yreka.

Resolution # PC 34 of the Planning Commission of the City of Yreka finding that the proposed disposition by sale of certain real property located at 320 W. Miner Street, Yreka, CA conforms to the General Plan of the City of Yreka.

Following Commission discussion, Commissioner Ohlund moved to adopt Resolution No. PC-33 and PC-34 as submitted.

RESOLUTION PC-33

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF YREKA FINDING THAT THE PROPOSED DISPOSITION BY SALE OF CERTAIN REAL PROPERTY LOCATED AT 307 NORTH STREET, YREKA, CA CONFORMS TO THE GENERAL PLAN OF THE CITY OF YREKA.

WHEREAS, There is a City-owned apartment building on the property at 307 North Street, Yreka, CA; and

WHEREAS, the City Council has found that the sale of this property is in the common interest; and

WHEREAS, City staff has analyzed the proposed disposal of real property to ensure the conformity of the proposal with the goals, policies, and actions of the City of Yreka's current General Plan; and

WHEREAS, The Planning Commission conducted a public meeting to review and consider the conformity of the proposed disposal of real property with the General Plan on January 16, 2013; and

WHEREAS, The Planning Commission has determined that the disposal of real property is in conformance with the General Plan because the parcel would retain a General Plan land use designation of commercial Historic Downtown (HD) and would allow the use of residential apartment dwellings;

WHEREAS, pursuant to Title 14 of the California Code of Regulations, Section 15061(b)(3) that this action is exempt from the requirements of the California Environmental Quality Act (CEQA) in that it is not a Project which has the potential for causing a significant effect on the environment; and

NOW, THEREFORE, THE PLANNING COMMISSION DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. The Commission hereby finds and determines that the foregoing recitals are true and correct, and hereby reports that the disposal of the real property at 307 North Street, Yreka CA is in conformance with the City of Yreka General Plan, goals, policies and action.

Section 2. This Resolution shall take effect immediately upon its passage.

RESOLUTION PC-34

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF YREKA FINDING THAT THE PROPOSED DISPOSITION BY SALE OF CERTAIN REAL PROPERTY LOCATED AT 320 W. MINER STREET, YREKA, CA CONFORMS TO THE GENERAL PLAN OF THE CITY OF YREKA.

WHEREAS, There is a City-owned Commercial building on the property at 320 W. Miner Street, Yreka, CA; and

WHEREAS, City staff has analyzed the proposed disposal of real property to ensure the conformity of the proposal with the goals, policies, and actions of the City of Yreka's current General Plan; and

WHEREAS, The Planning Commission conducted a public meeting to review and consider the conformity of the proposed disposal of real property with the General Plan on January 16, 2013; and

WHEREAS, The Planning Commission has determined that the disposal of real property is in conformance with the General Plan because the parcel would retain a General Plan land use designation of Commercial Historic Downtown (HD) and would allow the use of a downtown commercial district; and

WHEREAS, pursuant to Title 14 of the California Code of Regulations, Section 15061(b)(3) that this action is exempt from the requirements of the California Environmental Quality Act (CEQA) in that it is not a Project which has the potential for causing a significant effect on the environment; and

NOW, THEREFORE, THE PLANNING COMMISSION DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. The Commission hereby finds and determines that the foregoing recitals are true and correct, and hereby reports that the disposal of the real property at 320 W. Miner Street, Yreka CA is in conformance with the City of Yreka General Plan, goals, policies and actions.

Section 2. This Resolution shall take effect immediately upon its passage.

Passed and adopted this 16th day of January 2013, by the following vote:

Commissioner McCoy seconded the motion, and upon roll call, the following voted YEA: Baird, Knitter, Leal, McCoy, Ohlund, Osborn and Rolzinski.

Chair Leal thereupon declared the motion carried.

COMMISSIONER'S STATEMENTS & COMMENTS

There being no further business before the Commission, the meeting was adjourned.

Steve Leal, Chair
Approved by motion of the Planning
Commission on February 20, 2013

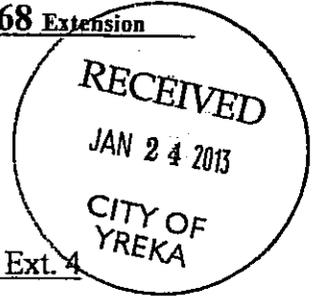
Planning Department
701 Fourth Street, Yreka, CA 96097
(530) 841-2324
Extension - Permit

Permit #: 3568 Extension

Time Extension - Fee \$60.00

Check

Cash



APPLICANT: MK & A, LLC dba: Casa Ramos by Marco Ramos

PHONE#: (530) 842-2098 Ext. 4

APPLICANT ADDRESS: 1285 S. Main Street, Yreka, CA 96097

IF OTHER THAN APPLICANT,
NAME OF PROPERTY OWNER: Marco Ramos Holdings LLC

PROPERTY OWNER ADDRESS: 1285 S. Main Street, Yreka, CA 96097

PROJECT LOCATION: 1515 S. Main St./ 175 Greenhorn Rd.

ASSESSOR PARCEL NUMBER: 062-041-050

DESCRIPTION OF PROPOSED PROJECT: Request extension of Use Permit # 3568 to construct, establish and operate a 6, 400 sq. ft. restaurant and a 4, 125 sq. ft. retail/office building with 111 parking spaces on a project site of 1.7 acres.

Applicant agrees to comply with any terms or conditions of any entitlement issued or permit by the City pursuant to this application.

PROPERTY OWNER'S SIGNATURE:
(REQUIRED) [Signature]

APPLICANT SIGNATURE [Signature]

DATE: 1/18/13

***** TO BE COMPLETED BY CITY STAFF: *****

DATE APPLICATION RECEIVED: _____

ZONE: CH

GENERAL PLAN DESIGNATION: GC

CITY OF YREKA
Planning Department

PERMIT

APPLICANT: MK & A, LLC dba Casa Ramos by Marco Ramos TELEPHONE: (530) 842-2098 Ext. 4

APPLICANT ADDRESS: 1285 S. Main Street, Yreka, CA 96097

IF OTHER THAN APPLICANT,
NAME OF PROPERTY OWNER: Marco Ramos Holdings LLC

PROPERTY OWNER ADDRESS: 1285 S. Main Street, Yreka, CA 96097

PROJECT LOCATION: 1515 S. Main Street / 175 Greenhorn Rd., Yreka, CA 96097

A.P. #: 062-041-050 GENERAL PLAN DESIGNATION: GC ZONE: CH

DESCRIPTION OF PROPOSED PROJECT: Request extension of Use Permit # 3568 to construct,
establish and operate a 6,400 sq. ft. restaurant and a 4,125 sq. ft. retail/office building with 111 parking
spaces on a project site of 1.7 acres.

ENVIRONMENTAL REVIEW:

- No Impact Environmental Impact Report Negative Declaration
 Categorical Exempt 15332 Statutorily Exempt

NOTICE OF DETERMINATION FILED (DATE): _____

PLANNING COMMISSION APPROVAL

APPROVED, (Date of approval): _____ DENIED, (Date of denial): _____

FINDINGS/CONDITIONS: _____

DATE ISSUED: _____ BY: _____

(City of Yreka Authorized Signature)

CITY OF YREKA
USE PERMIT NO. 3568 Extension
FINDINGS & CONDITIONS OF APPROVAL

The following findings of fact have been determined by the Planning Department.

1. The construction, establishment and operation of a 6,400 sq. ft. restaurant and a 4,125 sq. ft. retail/office building with 111 parking spaces on a project site of 1.7 acres will not:
 - a. be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood, and will not be detrimental to the harmonious and orderly growth of the City of Yreka.
 - b. be detrimental to property or improvements in the neighborhood and the commercial use will not impair the desirability of investment or occupation in the vicinity.
 - c. cause unreasonable vehicular traffic, parking congestion, noise, nuisance, or odors.
 - d. adversely affect matters regarding police protection, crime prevention, and security.
 - e. adversely affect circulation or traffic patterns in the neighborhood or constitute a nuisance.
2. The use is compatible with the policies and objectives of the zoning ordinance.

The following conditions shall be complied with at all times that the use permitted by this permit occupies the premises:

1. Permittee granted a permit to construct, establish and operate a 6,400 sq. ft. restaurant and a 4,125 sq. ft. retail/office building with 111 parking spaces on a project site of 1.7 acres at the location set forth in the application, subject to full compliance with applicable city and state codes. The premises shall not be occupied or opened to the public until all conditions hereinafter set forth have been complied with by the permittee.
2. Adequate off-street parking facilities shall be provided as follows: one (1) space for each three seats plus one space for each employee of the maximum working shift for the restaurant use and one space for each two hundred square feet of floor area for retail/office use as set forth in Sections 16.54.020.A.5(a) and 16.54.020.A.2(a) of the Yreka Municipal Code. As submitted the project requires 109 parking spaces.
3. The off-street parking plan and facilities approved by the Planning Commission shall not be deviated from unless prior approval of the Planning Commission is secured, and all

loading, customer, and employee parking areas, access drives and aisles shall be paved and striped and bumper rails or other barriers shall be provided, as determined by the Director of Public Works and in accordance with Section 16.54.090 of the Yreka Municipal Code.

4. Parking required for disabled persons shall be marked, posted, and maintained in accord with provisions of the Motor Vehicles Code and any other law or regulation now or hereinafter enacted relating to parking for disabled persons.

5. Use shall be conducted in accordance with the site plan as submitted and no alterations shall be made of the building location(s) parking and landscaping without prior approval of the Planning Commission; provided, however, upon request of the Permittee and showing of good cause, the City Manager is authorized to permit minor modifications of the site plan without resubmission to the Planning Commission.

6. Submittal of a revised landscape plan that complies with the City's landscape standards as set forth in Section 16.52.030 of the Yreka Municipal Code, and for modifications needed to assure adequate visibility at the project entrances plus other modifications as recommended for review at the next Technical Committee meeting. The City Manager is authorized to approve the modified plan following the Technical Committee review

7. All landscaping shall be installed, maintained, and replaced as necessary as depicted on the approved landscape plan.

8. Permittee shall obtain an encroachment permit from Caltrans for any work done within the State Route 3 right of way.

9. Permittee shall obtain an encroachment permit from City of Yreka for any work done in the Greenhorn Road right of way and for construction of and/or connection to any City sewer, water, or storm drain. Plans prepared by a registered civil engineer may be required for the Department of Public Works, in addition to the plans prepared for the Building Department, for any public infrastructure improvements that need to be constructed.

10. Permittee shall install a backwater valve on the sewer lateral as required by the California Plumbing Code.

11. Pursuant to Section 16.54.090 of the Yreka Municipal Code the on-site lighting shall be designed to prevent unreasonable glare to adjoining properties and controlled by such reasonable means as are practical to prevent sky-reflected glare.

12. Permittee shall submit a storm water detention analysis for review and approval of the Director of Public Works and/or Building Official prior to start of construction. On-site detention may be required.

13. Permittee shall comply at all times with the zoning district regulations for a CH zone as

set forth in section 16.36 of the Yreka Municipal Code.

14. Permittee shall obtain a building permit and shall pay the necessary fees therefore prior to making any building, electrical, mechanical, or plumbing installations and/or improvements. Public infrastructure improvements such as curb, gutter, sidewalk, streetlights, wheel chair ramps, driveway approaches and asphalt concrete street pavement may be required upon issuance of a building permit in accordance with Yreka Municipal Code Section 11.24.030. Plans prepared by a registered civil engineer may be required for the Department of Public Works, in addition to the plans prepared for the Building Department, for any public infrastructure improvements that need to be constructed.

15. Permittee shall secure a Certificate of Occupancy and approval of the Building Official and Fire Marshal that structure meets building standards and fire regulations of the Uniform Building and Fire Codes prior to use of subject restaurant or retail/office space.

16. No signs shall be placed on the premises without prior approval of the Planning Department.

17. Permittee shall secure an annual City business license to carry on the business of a restaurant and/or retail sales.

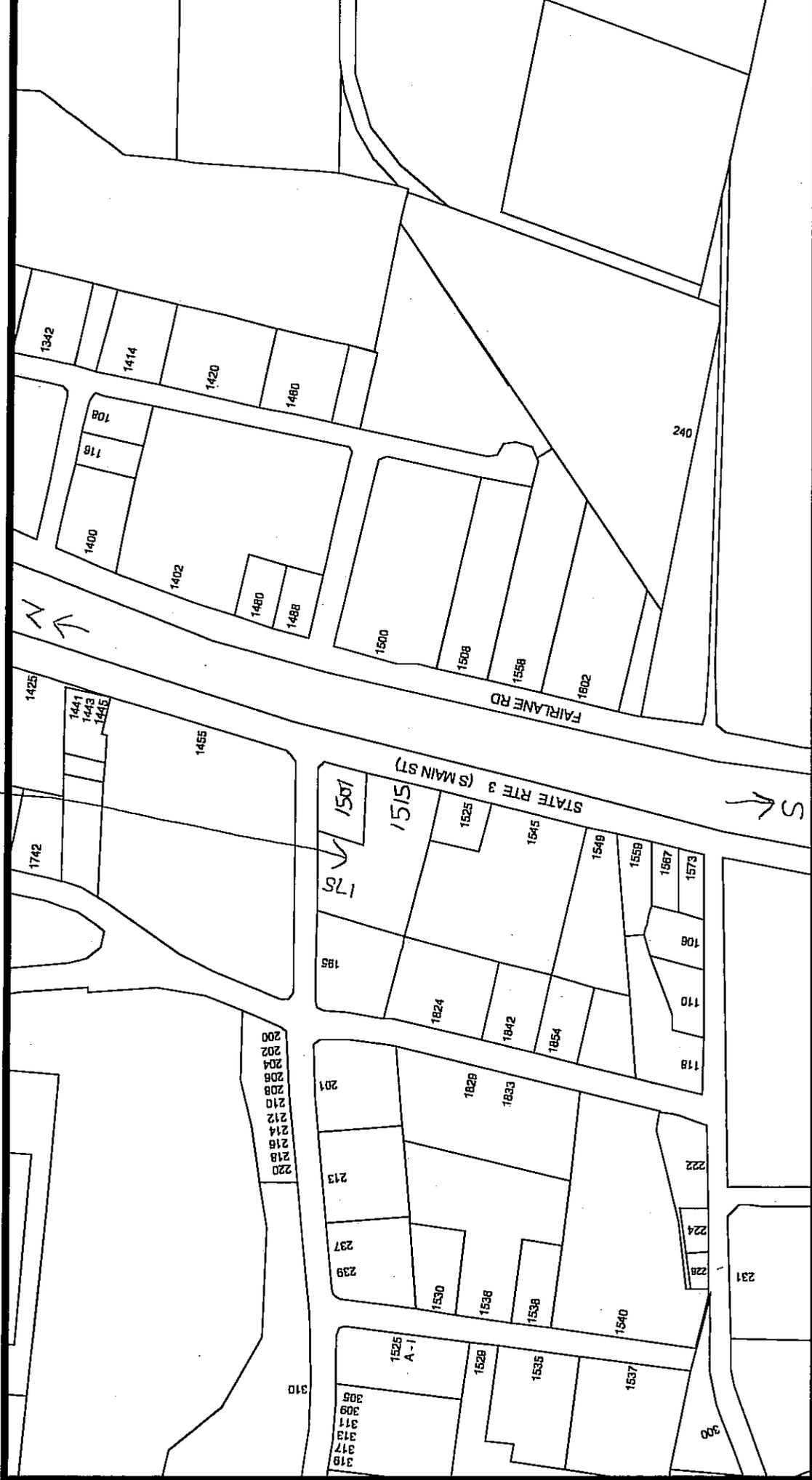
18. Use permit granted in accordance with the terms of this title may be revoked if any of the conditions or terms of such permit are violated or if any law or ordinance is violated in connection therewith, or if the Planning Commission finds, with the concurrence of the City Council, that the continuance of the use permit will endanger the public health, safety, or welfare.

19. The site plan approval shall expire and terminate if not used within one (1) year from the date of approval unless, prior to the expiration of one year, a building permit is issued and construction is commenced. Approval may be extended upon written application to the Planning Commission before expiration of the first approval.

Date: February 15, 2006

One year extension granted:	February 12, 2007
One year extension granted:	February 20, 2008
One year extension granted:	February 18, 2009 (modified)
One year extension granted:	February 17, 2010
One year extension granted:	February 16, 2011 (modified)
One year extension granted:	January 30, 2012. (administrative approval)

Site



Tax Area Code
7-00

62-04

POR. OF N 1/2 OF SEC. 34 T45N R7W

SOUTHERN INDUSTRIAL ADD.

ANNEXED TO TOWN OF TREGA CITY FEB. 6 1893

BOOK 01
PAGE 36

P.M.B. 7-105
P.M.B. 11-106

P.M.B. 11-148
P.M.B. 11-179
P.M.B. 11-177

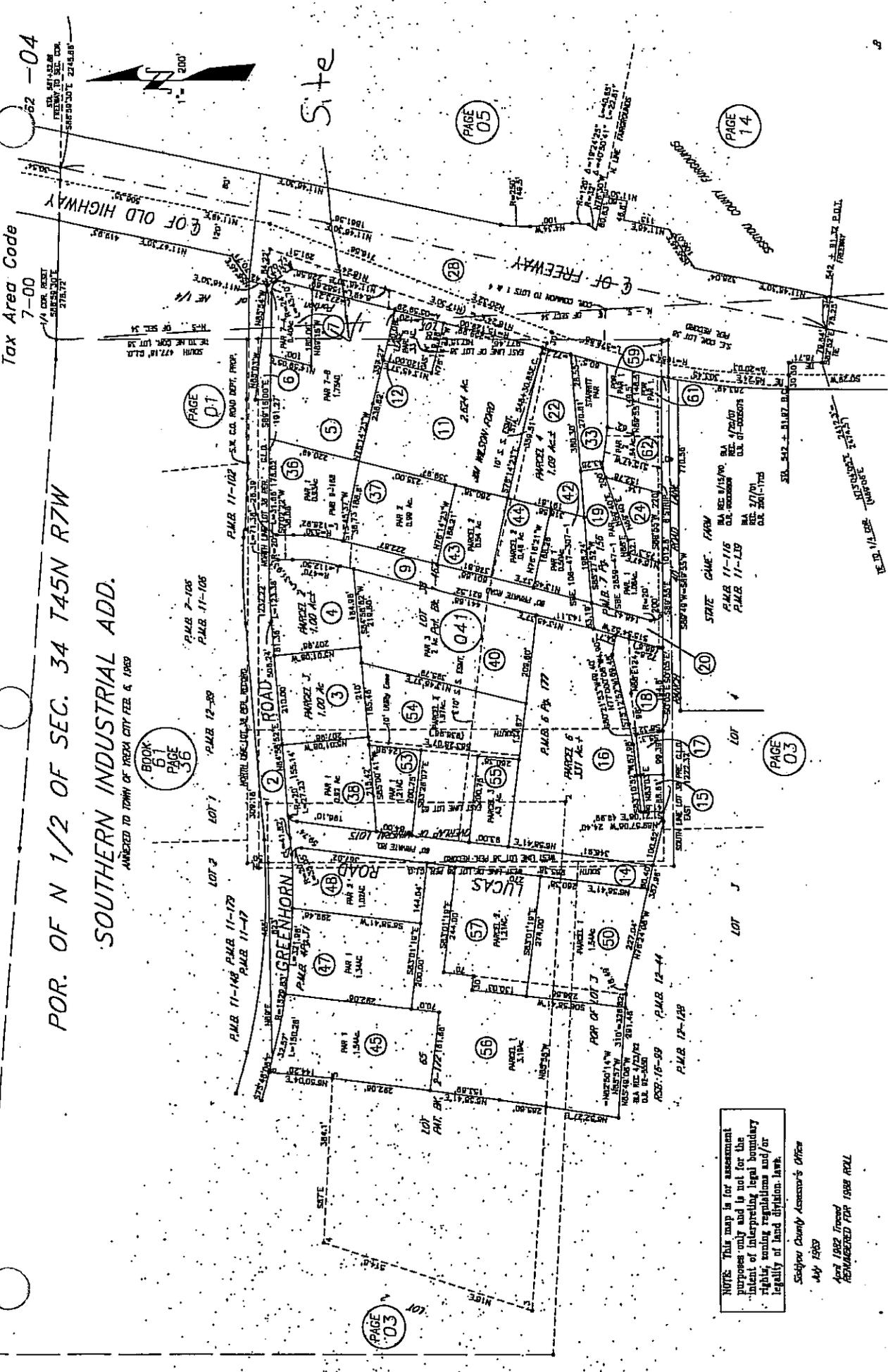
P.M.B. 12-39

PAGE 01

PAGE 05

PAGE 14

PAGE 03



NOTE: This map is for assessment purposes only and is not for the intent of interpreting legal boundary rights, zoning regulations and/or legality of land division laws.

Seigler County Assessor's Office
July 1989

April 1982 Inwood
RENUMBERED FOR 1988 ROLL



CITY OF YREKA
PLANNING COMMISSION AGENDA MEMORANDUM

To: Yreka Planning Commission
Prepared by: Steve Baker, City Manager
Agenda title: Interpretation of Yreka Municipal Code 16.34.050 to allow the use of Taxidermy as permitted use in C-2 zone, under the subtitle of Art Studios.
Meeting date: February 20, 2013

Discussion: The City has received the attached request from Kevin McCanna to operate a Taxidermy Studio at 208 W. Miner Street. Mr. McCanna currently operates his Taxidermy Business in the County and wants to move to this business to the Miner Street location.

City staff reviewed the application with the following considerations:

Is Taxidermy a permitted use in the C-2 zone district: Yes we believe it is. Taxidermy could be considered an artist's studio with dead animals. Artist Studios and Galleries are a permitted use in the C-2 zone district.

- Is this a "Commercial" use as defined by the City's Zoning Code: Yes;
- Is the Use (taxidermy) specifically prohibited or identified as a use in another zone district of the City: No;
- Is the Use similar to a listed use in a more intense zone district: No;
- Is the Use otherwise regulated by another agency; Yes (Dept. of Fish and Wildlife requires permits for taxidermists and the County Health Dept. may also require a permit);
- Are there any potential negative attributes associated with the use
 - Noise: No (animals are dead);
 - Odor: Maybe, however, the animals are generally already preserved.
 - Light/Glare: No
 - Parking/Traffic: Probably not
 - Use of Controlled Substances: No

The Planning Commission is the body whose duty it is to manage, apply and interpret the City Zoning Code. Based on the lack of specificity in the Yreka Municipal Code for this type of use, staff is seeking an interpretation of the Yreka Municipal Code.

Recommendation: Staff recommends that the Planning Commission make an interpretation of Yreka Municipal Code Section 16.34.050 Permitted Uses in the C-2 Zone District, that the use of "taxidermy" is a use similar to those listed as permitted uses in the C-2 Zone, specifically Artist Studio, and therefore is a permitted use subject to the issuance of a building permit (if applicable), business license, and any other County, State, or Federal permit that may be required to conduct said use.

Approved by: 
Steven Baker, City Manager

Kevin McCanna
812 Park Place
Yreka, CA 96097
January 28, 2013

City of Yreka
Planning Commission
701 4th St
Yreka, CA 96097

PROJECT LOCATION:
208 W. MINER ST.

Dear Planning Commission:

My name is Kevin McCanna owner and operator of McCanna's Taxidermy. I feel my application should be granted for a several reasons; 1) there are no taxidermy studios in the area and it will be an asset to the community providing residents with a local taxidermist, and 2) as my business grows it will bring money into the community from customers living outside the community. The purpose of McCanna's Taxidermy is to provide local sportsmen with a lower cost, quality taxidermy service to mount their trophies and preserve their memories. The traffic associated with McCanna's Taxidermy will be scheduled deliveries and pickups. I try to schedule all customer deliveries. There will be the occasional walk-in client, but I don't anticipate more the 5 vehicles in the parking lot for my business at any one time. All supply deliveries, customer pick-ups and scheduled customer drop-offs will occur through the rear entrance, so there will be no interference with the flow of traffic on Miner Street. Customers will be advised to use the public parking lot at the rear of the building. McCanna's Taxidermy will not adversely affect the surrounding neighborhood in any way. The only chemicals used in my work are lacquer paint, lacquer thinner and bondo. The lacquers are purchased in small quantities and applied using artist brushes or a small air brush. All hides are sent away for the tanning process.

Sincerely,

Kevin McCanna
Owner/Operator

16.34.010 - Purpose.

This Zone District is intended to provide for a specialized commercial zone for the downtown commercial district.

(Ord. 775 (part), 2004).

16.34.020 - General Plan Consistency.

This Zone District is consistent with the Commercial-Historic Land Use Designation.

(Ord. 775 (part), 2004).

16.34.050 - Permitted Uses.

The following uses are permitted in the C-2 Zone District subject to issuance of a building permit, business license or other required permit(s):

- A. Retail business establishments within a building with sales of the following, or activities listed:
 - 1. Antiques;
 - 2. Apparel;
 - 3. Appliances;
 - 4. Art supplies (including galleries and studios);
 - 5. Auto supply stores (retail);
 - 6. Bakery;
 - 7. Bicycle (sales and service);
 - 8. Books;
 - 9. Camera and photographic supplies;
 - 10. Candy and confections;
 - 11. Convenience store;
 - 12. Computers and software;
 - 13. Crafts;
 - 14. Christmas trees;
 - 15. Draperies;
 - 16. Drugs;
 - 17. Electric supplies;
 - 18. Flea market;
 - 19. Flowers;
 - 20. Floor coverings;
 - 21. Furniture;
 - 22. General merchandise;
 - 23. Garden supplies;
 - 24. Gifts;
 - 25. Guns;

26. Hardware;
27. Health foods;
28. Jewelry;
29. Liquor;
30. Locksmiths;
31. Medical equipment and supplies;
32. Millinery;
33. Music;
34. Novelties;
35. Office supply;
36. Paint;
37. Periodicals;
38. Pets;
39. Photo supplies;
40. Radio and television (sales and service);
41. Restaurants, delicatessens and snack bars having a seating capacity of twenty (20) or less;
42. Shoes;
43. Sporting equipment;
44. Sewing supplies;
45. Stamps and coins;
46. Stationery;
47. Tobacco;
48. Toys;
49. Variety;
50. Video rental.

B. Personal service establishments including:

1. Advertising agencies;
2. Answering services;
3. Banks;
4. Barber and beauty shops with three (3) or less operators;
5. Catalog and mail order stores;
6. Computer services;
7. Credit agencies;
8. Dry cleaning;
9. Employment agencies;
10. Escrow services;
11. Family arcades;
12. Finance and loan companies;
13. Investment agencies;
14. Ice cream parlors;
15. Interior decorating;
16. Laundries and laundromats;

17. Libraries and reading rooms;
18. Massage therapy and physical therapy;
19. Medical and dental laboratories;
20. Music studios;
21. Newspaper offices and printing;
22. Professional offices as defined in § 16.12.710 except dentist, doctor, chiropractor and beauty parlor;
23. Office services;
24. Pet grooming and veterinary services (no boarding);
25. Photography studios;
26. Photocopying;
27. Lithographing and blueprinting services;
28. Radio and television sales and repair;
29. Repair shops (non-automotive);
30. Shoe and other small item and apparel-repair;
31. Social service offices;
32. Travel agencies;
33. Upholstery.

(Ord. 775 (part), 2004).

(Ord. No. 817, § 3, 10-6-2011)

16.34.070 - Conditional Uses.

The following uses are permitted in the C-2 Zone District upon approval and validation of a conditional use permit, in addition to any other permits or licenses required for the use:

- A. Alternative parking arrangement for residential/commercial use mix.
- B. Bus depots, dance and aerobic studios and pool halls.
- C. Churches, parks, playgrounds, public buildings, schools, clubs and lodges.
- D. Cocktail lounges and nightclubs.
- E. Farmers' market.
- F. Microbreweries.
- G. Professional offices not designated in 16.12.710 such as: doctor, dentist, chiropractor, beauty parlor and similar uses.
- H. Nurseries.
- I. Residential uses.
- J. Restaurants, delicatessens and snack bars having a seating capacity of twenty-one (21) or more.
- K. Parking lots, mortuaries and museums.
- L. Public and Quasi Public Facilities:
 1. Fire, police or sheriff substation.
 2. Parks, picnic areas and playgrounds not associated with approved development.
- M. Service stations, second hand stores, supermarkets (food retail).
- N. Motels and hotels.

- O. Theaters.
- P. Veterinary offices with overnight boarding and hospitalization.
- Q. Schools, public or private.
- R. Health club.
- S. Residential conversion to commercial or professional offices.
- T. Living quarters included in any commercial building or use.
- U. Ambulance services.
- V. Barber and beauty shops with four (4) or more operators.
- W. Drive in food or beverage.

(Ord. 775 (part), 2004).

(Ord. No. 817, § 3, 10-6-2011)