RESOLUTION NO. 19 - 21

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA, APPROVING A GENERAL PLAN AMENDMENT TO AMEND THE LAND USE ELEMENT TABLES 2-1 THROUGH 2-4 FOR VARIOUS CANNABIS-RELATED USE CLARIFICATIONS

WHEREAS the Goleta General Plan / Coastal Land Use Plan ("General Plan") is the City's official policy that guides land use and physical development of the geographic area of the incorporated City limits; and

WHEREAS California Government Code Section 65350 et seq., authorizes cities and counties to prepare, adopt and amend General Plans and their elements; and

WHEREAS California Government Code Section 65358(a) reads, "If it deems it to be in the public interest, the legislative body may amend all or part of an adopted General Plan. An amendment to the General Plan shall be initiated in the manner specified by the legislative body. Notwithstanding Section 66016, a legislative body that permits persons to request an amendment of the General Plan may require that an amount equal to the estimated cost of preparing the amendment be deposited with the planning agency prior to the preparation of the amendment. "; and

WHEREAS City Council Resolution No. 12-13 establishes a procedure for the initiation of processing of requests for a General Plan Amendment; and

WHEREAS City Council Resolution No. 12-13 requires the City Council to consider certain factors for the initiation of General Plan amendments including consistency with the Guiding Principles and Goals of the General Plan, consistency with the surrounding community or General Plan, possible public benefits, availability of or the future study of the availability of public services, or rules or regulations that may drive the need to amend the General Plan; and

WHEREAS, on October 2, 2018, the City Council adopted Resolution 18-53 initiating a General Plan Amendment to Land Use Element Tables 2-1 through 2-4; and

WHEREAS the amendments to the General Plan Land Use Element are to clarify cannabis-related uses and land use designations; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA), an Addendum to the Certified Final EIR for the General Plan/Coastal Land Use Plan (GP/CLUP) (SCH #2005031151) was prepared to address the
changes in environmental effects associated with the proposed cannabis-related
Land Use Element amendments; and

WHEREAS the Planning Commission conducted a duly noticed public
hearing on March 11, 2019, at which time all interested persons were given an
opportunity to be heard; and

WHEREAS the Planning Commission recommended the City Council
approve the CEQA Addendum to the GP/CLUP EIR through Resolution 19-02 on
March 11, 2019; and

WHEREAS the Planning Commission considered the entire administrative
record, including staff reports, the General Plan, and oral and written testimony
from interested persons; and

WHEREAS the City Council conducted a duly noticed public hearing on
April 16, 2019, at which time all interested persons were given an opportunity to
be heard; and

WHEREAS the City Council considered the entire administrative record,
including the staff report, the General Plan, and oral and written testimony from
interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF
THE CITY OF GOLETA, AS FOLLOWS:

SECTION 1. RECITALS

The City Council hereby finds and determines that the foregoing recitals, which
are incorporated herein by reference, are true and correct.

SECTION 2. APPROVAL OF GENERAL PLAN AMENDMENT

The City Council has considered all required factors outlined in City Council
Resolution No. 12-13 and has determined the following:

(a) The amendments, referred to as Exhibit 3 of this Resolution, are in the
public interest pursuant to Section 65358 of the Government Code,
supporting findings and the reasons for which are attached as Exhibit 1 of
this Resolution; and

(b) The amendments, referred to as Exhibit 3 of this Resolution, are consistent
with the California Coastal Act of 1976, Public Resources Code Sections
30000 et seq., according to the supporting findings and reasons for which
are attached as Exhibit 2 of this Resolution; and
SECTION 3. COMPLIANCE WITH CALIFORNIA GOVERNMENT CODE SECTION 65358

The City Council hereby deems that the amendments to the General Plan Land Use Element are in the public interest because the amendments add clarity regarding allowed cannabis uses, as further described in Exhibit 1.

SECTION 4. RECOMMENDATION

The City Council hereby adopts the amendments to the General Plan Land Use Element, included as Exhibit 3 (Tables 2-1 through 2-4).

SECTION 5. DOCUMENTS

The documents and other materials that constitute the record of proceedings upon which this decision is based, are in the custody of the City Clerk of the City of Goleta, located as 130 Cremona Drive, Suite B, Goleta, California, 93117.

SECTION 6. CERTIFICATION

The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED AND ADOPTED this 16th day of April, 2019.

PAULA PEROTTE
MAYOR

DEBORAH S. LOPEZ
CITY CLERK

MICHAEL JENKINS
CITY ATTORNEY

Resolution No.19-21 General Plan Amendment for Land Use Element for Cannabis-Related Uses
I, DEBORAH S. LOPEZ, City Clerk of the City of Goleta, California, DO HEREBY CERTIFY that the foregoing Resolution No. 19-21 was duly adopted by the Planning Commission of the City of Goleta at a regular meeting held on the 11th day of March, 2019 by the following vote of the Commission:

AYES: MAYOR PEROTTE, MAYOR PRO TEMPORE RICHARDS, COUNCILMEMBERS ACEVES, KASDIN AND KYRIACO

NOES: NONE

ABSENT: NONE

ABSTENTIONS: NONE

(SEAL)

DEBORAH S. LOPEZ
CITY CLERK
EXHIBIT 1

GENERAL PLAN FINDINGS UNDER GOVERNMENT CODE SECTION 65358 THAT PROPOSED LAND USE ELEMENT AMENDMENTS ARE IN THE PUBLIC INTEREST

The City Council finds that the following benefits resulting from the Land Use Element Amendments are in the public interest:

1. The General Plan Amendment is in response to the requirement of the State Government Code to provide a long-term plan and policy framework for land uses in each jurisdiction, including distribution, location, and extent of a range of uses. The amendments would promote the intention of the General Plan/Coastal Land Use Plan to determine the planned long-range development pattern and physical character of the City with consideration of a range of concerns and needs of the City and its residents, including the amounts, locations, and characteristics of land uses.

2. The General Plan Amendment encourages economic prosperity with a sustainable economy that is not based on growth but rather on opportunities for a new local cannabis industry operating within existing commercial and industrial spaces, including maintenance of high-quality retail and commercial centers.

3. The General Plan Amendment continues to allow implementation of Land Use Element policy to revitalize the Old Town area with opportunities for storefront cannabis retailers in existing commercial spaces.

4. The General Plan Amendment continues to support existing employment centers in their role of providing employment in the community by expanding cannabis business opportunities within existing commercial and industrial spaces in the City.

5. The General Plan Amendment continues to reflect the community's goals and aspirations for Goleta by contributing to a balanced community with a mix of residences and workplaces where cannabis businesses would contribute to and meld with existing commercial and industrial uses in the City and avoid adversely influencing residential neighborhoods.

6. The General Plan Amendment supports compatibility with the character, scale, and design of neighborhoods in the City where residential land uses would be protected from perceptible adverse effects of cannabis businesses.

6. The General Plan Amendment facilitates the guidance of future physical changes and public decision making in a lawful manner that is comprehensive, long range, and internally consistent.

7. The General Plan Amendment facilitates the four core goals and objectives of the Goleta General Plan/Coastal Land Use Plan:
   
   a. The provision of a unified and coherent framework and vision for the future of Goleta.

   b. The provision of a basis for future decisions by the City on implementing ordinances such as zoning and subdivision codes, individual development project applications, and public investments in infrastructure and services.
c. Informing the public of the City’s policies and provision of a means to invite public participation in the decision-making process.

d. Guidance for private landowners, developers, and other public agencies in formulating projects and designs that is consistent with City policies.

8. The General Plan Amendment facilitates the eleven core goals of the Goleta General Plan/Coastal Land Use Plan Land Use Element:

a. New Development. Goleta is a balanced community that values preservation of sensitive habitats and other resources.

b. Open Space. Goleta provides accessible open space to residential neighborhoods as well as a greenbelt around the City’s northern, western, and southern boundaries.

c. Agriculture. Goleta preserves agricultural lands to support agricultural production and local food supply, specialty agriculture, and floriculture.

d. Economy. Goleta maintains economic prosperity with a sustainable economy that is not based on growth.

e. Quality of Life. Goleta maintains service levels by managing the types, amounts, and timing of growth.

f. Community. Goleta maintains a balanced community with a mix of residences, workplaces, and services.

g. Jobs. Goleta maintains a balance of job-generating development and housing.

h. Housing. Goleta maintains a mix of housing types, densities, and sizes for quality, livable environments.

i. Development. Goleta ensures the locations, amounts, and timing of new development are consistent with resource and service constraints.

j. Character. Goleta strives for compatible character, scale, and design in each neighborhood.

k. Region. Goleta aims to influence land use planning outside the City to protect the City from impacts.
EXHIBIT 2
FINDINGS OF CONSISTENCY WITH THE COASTAL ACT

General Finding
The City Council finds that any policies, standards or regulations of the General Plan/Coastal Land Use Plan (GP/CLUP) applicable to the City of Goleta's Coastal Zone shall be interpreted and applied consistent with the California Coastal Act of 1976, Public Resources Code Sections 30000 et seq. (the "Coastal Act").

Specific Findings and Reasons
The City Council finds that the GP/CLUP, as it applies to the Coastal Zone, is intended to be consistent and shall not be interpreted in a manner which conflicts with the Coastal Act. The City Council recognizes that the GP/CLUP is the City's combined General Plan and Coastal Land Use Plan. The City Council further recognizes that portions of the GP/CLUP consist only of the General Plan, other portions consist only of the Coastal Land Use Plan and other portions consist of both the General Plan and Coastal Land Use Plan. The City Council finds that it is the intent of the GP/CLUP that those portions that include the City's Coastal Land Use Plan shall be interpreted and applied consistently with the Coastal Act, which may include a determination of whether a portion of the GP/CLUP that combines the General Plan and Coastal Land Use Plan is being applied to the Coastal Zone, in which case the interpretation may change to be consistent with the Coastal Act.
### TABLE 2-1

**ALLOWABLE USES AND STANDARDS FOR RESIDENTIAL USE CATEGORIES**

<table>
<thead>
<tr>
<th>Allowed Uses and Standards</th>
<th>Residential Use Categories</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>R-SF</td>
</tr>
<tr>
<td><strong>Residential Uses</strong></td>
<td></td>
</tr>
<tr>
<td>One Single-Family Detached Dwelling per Lot</td>
<td>X</td>
</tr>
<tr>
<td>Single-Family Attached and Detached Dwellings</td>
<td>X</td>
</tr>
<tr>
<td>Multiunit Apartment Dwellings</td>
<td>-</td>
</tr>
<tr>
<td>Mobile Home Parks</td>
<td>-</td>
</tr>
<tr>
<td>Second (Accessory) Residential Units</td>
<td>X</td>
</tr>
<tr>
<td>Assisted-Living Residential Units</td>
<td>-</td>
</tr>
<tr>
<td><strong>Other Uses</strong></td>
<td></td>
</tr>
<tr>
<td>Religious Institutions</td>
<td>X</td>
</tr>
<tr>
<td>Small-Scale Residential Care Facility</td>
<td>X</td>
</tr>
<tr>
<td>Small-Scale Day Care Center</td>
<td>X</td>
</tr>
<tr>
<td>Public and Quasi-public Uses</td>
<td>X</td>
</tr>
<tr>
<td><strong>Accessory Uses</strong></td>
<td></td>
</tr>
<tr>
<td>Home Occupations</td>
<td>X</td>
</tr>
<tr>
<td><strong>Standards for Density and Building Intensity</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Recommended Standards for Permitted Density</strong></td>
<td></td>
</tr>
<tr>
<td>Maximum Permitted Density (units/acre)</td>
<td>5 or less</td>
</tr>
<tr>
<td>Minimum Permitted Density (units/acre)</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Recommended Standards for Building Intensity</strong></td>
<td></td>
</tr>
<tr>
<td>Structure Height (Inland Area)</td>
<td>25 feet</td>
</tr>
<tr>
<td>Structure Height (Coastal Zone)</td>
<td>25 feet</td>
</tr>
<tr>
<td>Maximum Lot Coverage Ratio</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**Notes:**
1. Use Categories: R-SF – Single-Family Residential; R-P – Planned Residential; R-MD – Medium-Density Residential; R-HD – High-Density Residential; R-MHP – Mobile Home Park.
2. X indicates use is allowed in the use category; - indicates use not allowed.
3. General Note: Some uses requiring approval of a conditional use permit are set forth in text policies, and others are specified in the zoning code.
4. The standards for building intensity recommended by this General Plan pursuant to Government Code Section 65302(a) may be revised by a Resolution of the decision-making body of the City for specific projects based upon a finding of good cause.
5. Central Hollister Housing Opportunity Sites in the R-MD land use designation (as identified in Housing Element Subpolicy HE11.6) shall provide for development of residential units at densities ranging from a minimum of 20 to a maximum of 25 units per acre.
6. N/A = Not applicable.
7. Accessory uses to the allowed uses in this table are regulated through zoning.

(Amended by Reso. 08-30, 6/17/08, Reso. 09-32, 5/19/09, Reso. 09-44, 8/18/10, and Reso. 19-XX, X/X/19)
### TABLE 2-2
ALLOWABLE USES AND STANDARDS FOR COMMERCIAL USE CATEGORIES

<table>
<thead>
<tr>
<th>Allowed Uses and Standards</th>
<th>Commercial Use Categories</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>C-R</td>
</tr>
<tr>
<td><strong>Retail Trade</strong></td>
<td></td>
</tr>
<tr>
<td>Large-Scale Retail Establishments</td>
<td>X</td>
</tr>
<tr>
<td>General Merchandise</td>
<td>X</td>
</tr>
<tr>
<td>Food and Drug Stores</td>
<td>X</td>
</tr>
<tr>
<td>Apparel and Specialty Stores</td>
<td>X</td>
</tr>
<tr>
<td>Building/Landscape Materials and Equipment</td>
<td>X</td>
</tr>
<tr>
<td>Eating and Drinking Establishments</td>
<td>X</td>
</tr>
<tr>
<td>Other Retail Trade Establishments</td>
<td>X</td>
</tr>
<tr>
<td>Coastal-Related Commercial</td>
<td>X</td>
</tr>
<tr>
<td>Cannabis Storefront Retail</td>
<td>X</td>
</tr>
<tr>
<td><strong>Services (Including Offices)</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Finance, Insurance, and Real Estate</strong></td>
<td>X</td>
</tr>
<tr>
<td><strong>Personal Services</strong></td>
<td>X</td>
</tr>
<tr>
<td><strong>Business Services</strong></td>
<td>-</td>
</tr>
<tr>
<td><strong>Information Technology Services</strong></td>
<td>-</td>
</tr>
<tr>
<td><strong>Professional Services</strong></td>
<td>-</td>
</tr>
<tr>
<td><strong>Medical and Health-Related Services</strong></td>
<td>X</td>
</tr>
<tr>
<td><strong>Educational Services</strong></td>
<td>-</td>
</tr>
<tr>
<td><strong>Entertainment and Recreation Services</strong></td>
<td>X</td>
</tr>
<tr>
<td><strong>Building and Construction Services</strong></td>
<td>-</td>
</tr>
<tr>
<td><strong>Other Services</strong></td>
<td>X</td>
</tr>
<tr>
<td><strong>Transient Lodging and Services</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Resorts</strong></td>
<td>-</td>
</tr>
<tr>
<td><strong>Hotels, Motels, Bed and Breakfast Inns</strong></td>
<td>X</td>
</tr>
<tr>
<td><strong>RV Parks</strong></td>
<td>-</td>
</tr>
<tr>
<td><strong>Other Visitor Services and Attractions</strong></td>
<td>-</td>
</tr>
<tr>
<td><strong>Auto-Related Uses</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Retail – Automotive Sales and Rentals</strong></td>
<td>-</td>
</tr>
<tr>
<td><strong>Car Wash</strong></td>
<td>-</td>
</tr>
<tr>
<td><strong>Wholesale Trade and Storage</strong></td>
<td></td>
</tr>
<tr>
<td><strong>General Wholesale Trade</strong></td>
<td>-</td>
</tr>
<tr>
<td><strong>Warehousing – General</strong></td>
<td>-</td>
</tr>
<tr>
<td><strong>Warehousing – Self-Storage</strong></td>
<td>-</td>
</tr>
<tr>
<td><strong>Outdoor Storage</strong></td>
<td>-</td>
</tr>
<tr>
<td><strong>Residential Uses</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Residential Units</strong></td>
<td>-</td>
</tr>
<tr>
<td><strong>One Caretaker Unit</strong></td>
<td>X</td>
</tr>
<tr>
<td><strong>Assisted-Living Residential Units</strong></td>
<td>-</td>
</tr>
<tr>
<td><strong>Other Uses</strong></td>
<td></td>
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<tr>
<td><strong>Religious Institutions</strong></td>
<td>-</td>
</tr>
<tr>
<td><strong>Public and Quasi-public Uses</strong></td>
<td>X</td>
</tr>
<tr>
<td><strong>Wireless Communications/Telecommunications</strong></td>
<td>X</td>
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<tr>
<td><strong>Cannabis Microbusiness</strong></td>
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</table>

**Standards for Density and Building Intensity**

<table>
<thead>
<tr>
<th>Recommended Standards for Density</th>
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</thead>
<tbody>
<tr>
<td>Maximum Residential Density</td>
</tr>
<tr>
<td>Structure Height</td>
</tr>
<tr>
<td>Maximum Lot Coverage Ratio</td>
</tr>
</tbody>
</table>

**Notes:**

1. Use Categories: C-R – Regional Commercial; C-C – Community Commercial; C-OT – Old Town Commercial; C-VS – Visitor Commercial; C-I – Intersection; C-G – General Commercial.
2. X indicates use is allowed in the use category; – indicates use not allowed.
3. General Note: Some uses requiring approval of a conditional use permit are as set forth in text policies, and others are specified in the zoning code.
4. Wholesale trade is permitted within the C-R use category, provided that it is an integral part of a retail trade use.
5. The standards for building intensity recommended by this General Plan pursuant to Government Code Section 65302(a) may be revised by a Resolution of the decision-making body of the City for specific projects based upon a finding of good cause.
6. N/A = Not applicable.
7. Accessory uses to the allowed uses in this table are regulated through zoning.

* Cannabis microbusiness, as defined by Section 26070 of the California Business and Professions Code, is allowed on parcels designated C-G only where a cannabis business legally existed prior to June 16, 2009. (Amended by Reso. 08-30, 6/17/08, Reso. 09-32, 5/19/09, and Reso. 19-XX, XXX/19)
### TABLE 2-3
ALLOWABLE USES AND STANDARDS FOR OFFICE AND INDUSTRIAL USE CATEGORIES

<table>
<thead>
<tr>
<th>Allowed Uses and Standards</th>
<th>Office and Industrial Use Categories</th>
<th>I-BP</th>
<th>I-OI</th>
<th>I-S</th>
<th>I-G</th>
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<tbody>
<tr>
<td><strong>Industrial (Manufacturing)</strong></td>
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<tr>
<td>General Manufacturing – No Noxious Impacts</td>
<td></td>
<td>X</td>
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<td>X</td>
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<tr>
<td>General Manufacturing – Potential Noxious Impacts</td>
<td></td>
<td>-</td>
<td>-</td>
<td>-</td>
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<tr>
<td>Research and Development</td>
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<td>X</td>
<td>X</td>
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<td>X</td>
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<tr>
<td>Scientific and Similar Instruments</td>
<td></td>
<td>X</td>
<td>X</td>
<td>-</td>
<td>X</td>
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<tr>
<td>Bio-Medical Technology</td>
<td></td>
<td>X</td>
<td>X</td>
<td>-</td>
<td>X</td>
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<tr>
<td>Other Advanced Technology</td>
<td></td>
<td>X</td>
<td>X</td>
<td>-</td>
<td>X</td>
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<tr>
<td><strong>Transportation and Utilities</strong></td>
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<td>Transportation (other than right-of-way)</td>
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<td>X</td>
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<td>Wireless Communications/Telecommunications</td>
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<td>Utilities</td>
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<td>Building/Landscape Materials and Equipment</td>
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<tr>
<td>Eating and Drinking Establishments</td>
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<tr>
<td>Cannabis Storefront Retail</td>
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<td>X**</td>
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<tr>
<td><strong>Services (Including Offices)</strong></td>
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<td>Finance, Insurance, and Real Estate</td>
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<tr>
<td>Personal Services</td>
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<td>Business Services</td>
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<td>Information Technology Services</td>
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<td>Professional Services</td>
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<td>Medical and Health-Related Services</td>
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<td>Educational Services</td>
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<tr>
<td>Entertainment and Recreation Services</td>
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<td>-</td>
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<tr>
<td>Building and Construction Services</td>
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<tr>
<td>Other Services</td>
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<td>X</td>
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<tr>
<td><strong>Auto-Related Uses</strong></td>
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<tr>
<td>Automotive Sales and Rentals</td>
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<td>X</td>
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<tr>
<td>Auto Repair and Painting</td>
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<td>Auto Wrecking Yard/Junk Yard</td>
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<tr>
<td>Auto Service (Gas) Station</td>
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<tr>
<td><strong>Wholesale Trade and Storage</strong></td>
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<tr>
<td>General Wholesale Trade</td>
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<td>X***</td>
<td>-</td>
<td>X</td>
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<tr>
<td>Warehousing – General</td>
<td></td>
<td>X*</td>
<td>-</td>
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<tr>
<td>Warehousing – Self-Storage</td>
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<tr>
<td>Outdoor Storage</td>
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<tr>
<td><strong>Residential Uses</strong></td>
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<tr>
<td>Residential Units</td>
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<tr>
<td>One Caretaker Unit Per Parcel</td>
<td></td>
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<tr>
<td>Assisted-Living Residential Units</td>
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<tr>
<td><strong>Other Uses</strong></td>
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<td></td>
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<tr>
<td>Religious Institutions</td>
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<td>-</td>
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<tr>
<td>Cannabis Microbusiness</td>
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### Standards for Density and Building Intensity

**Recommended Standards for Density**

<table>
<thead>
<tr>
<th>Maximum Residential Density</th>
<th>N/A</th>
<th>20 units/acre</th>
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</thead>
</table>

**Recommended Standards for Building Intensity**

<table>
<thead>
<tr>
<th>Structure Heights</th>
<th>35 feet</th>
<th>35 feet</th>
<th>35 feet</th>
<th>35 feet</th>
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<tbody>
<tr>
<td>Maximum Lot Coverage Ratio</td>
<td>0.35</td>
<td>0.40</td>
<td>N/A</td>
<td>N/A</td>
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</tbody>
</table>

**Notes:**

2. X indicates use is allowed in the use category; - indicates use not allowed.
3. General Note: Some uses requiring approval of a conditional use permit are set forth in text policies, and others are specified in the zoning code.
4. The standards for building intensity recommended by this General Plan pursuant to Government Code Section 65302(a) may be revised by a Resolution of the decision-making body of the City for specific projects based upon a finding of good cause.
5. N/A = Not applicable.
6. Accessory uses to the allowed uses in this table are regulated through zoning.
7. Warehousing is allowed on parcels designated Business Park (I-BP) if it is in association with a permitted use.
8. Cannabis Storefront Retail is allowed on parcels designated General Industrial (I-G) where a medical marijuana dispensary legally existed prior to June 16, 2009.
9. General Wholesale Trade in Business Park (I-BP) is limited to Cannabis Distribution.

(Amended by Reso. 08-30, 6/17/06, Reso. 09-32, 5/19/09, and Reso. 19-XX, X/X/19)

---

Resolution No. 19-21, Exhibit 3
2.0 Land Use Element

September 2006
### TABLE 2-4
ALLOWABLE USES AND STANDARDS FOR OTHER LAND USE CATEGORIES

<table>
<thead>
<tr>
<th>Allowed Uses and Standards</th>
<th>Other Land Use Categories</th>
<th>AG</th>
<th>OS-PR</th>
<th>OS-AR</th>
<th>P-S</th>
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<tbody>
<tr>
<td><strong>Residential Uses</strong></td>
<td></td>
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<tr>
<td>One Single-Family Detached Dwelling per Lot</td>
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<td>Farmworker Residential Units</td>
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<td>Second Residential Dwelling Unit</td>
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<td>Caretaker Residential Unit</td>
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<td><strong>Agricultural Uses</strong></td>
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<td>Orchards and Vineyards</td>
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<td>Row Crop Production</td>
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<td>Specialty Agriculture and Floriculture</td>
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<td>Livestock Grazing</td>
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<td>Small-Scale Confined Animal Operations</td>
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<td>Small-Scale Agricultural Processing</td>
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<td>Small-Scale Greenhouses</td>
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<td>Sale of On-Site Agricultural Products</td>
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<td>Other</td>
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<tr>
<td><strong>Open Space and Outdoor Recreation</strong></td>
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<td>Active Recreation</td>
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<td>Open Space and Passive Recreation</td>
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<td>Golf Course, including customary ancillary uses and structures</td>
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<td>Nature Preserve</td>
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<td><strong>Public and Quasi-public Uses</strong></td>
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<td>General Government Administration</td>
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<td>Schools (Public and Private)</td>
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<td>Other Government Facilities</td>
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<td><strong>Other Uses</strong></td>
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<td>Religious Institutions</td>
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<td>Small-Scale Residential Care Facility</td>
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<td>Small-Scale Day Care Center</td>
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<td>Wireless Communications/Telecommunications</td>
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<tr>
<td><strong>Recommended Standards for Building Intensity</strong></td>
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<tr>
<td>Structure Height</td>
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<td>Maximum Lot Coverage Ratio</td>
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<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

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