

ORDINANCE NO. 1294

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SIMI VALLEY APPROVING AN AMENDMENT TO THE WEST END SPECIFIC PLAN (WESP) TO MODIFY THE LAND USE MATRIX FOR PERMITTED AND CONDITIONAL USES WITHIN THE LIGHT INDUSTRIAL AND AUTOMOTIVE INDUSTRIAL ZONING DISTRICTS (SP-S-7, AMD#26); AND ADOPTION OF A NEGATIVE DECLARATION THEREFOR

WHEREAS, the applicants, Darling Development Group and Simi Valley Unified School District, have requested approval of a Specific Plan Amendment to the West End Specific Plan (WESP) to modify the Land Use Matrix for Permitted and Conditional Uses within the Light Industrial and Automotive Industrial Zoning Districts; and

WHEREAS, on October 3, 2018 and November 7, 2018, the Planning Commission considered evidence and testimony on the amendment and recommended to the City Council approval of the amendment; and

WHEREAS, an Initial Study was prepared for the project in accordance with Section 15063 of the California Environmental Quality Act (CEQA) Guidelines. Based on the conclusions of the Initial Study, it is found that the project would not have the potential to cause a significant effect on the environment. Therefore, in accordance with Sections 15070 and 15072 of the CEQA Guidelines, a Negative Declaration was prepared and advertised for a 20-day public review period from September 12, 2018 through October 1, 2018.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SIMI VALLEY DOES ORDAIN AS FOLLOWS:

SECTION 1. The findings, for approval, for the Negative Declaration prepared for SP-S-7 Amendment #26 contained in the Planning Commission staff report dated November 7, 2018, and incorporated herein by reference, are hereby adopted.

SECTION 2. The Negative Declaration for Specific Plan Amendment SP-S-7 Amendment #26 is hereby approved.

SECTION 3. The findings, for approval, for Specific Plan Amendment SP-S-7 Amendment #26 contained in the Planning Commission staff report dated November 7, 2018, and incorporated herein by reference, are hereby adopted.

SECTION 4. Specific Plan Amendment SP-S-7 AMD#26 is hereby approved, as attached hereto as Exhibit A.

SECTION 5. The City Clerk shall cause this ordinance or a summary hereof to be published in a newspaper of general circulation, published in the County of Ventura and circulated in the City, and if applicable, to be posted, in accordance with Section 36933 of the California Government Code; shall certify to the adoption of this ordinance and shall cause a certified copy of this ordinance, together with proof of publication, to be filed in the Office of the Clerk of this City.

SECTION 6. This ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the thirty-first (31st) day after its passage.

PASSED and ADOPTED this 14th day of January 2019.

Attest:

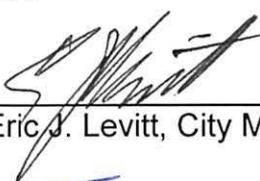

Ky Spangler, City Clerk


Keith L. Mashburn, Mayor of the City of Simi Valley, California

Approved as to Form:


Lonnie J. Eldridge, City Attorney

Approved as to Content:


Eric J. Levitt, City Manager


Ted Drago
Interim Environmental Services Director

CERTIFICATION

I, City Clerk of the City of Simi Valley, California, do hereby certify that the foregoing is a full, true, and correct copy of Ordinance No. 1294 which was introduced on December 17, 2018 and adopted by the City Council of the City of Simi Valley, California, at a regular meeting thereof held on the 14th day of January 2019 by the following vote of the City Council:

AYES:	Council Members Luevanos, Judge, Mayor Pro Tem Cavanaugh and Mayor Mashburn
NAYS:	None
ABSENT:	None
ABSTAINED:	None

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Simi Valley, California, this 17th day of January 2019.


Ky Spangler
City Clerk

PROPOSED AMENDMENTS TO THE WEST END SPECIFIC PLAN SP-S-7, AMENDMENT #26

*All proposed amendments to the Specific Plan are shown in **BOLD UNDERLINE** where proposed to be added and in ~~strike-through~~ where proposed to be removed.*

4.0 PERMITTED USES

4.1 PURPOSE

The purpose of this section is to identify the specific uses allowed in the various zones within the Specific Plan.

4.2 USE MATRIX

Uses shown in the matrix with a "P" shall require a Planned Development Permit as an entitlement prior to filing for any construction permits. Uses shown in the matrix with a "C" shall require a Conditional Use Permit as an entitlement prior to filing for any construction permits. Uses requiring a Conditional Use Permit may be subject to special development conditions based on project design or proposed location. Where neither a "P" nor "C" appears in the matrix for a particular land use, that use will not be permitted in that use zone.

The land use categories that have been established for this land use matrix are based upon the Standard Industrial Classification Manual (1987 Edition) issued by the U.S. Office of Management and Budget. In all cases, except where noted by the lack of Standard Industrial Classification number (SIC), the SIC Manual will be used to define uses within a category and as a definition of the land use category. Classification of uses not listed shall be pursuant to procedures established in the Simi Valley Zoning Ordinance.

		CO	BP	LI	GI	AI	(OS)	SR	(SB)	MU
01	Agricultural Production	P	P	P	P	P	P	P		P
13	Oil and Gas Extraction 138 Oil and Gas Field Services (offices and yards only - no extraction permitted)			C	C	<u>C</u>				
15	Building Construction - General Contractor and Operative Builders (offices only in the CO, BP, <u>AI</u> , and MU Zone)	P	P	C	C	<u>C</u>				P
16	Heavy Construction Other Than Building Construction - Contractors (offices only in the CO, BP, AI, and MU Zone)	P	P	C	C	C				P
17	Construction - Special Trade Contractors (offices only in the CO, BP, AI, and MU Zone)	P	P	C	C	C				P
20	Food and Kindred Products									
	202 Dairy Products			P	P	C				
	203 Canned, Frozen and Preserved Fruits, Vegetables and Food Specialties			P	P	C				
	204 Grain Mill Products			P	P	C				
	205 Bakery Products			P	P	C				
	206 Sugar and Confectionery Products			P	P	C				
	207 Fats and Oils			P	P	C				
	208 Beverages			P	P	C				
	209 Miscellaneous Food Preparation and Kindred Products			P	P	C				
21	Tobacco Products			P	P	C				
22	Textile Mill Products			P	P	C				
23	Apparel and Other Finished Products Made From Fabrics and Similar Materials			P	P	P				
24	Lumber and Wood Products, Except Furniture									

		CO	BP	LI	GI	AI	(OS)	SR	(SB)	MU
	242	Sawmills and Planing Mills			C	C				
	243	Millwood, Veneer, Plywood and Structural Wood		C	C	C				
	244	Wood Containers		C	C	C				
	245	Wood Buildings and Mobile Homes		C	C	C				
	249	Miscellaneous Wood Products		C	C	C				
25		Furniture and Fixtures		C	C	C				
26		Paper and Allied Products		C	C	C				
	265	Paperboard Containers and Boxes		P	P	P				
	267	Converted Paper and Paperboard Products, Except Containers and Boxes		P	P	P				
27		Printing, Publishing and Allied Industries								
	271	Newspapers: Publishing, or Publishing and Printing	P	P	P	P				P
	272	Periodicals: Publishing, or Publishing and Printing	P	P	P	P				P
	273	Books	P	P	P	P				P
	274	Miscellaneous Publishing	P	P	P	P				P
	275	Commercial Printing	P	P	P	P				P
	276	Manifold Business Forms	P	P	P	P				P
	277	Greeting Cards	P	P	P	P				P
	278	Blankbooks, Looseleaf Binders, and Bookbinding for Related Work	P	P	P	P				P
	279	Service Industries for the Printing Trade	P	P	P	P				P
28		Chemical and Allied Products								
	283	Drugs	P	P	P	P				P

		CO	BP	LI	GI	AI	(OS)	SR	(SB)	MU
	284 Soap, Detergents and Cleaning Preparations; Perfumes Cosmetics and other Toilet Preparations									
	2841 Soap and Other Detergents Except Specialty Cleaners			C	C	C				
	2844 Perfumes, Cosmetics & Other Toilet Preparations			C	C	C				
29	Petroleum, Refining and Related Industries				C					
30	Rubber & Miscellaneous Plastics Products									
	301 Tires and Inner Tubes			C	C	C				
	302 Rubber & Plastics Footwear			C	C	C				
	305 Gaskets, Packing & Sealing Devices & Rubber & Plastic Hose & Belting			C	C	C				
	306 Fabricated Rubber Products Not Elsewhere Classified			C	C	C				
	308 Miscellaneous Plastics			C	C	C				
31	Leather and Leather Products			C	P	C				
32	Stone, Clay, Glass & Concrete Products			P	P	C				
33	Primary Metal Industries									
	331 Steel Works, Blast Furnace and Rolling & Finishing Mills									
	3315 Steel Wiredrawing & Steel Nails & Spikes			C	C					
	3317 Steel Pipe & Tubes			C	C					

		CO	BP	LI	GI	AI	(OS)	SR	(SB)	MU
	332 Specialty Iron and Steel Foundries			C	C					
	333 Specialty Primary Smelting and Refining of Nonferrous Metals			C	C					
	335 Rolling, Drawing & Extruding of Nonferrous Metals			C	C					
34	Fabricated Metal Products, Except Machinery & Transportation Equipment - Except 348 (Ordinance & Accessories, Except Vehicles & Guided Missiles) which is not permitted			C	C					
35	Industrial and Commercial Machinery & Computer Equipment									
	351 Engines and Turbines			P	P	C				
	352 Farm & Garden Machinery and Equipment			P	C	C				
	353 Construction, Mining & Mining Materials Handling Machinery & Equipment			P	P	C				
	354 Metalworking Machinery & Equipment			P	P	C				
	355 Special Industry Machinery, Except Metalworking			P	P	C				
	356 General Industrial Machinery & Equipment			P	P					
	357 Computer & Office Equipment		P	P	P	P				P
	358 Refrigeration & Service Industry Machinery			P	P	P				
	359 Miscellaneous Industrial & Commercial Machinery and Equipment			P	P	C				

		CO	BP	LI	GI	AI	(OS)	SR	(SB)	MU
36	Electronic & Other Electrical Equipment & Components, Except Computer Equipment									
	361 Electric Transmission and Distribution Equipment		P	P	P	P				
	362 Electrical Industrial Apparatus		P	P	P	P				P
	363 Household Appliances		P	P	P	P				P
	364 Electrical Lighting & Wiring Equipment		P	P	P	P				P
	365 Household Audio and Video Equipment, and Audio Recordings		P	P	P	P				P
	366 Communications Equipment		P	P	P	P				P
	367 Electronic Components and Accessory		P	P	P	P				P
	369 Miscellaneous Electrical Machinery, Equipment and Supplies		P	P	P	P				P
37	Transportation Equipment									
	371 Motor Vehicles and Motor Vehicle Equipment			P	P	P				
	372 Aircraft and Parts			P	P	<u>P</u>				
	373 Ship and Boat Building and Repairing			P	P	C				
	374 Railroad Equipment			P	P	<u>P</u>				
	375 Motorcycles, Bicycles and Parts			P	P	P				
	376 Guided Missiles and Space Vehicles and Parts			P	P	<u>P</u>				
	379 Miscellaneous Transportation Equipment			P	P	P				
38	Measuring, Analyzing and Controlling Instruments; Photographic, Medical and Optical Goods; Watches & Clock									

		CO	BP	LI	GI	AI	(OS)	SR	(SB)	MU
	381 Search, Detection, Navigation, Guidance, Aeronautical and Nautical Systems, Instruments and Equipment		P	P	P	P				P
	382 Laboratory Apparatus and Analytical, Optical, Measuring and Controlling Instruments		P	P	P	P				P
	384 Surgical, Medical & Dental Instruments and Supplies		P	P	P	P				P
	385 Ophthalmic Goods		P	P	P	P				P
	386 Photographic Equipment and Supplies		P	P	P	P				P
	387 Watches, Clocks, Clockwork Operated Devices and Parts		P	P	P	P				P
39	Miscellaneous Manufacturing Industries									
	391 Jewelry, Silverware and Plated Ware		C	P	P	P				C
	393 Musical Instruments		P	P	P	P				P
	394 Dolls, Toys, Games and Sporting & Athletic Goods		P	P	P	P				P
	395 Pens, Pencils and Other Artistic Materials		P	P	P	P				P
	396 Costume Jewelry, Costume Novelties, Buttons, and Miscellaneous Notions, Except Precious Metal		P	P	P	P				P
	399 Miscellaneous Manufacturing Industries		C	P	P	P				C
40	Railroad Transportation			P	P					
41	Local and Suburban Transit and Interurban Highway Passenger Transportation									

		CO	BP	LI	GI	AI	(OS)	SR	(SB)	MU
	411 Local and Suburban Passenger Transportation			C	C	C				
	413 Intercity and Rural Bus Transportation			C	C	C				
	414 Bus Charter Service			C	C	C				
	417 Terminal and Service Facilities for Motor Vehicle Passenger Transportation				C	C				
42	Motor Freight Transportation & Warehousing									
	421 Trucking and Courier Service, Except Air									
	4212 Local Trucking Without Storage				C	C				
	4213 Trucking, Except Local			C	C	C				
	4214 Local Trucking with Storage			C	C	C				
	422 Public Warehousing and Storage									
	4221 Farm Product Warehousing and Storage			C	C	<u>C</u>				
	4222 Refrigerated Warehousing & Storage			C	C	<u>C</u>				
	4225 General Warehousing but not self-storage, mini-ware- houses or retail warehouse operations			C	C	<u>C</u>				

		CO	BP	LI	GI	AI	(OS)	SR	(SB)	MU
	4226 Special Warehousing & Storage, Not Elsewhere Classified, but not self-storage, mini-warehouses or retail warehouse operations			C	C	<u>C</u>				
	423 Terminal and Joint Terminal Maintenance Facilities for Motor Freight Transportation				C	C				
43	United States Postal Service	P	P	P	P	P		P		P
45	Transportation By Air									
	4522 Air Transportation, Non-scheduled	C	C	C	C	C				C
47	Transportation Services									
	472 Arrangement of Passenger Transportation	P	P					P		P
	473 Arrangement of Transportation of Freight & Cargo		C	C	C	C				C
	478 Miscellaneous Services Related to Transportation		C	C	C	C				C
48	Communications									
	481 Telephone Communications	P	P	P	P	P		P		P
	482 Telegraph & Other Message Communications	P	P	P	P	P		P		P
	483 Radio & Television Broadcasting Stations	P	P	P	P	P				P
	484 Cable & Other Pay Television Services	P	P	P	P	P				P
	489 Communications Services Not Elsewhere Classified	P	P	P	P	P				P
49	Electric, Gas and Sanitary Services			C	C	C				

		CO	BP	LI	GI	AI	(OS)	SR	(SB)	MU
50	Wholesale Trade - Durable Goods									
	501 Motor Vehicle and Motor Vehicle Parts and Supplies									
	5012 Automobiles and Other Motor Vehicles			C	C	<u>P</u> <u>C</u>				
	5013 Motor Vehicle Supplies & New Parts			P	P	P				
	5014 Tires and Tubes			C	C	C				
	502 Furniture & Home Furnishings			P	P	P				
	503 Lumber and Other Construction Materials			C	C	C				
	504 Professional & Commercial Equipment and Supplies			P	P	P				
	505 Metals and Minerals, Except Petroleum									
	5051 Metals Service Centers and Offices			C	C					
	506 Electrical Goods			P	P	P				
	507 Hardware, Plumbing, Heating Equipment and Supplies			P	P	P				
	508 Machinery, Equipment and Supplies									
	5082 Construction & Mining (Except Petroleum)			C	C	<u>C</u>				
	5083 Farm and Garden Machinery & Equipment			C	C	<u>C</u>				
	5084 Industrial Machinery and Equipment			C	C	<u>C</u>				
	5085 Industrial Supplies			C	C	C				

		CO	BP	LI	GI	AI	(OS)	SR	(SB)	MU
	5087 Service Establishment Equipment & Supplies			C	C	<u>C</u>				
	5088 Transportation Equipment & Supplies Except Motor Vehicles			C	C	C				
	509 Miscellaneous Durable Goods									
	5091 Sporting & Recreational Goods and Supplies			P	P	P				
	5092 Toys & Hobby Goods and Supplies			P	P	P				
	5094 Jewelry, Watches, Precious Stones & Precious Metals			C	C	C				
	5099 Durable Goods, Not Elsewhere Classified			C	C	C				
51	Wholesale Trade-Nondurable Goods									
	511 Paper & Paper Products			P	P	P				
	512 Drugs, Drug Proprietaries and Druggists' Sundries			P	P	P				
	513 Apparel, Piece Goods and Notions			P	P	P				
	514 Groceries and Related Products			P	P	<u>C</u>				
	515 Farm-Product Raw Materials									
	5153 Grain & Field Beans			C	C	<u>C</u>				
	5159 Farm Product Raw Materials, Not Elsewhere Classified			C	C	<u>C</u>				
	516 Chemical & Allied Products									
	5162 Plastics Materials and Basic Forms and Shapes			C	C	<u>C</u>				

		CO	BP	LI	GI	AI	(OS)	SR	(SB)	MU
	5169 Chemicals & Allied Products Not Elsewhere Classified				C					
	518 Beer, Wine and Distilled Alcoholic Beverages			P	P	P				
	519 Miscellaneous Nondurable Goods			C	C	C				
52	Building Material, Hardware, Garden Supply and Mobile Home Dealers									
	521 Lumber and Other Building Material Dealers							P		
	523 Paint, Glass and Wallpaper Stores							P		P
	525 Hardware Stores							P		P
	526 Retail Nurseries, Lawn and Garden Supply Stores							P		P
53	General Merchandise Stores, including accessory auto service facilities									
	533 Variety Stores (minimum of 70,000 square feet per store)*					P				
	533 Variety Stores *							P		P
	533 Variety Stores (exceeding a combined total of 200,000 square feet for all Variety Stores and Misc. General Merchandise Stores located east of Madera Road)*							C		
	539 Miscellaneous General Merchandise Stores (minimum of 70,000 square feet per store)					P				

		CO	BP	LI	GI	AI	(OS)	SR	(SB)	MU
	539	Miscellaneous General Merchandise Stores *						P		P
	539	Miscellaneous General Merchandise Stores (exceeding a combined total of 200,000 square feet for all Variety Stores and Miscellaneous General Merchandise Stores located east of Madera Road)*						C		
54	Food stores									
	541	Grocery Stores ^{^^}						P		P
	546	Retail Bakeries						P		P
	549	Miscellaneous						P		P
55	Automotive Dealers and Gasoline Service Stations									
	551	Motor Vehicle Dealers (New); including auto and truck rental and leasing					P			
	553	Automotive Supply Stores, including accessory service facilities*					C	P		
	554	Gasoline Service Stations only as part of an office complex, a hotel/motel complex, an industrial complex, or commercial center; including sales of compressed natural gas	C	C	C	C	C	C		C
	556	Recreational Vehicle Dealers					P			
	557	Motorcycle Dealers					P			
56	Apparel and Accessory Stores*+							P		P
57	Home furnishings and appliances							P		P
	571	Home Furniture and Furnishing Stores* +						P		P

		CO	BP	LI	GI	AI	(OS)	SR	(SB)	MU
	572 Household Appliance Stores*							P		P
	573 Radio, Television, Consumer Electronics, and Music Stores*							P		P
58	Eating and Drinking Places									
	581 Eating and Drinking Places									
	5812 Eating Places Dinnerhouse Only, except drive-through	C	C					P		P
	5812 Eating Places with Take-Out Only, without drive-through (accessory use only in "CO" and "BP" Zones)	P	P					P		P
	5812 Eating Places, including drive-through							C**		
	5813 Drinking Places	C	C					P		P
	5813 Adult Cabarets								P	
59	Miscellaneous Retail									
	591 Drug Stores and Proprietary Stores (accessory use only in "CO" and "BP" Zones)*	P	P					P		P
	592 Liquor Stores*							P		C
	594 Miscellaneous Shopping Goods Store									
	5941 Sporting Goods Stores and Bicycle*							P		P
	5942 Book Stores*							P		P
	5942 Adult Book Stores								P	
	5943 Stationery Stores *+							P		P

		CO	BP	LI	GI	AI	(OS)	SR	(SB)	MU
	5945 Hobby, Toy, and Game Shops*							P		P
	5946 Camera and Photograph Supply Stores **							P		P
	5947 Gift, Novelty and Souvenir Shops							P		P
	5948 Luggage and Leather Goods*							P		P
	5949 Sewing, Needlework, and Piece Goods Stores*							P		P
	599 Retail Stores, Not Elsewhere Classified									
	5992 Florists							P		P
	5993 Tobacco Stores and Stands							P		P
	5994 News Dealers and Newsstands							P		P
	5995 Optical Goods Stores							P		P
	5999 Miscellaneous Retail Stores, Not elsewhere classified (e.g., auction rooms, coin and stamp shops, pet shops, etc.)							P		P
60	Depository Institutions	P	P					P		P
61	Non-depository Credit Institutions	P	P					P		P
62	Security and Commodity Brokers, Dealers, Exchanges and Services	P	P							P
63	Insurance Carriers	P	P							P
64	Insurance Agents, Brokers and Service	P	P							P

		CO	BP	LI	GI	AI	(OS)	SR	(SB)	MU
65	Real Estate	P	P							P
67	Holding and Other Investment Offices	P	P							P
70	Hotels, Rooming Houses, Camps and Other Lodging Places									
	701 Hotels and Motels	C	C					P		P
	7011 Adult Hotels and Motels								P	
72	Personal Services									
	721 Laundry, Cleaning and Garment Service									
	7213 Linen Supply				P					
	7216 Drycleaning Plants, Except Rug Cleaning				P					
	7217 Carpet and Upholstery Cleaning				P					
	7218 Industrial Launderers				P					
	7299 Adult Massage Parlors and Sexual Encounter Centers								P	
73	Business Services									
	731 Advertising									
	7311 Advertising Agencies	P	P							P
	7312 Outdoor Advertising Services				C					
	7313 Radio, Television and Publisher's Advertising Representatives	P	P							P
	7319 Advertising, Not Elsewhere Classified	P	P							P

		CO	BP	LI	GI	AI	(OS)	SR	(SB)	MU
	732	Consumer Credit Reporting Agencies, Mercantile Reporting Agencies and Adjustment and Collection Agencies	P	P						P
	733	Mailing, Reproduction, Commercial Art and Photography, and Stenographic Services								
	7331	Direct Mail Advertising Services	P	P						P
	7334	Photocopying and Duplicating Services	P	P		P		P		P
	7335	Commercial Photography	P	P	P	P	<u>P</u>			P
	7336	Commercial Art and Fabric Design		P	P	P	<u>P</u>			P
	7338	Secretarial & Court Reporting Services	P	P						P
	734	Services to Dwelling and Other Buildings								
	7342	Disinfecting & Pest Control Services (office only in CO, BP and MU zones)	P	P		C				P
	7349	Building Cleaning & Maintenance Services Not Elsewhere Classified (office only in CO, BP and MU zones)	P	P	P	P	<u>P</u>			P
	735	Miscellaneous Equipment Rental and Leasing								

		CO	BP	LI	GI	AI	(OS)	SR	(SB)	MU
	7352 Medical Equipment Rental and Leasing			P	P	<u>P</u>				
	7353 Heavy Construction Equipment Rental				C					
	7359 Equipment Rental and Leasing, Not Elsewhere Classified			<u>C</u>	C	<u>C</u>				
	736 Personnel Supply Services	P	P							P
	737 Computer Programming, Data Processing and Other Related Computer Related Services	P	P	P	P	P				P
	738 Miscellaneous Business Services									
	7381 Detective, Guard and Armored Car Services		C	C	P	<u>C</u>				C
	7382 Security Systems Services		C	C	P	<u>C</u>				C
	7383 News Syndicates	P	P							P
	7384 Photofinishing Laboratories			P	P	<u>P</u>		P		P
	7389 Business Services Not Elsewhere	P	P	<u>C</u>		<u>C</u>				P
	7389 Uses Requiring outdoor storage of manufacturing facilities			C	C					
75	Automotive Repair, Services and Parking									
	751 Automotive and Truck Rental and Leasing			C		C				
	752 Automobile Parking					C				
	753 Automotive Repair Shop			C		C				

		CO	BP	LI	GI	AI	(OS)	SR	(SB)	MU
	754 Automotive Services, Except Repair					C				
76	Miscellaneous Repair Services									
	762 Electrical Repair Shops			P	P	P				
	764 Reupholstery and Furniture Repair			P	P	P				
	769 Miscellaneous Repair Shops and Related Services			<u>C</u>		<u>C</u>				
	7692 Welding Repair			P	P	C				
	7694 Armature Rewinding Shops			P	P	C				
	7699 Repair Shops and Related Services, Not Elsewhere Classified Office-only uses	P	P							P
	7699 Uses Requiring Outdoor Storage or Manufacturing Facilities			C	C	<u>C</u>				
78	Motion Pictures									
	781 Motion Picture Production and Allied Services									
	7812 Motion Picture & Video Tape Production		P	P	P	P				P
	7819 Services Allied to Motion Picture Production		P	P	P	P				P
	782 Motion Picture Distribution and Allied Services									
	7822 Motion Picture, Audio and Video Tape Distribution		P	P	P	P				P

		CO	BP	LI	GI	AI	(OS)	SR	(SB)	MU
	7829 Services Allied to Motion Picture, Audio and Video Tape Distribution (office only uses)	P	P							P
	783 Wireless Telecommunication Facilities	C	C	C	C	C		C		C
	7832 Adult Motion Picture Theaters and Adult Mini-Motion Picture Theaters								P	
	784 Adult Video Stores								P	
79	Amusement & Recreations Services									
	799 Miscellaneous Amusement & Recreation Services									
	7991 Physical Fitness Facilities	C	C							C
	7993 Coin operated (six (6) or more devices) Adult Motion Picture Arcade								P	
	7999 Amusement & Recreational Services, Not Elsewhere Classified (except skating rinks and indoor batting cages)	C	C	C	C					C
	7999 Indoor Batting Cages	C	C	C	C					C
	7999 Skating Rinks	C	C	C	C					C
80	Health Services									
	801 Offices and Clinics of Doctors of Medicine	P	P							P

		CO	BP	LI	GI	AI	(OS)	SR	(SB)	MU
	802 Offices and Clinics of Dentists	P	P							P
	803 Offices and Clinics of Doctors of Osteopathy	P	P							P
	804 Offices and Clinics of Other Health Practitioners	P	P							P
	806 Hospitals	C	C							C
	807 Medical and Dental Laboratories	P	P							P
	809 Miscellaneous Health and Allied Services, Not Elsewhere Classified	C	C							C
81	Legal Services	P	P							P
82	Educational Services (Schools, Colleges, Universities and Technical & Vocational Schools)	C	C	C	C	C				P
83	Social Services									
	835 Child Day Care Services as a Principal Use	P	P							P
	835 Child Day Care Services as an Accessory Use and Not to the General Public Only	P	P	P	P	P		P		P
86	Membership Organizations									
	861 Business Associations	P	P							P
	862 Professional Membership Organizations	P	P							P
	863 Labor Unions and Similar Labor Organizations	P	P							P
	864 Civic, Social and Fraternal Organizations	P	P							P
	865 Political Organizations	P	P							P
	866 Religious Organizations	C	C	C	C	C				C
	869 Membership Organizations, Not Elsewhere Classified	C	C							C

		CO	BP	LI	GI	AI	(OS)	SR	(SB)	MU
87	Engineering, Accounting, Research, Management and Related Services									
	871 Engineering, Architectural and Surveying Services	P	P	P						P
	872 Accounting, Auditing and Bookkeeping; Services	P	P							P
	873 Research, Development and Testing Services									
	8731 Commercial Physical and Biological Research		P	P	P	P				P
	8732 Commercial, Economic Sociological & Educational Research	P	P							P
	8733 Noncommercial Research Organizations	P	P	P	P	P				P
	8734 Testing Laboratories		P	P	P	P				P
	874 Management and Public Relation Services									
	8741 Management Services	P	P							P
	8742 Management Consulting Services	P	P							P
	8743 Public Relations Services	P	P							P
	8748 Business Consulting Services, Not Elsewhere Classified	P	P							P
92	Justice, Public Order, and Safety									
	922 Public Order and Safety	P	P	P	P	P		P		P
	9224 Fire Protection	P	P	P	P	P				P

		CO	BP	LI	GI	AI	(OS)	SR	(SB)	MU
94	Administration of Human Resource Programs	P	P	P		P				P
Residential Uses										
	Dwelling, Multi-Family									P

* The asterisk denotes uses in the WESP-SR zone that are required to have a minimum store size of 6,000 square feet and an average store size (for that project) of 30,000 square feet. In the WESP-MU zone, there shall be no minimum store size for any of these uses.

** Drive-through restaurants are only permitted:

- a) in the WESP-SR zone east of Madera Road and south of Cochran Street; and
- b) in the WESP-CO zone north of SR-118 and adjacent to First Street.

*** In the LI zone, "Automotive" uses include and are limited to Recreational Vehicles.

+ Depicts uses which, if located in the WESP-SR zone north of Cochran Street and within 600 feet of the east side of Madera Road, or anywhere in the WESP-MU zone are not required to have a minimum store size of 6,000 square feet.

^^ Grocery stores shall be permitted up to 20,000 square feet in the WESP-SR zone. Prior to issuance of a Zoning Clearance, all Applicants converting Retail to Grocery Store in the WESP-SR zone shall be responsible for payment of City adopted Traffic Impact Fees (Resolutions Nos. 91-93 and 2002-22) based on 601 new trip ends per 20,000 square feet (as outlined in the traffic study for SP-S-7, AMD #24).