

Exhibit “A”

Sections 16.16.315 and 16.16.320 are hereby amended as follows. Text shown in red is added

16.16.315 - Permitted uses and permit requirements.

The permitted uses and permit requirements in this article are provided in a table format. Land uses are provided in the first (vertical) column of the table and commercial/industrial land use designation in the top (horizontal) row. In order to determine which permit process is applicable or if the land use is allowed, the use must be matched up with the corresponding land use designation. Once the land use and land use designation are matched, the symbol in the box represents the applicable process. The following key legend demonstrates which symbol corresponds with the applicable permit process. Footnotes are also provided and considered part of this development code.

Key to Permit Requirements

Symbol	Applicable Process
A	Accessory Use
CUP	Requires a Conditional Use Permit
NP	Not Permitted
P	Permitted Use
R	Requires a Site Plan Review

	Land Uses	Land Use Designations				
		C1	C2	C3	I1	I2
A	Art studio/gallery (including photo)	R	R	R	R	
B.	Assemblies of people — Entertainment (e.g., theater — Live performance, auditorium, banquet hall, nightclub, etc.) ¹		R	R	R	R
C.	Auction service, exchange or barter			R	R	R
D.	Automotive parking	R	R			
E.	Bank and financial institution/service	R	R			
F.	Bar, saloon, cocktail lounge and tavern		CUP			
G.	Business support services and facilities (including graphic reproduction, computer-service, uniform store, etc.)		R	R	R	R
H.	Catering establishment		R	R	R	R
I.	Cemetery	R	R	R	R	R
J.	Club or lodge (non-profit), fraternal or religious association	CUP	R			
K.	Composting plant	NP	NP	NP	NP	CUP
L.	Contractors and building trades	R	R	R	R	R
M.	Equipment sales and rental — Indoors		R	R	R	
N.	Grocery store (not including off-sale alcohol ⁷)	R	R	R	NP	NP
O.	Health and fitness club	R	R	R	R	R
P.	Heavy equipment sales and rental				R	R
Q.	Helicopter landing and take-off pad		CUP		CUP	CUP

R.	Historical and monument site	R	R	R	R	R
S.	Home improvement sales and service, retail (e.g., hardware, lumber and building materials stores)	R	R	R		
T.	Hospital		CUP	CUP	CUP	CUP
U.	Hotel/motel		R			
V.	Impound/towing ²	NP	NP	NP	CUP	CUP
W.	Industrial uses (includes outdoor storage ³)	NP	NP	NP	P	P
X.	Institutional uses	R	R	R	R	R
Y.	Kennel — Boarding of domestic animals		CUP	CUP	R	R
Z.	Laboratory — Research		CUP		R	R
AA.	Machine shop/repair				R	R
BB.	Manufactured housing (sales)				R	R
CC.	Manufacturing/warehouse (includes outdoor storage ³)				R	R
DD.	Medical services (not including hospitals)		R	R	NP	NP
EE.	Microwave and radio communication towers and facilities			R	R	R
FF.	Mini-storage ²	NP	NP	R	R	R
GG.	Mortuary, not include crematory		R			
HH.	Museum, library and reading room	R	R	R		
II.	Off-sale alcohol establishment (ABC type 20 & 21 licenses) ⁷	CUP	CUP			
JJ.	Office/professional buildings	R	R	R	R ⁵	R ⁵
KK.	Parking/storage of recreational vehicles			R	R	R
LL.	Personal services (e.g., spas, salons, and massage facilities)	R	R	R		
MM.	Planetarium, aquarium, botanical garden and zoo		R			
NN.	Publishing and printing		R	R	R	
OO.	Processing (recycling) facility ⁴	NP	NP	NP	CUP	CUP
PP.	Recreational facility — Commercial		R	R	R	
QQ.	Recycling center — Large collection facility ⁴	NP	NP	NP	NP	CUP
RR.	Repair shop — Small items	R	R	R	R	R
SS.	Restaurant (sit down and takeout), including outdoor dining ^{1,2}	R	R	R		
TT.	Retail sales (not including off-sale alcohol ⁷)	R	R	R	R ⁶	R ⁶
UU.	School — Trade, community college, university		R	R	R	R
VV.	School — Specialty non-degree (e.g., dance and martial arts)	R	R	R	R	R
WW.	Semi-truck repair and storage				CUP	CUP
XX.	Shopping center (not including off-sale alcohol ⁷)	R	R	R		
YY.	Terminal (bus and truck)		CUP		CUP	CUP
ZZ.	Theater	NP	NP	NP	NP	NP
AAA.	Upholstery and furniture repair/refinishing		R	R	R	R
BBB.	Vehicle fuel station ^{1, 2}	R	R	R		

CCC.	Vehicle parts and accessories sales		R	R		
DDD.	Vehicle repair facility — Major		R	R	R	R
EEE.	Vehicle repair facility — Minor		R	R	R	R
FFF.	Vehicle sales/rentals and leasing — new and used ²		R			
GGG.	Vehicle wash facility ²		R	R	R	
HHH.	Veterinary services — Clinics and small animals hospitals (short term boarding)	R	R	R		
III.	Warehousing and wholesale distribution center				R	R
JJJ.	Wrecking yard ²	NP	NP	NP	NP	CUP

16.16.320 - Commercial and industrial uses.

Notes:

1. Shall not include a motion picture theater. Establishments serving alcohol shall require a CUP.
2. Shall correspond with standards in [Section 16.16.365](#) (Specific land use standards).
3. Shall be subject to [Section 16.16.360\(A\)\(4\)](#).
4. Shall be subject to [Section 16.16.070](#) (Recycling facilities).
5. Shall be supportive to a manufacturing/industrial use.
6. May sell products manufactured or distributed on-site pursuant to [Section 16.16.360\(A\)\(3\)](#).
7. Applications for off-sale alcohol (type 20 and 21 ABC licenses) shall be forwarded to the City Council for final action.

The Main Street and Freeway Corridor Specific Plan shall be amended as follows:

The sub-section titled “Review Process” within the following zone districts shall add the following sentence to read: “All retail uses and other establishments offering off-sale alcohol sales (type 20 and 21 ABC licenses) shall be forwarded to the City Council for final approval.”

1. Regional Commercial (4.15)
2. Auto Sales Commercial (4.16)
3. Office Professional (4.16)
4. Office Commercial (4.15)
5. Pedestrian Commercial (4.13)
6. Neighborhood Commercial (4.17)