

1 **RESOLUTION 2015-34**

2 **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN**
3 **BAUTISTA RECOMMENDING TO THE CITY COUNCIL AMENDMENT TO THE**
4 **SAN JUAN BAUTISTA MUNICIPAL CODE CHAPTER 11-02-050: PERMITTED AND**
5 **CONDITIONAL USES BY ZONING DISTRICT USE MATRIX**

6 **WHEREAS**, the Planning Commission of the City of San Juan Bautista conducted public
7 discussion on the proposed amendment of San Juan Bautista Municipal Code, Chapter 11-02-050
8 on September 1st and November 3rd, 2015, and

9 **WHEREAS**, the Planning Commission received oral comments, written comments, and
10 electronic communication and public input on the proposed amendment to Chapter 11-02-050,
11 and

12 **WHEREAS**, the Planning Commission recognizes the need to update the use matrix to reflect
13 current and prospective allowable uses within the City of San Juan Bautista, and

14 **WHEREAS**, the Planning Commission has reviewed and analyzed the final draft of the use
15 matrix.

16 **NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of San
17 Juan Bautista hereby approves Exhibit “A,” the use matrix for the Permitted and Conditional
18 Uses by Zoning District Section 11-02-050 and recommends to the City Council of the City of
19 San Juan Bautista the following changes and amendments to the San Juan Bautista Municipal
20 Code.

21 **EXHIBIT “A”**

22 **Chapter 11-02-050 PERMITTED AND CONDITIONAL USES BY ZONING DISTRICT,**
23 **USE MATRIX**

ZONING DISTRICTS	
R-1	LOW DENSITY RESIDENTIAL
R-2	MEDIUM DENSITY RESIDENTIAL
R-3	HIGH DENSITY RESIDENTIAL
C	COMMERCIAL
MU	MIXED USE
I	INDUSTRIAL
P	PARK
PF	PUBLIC FACILITIES
A	AGRICUTURAL

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Use (Residential)	R-1	R-2	R-3	C	MU	I	P	PF	A
Accessory Buildings	P, S	P, S	P,S						P, S
Co-Housing/ Shared Housing			C		C				
Day Care Facilities, large	P, C, S	P, S	P, S	C	C			C	
Day Care Facilities, small	P, S	P, S	P, S	C	C			C	P, S
Emergency Shelter	C	C	C		C, P			C	
Farmworker Housing		P, S	P, S						P, S
Home Occupations	P	P	P		C				P
Hostel			C	C	P				
Manufactured Homes	P, S	P, S							P, S
Mobile Home Parks			P, S						
Multiple- family Dwellings		P, S	P, S		P, S				
Rooming and Boarding									
Residential Care Facilities, Small 1-6	P, S	P, S	P, S						
Residential Care Facilities, Large 7+			P, S						
Residential Located above Commercial				C	P				
Secondary Units	P, S	P, S	P, S		C				P, S
Single Family Dwellings	P, S	P, S							P, S
Transitional Housing, Homeless Shelter	P, S	P, S	P, S		C			C	P, S
Duplexes/ Duets		P, S	P, S						
P- Permitted Use; C- Conditional Use; S- Site Review									
Use (Commercial)	R-1	R-2	R-3	C	MU	I	P	PF	A
Adult Entertainment						C			
Agricultural Machinery Sales and service						P			
Agricultural processing facilities, when processing products are raised on same property									C

	R-1	R-2	R-3	C	MU	I	P	PF	A
Agricultural uses that are soil-dependent including crop and tree farming, dry land farming, greenhouses, and vineyards									P
Agriculture- wholesale animal-raising facilities/livestock grazing									C
Alcoholic beverage, off site sales				P	P	P			
Alcoholic beverage, on site sales				C, P	C, P	C			
Ambulance Services				C		P		P	
Animal boarding and services						C			C
Animal Hospital/ Veterinary Office						C			
Antennas and telecommunications facilities				C	C	C		C	C
Antique and Collectible Shops				P	P	P			
Assembly Use/ Public Assembly	C	C	C	C	C		C	C	
Auction House				C	C	C			C
Automated Teller Machines (ATM)				C	C				
Automobile Sales New/ Used						C			
Automobile Service Stations Repair				C		C			
Automobile Parts				P		P			
Automobile Storage						C			C
Automobile Washing				C		C			
Bakeries, Retail				P	P				
Bakeries, Wholesale						P			
Banks/ Financial Institutions				P	P				
Bed and Breakfast Inns		P	P	P	C				
Bicycle sales, rentals and service				P	P	P			

	R-1	R-2	R-3	C	MU	I	P	PF	A
Boat Sales New/Used						C			
Bowling Alley				C		C			
Brewery				C		C			
Blueprinting Services						C			
Building Materials Services						C			
Business Services				P	P				
Catering Services				P		P			
Card Room				C		C			
Cemeteries, public and private								P, S	
Instructional Services				C	C	C		C	
Commercial Recreation and Entertainment						C	C		C
Communication Facilities						C		C	C
Community Gardens	C	C	C					C	
Contractor's Yard						C			
Convenience Stores-Retail				C	C				
Dance Studios, Gymnasium, Music Studio				C		C			
Drug Stores- Retail				P	P				
Equipment Sales, Services, and rentals							C		C
Feed Store				C		P,S			P, S
Food and Beverage Sales, Wholesale				P	P				
Fortunetelling				C	C				
Funeral				C		C			
Galleries, Arts, Crafts, and Artists studios					P				
Public Storage						C			
Golf Course								C	
Grocery Stores and Deli's				P	P				
Ice Cream Shops				P	P				
Inn	C	C	C	C	C				C
Laboratories/ Research				C		C			C

	R-1	R-2	R-3	C	MU	I	P	PF	A
Laundromats, dry cleaning				P		P			
Maintenance and repair services (non automotive)				C	C	P			
Manufacturing, assembly, packaging, processing, and other industrial operation where all emissions are effectively confined						P, S			
Medical Clinics and Laboratories				P		P			
Motels and Hotels				C	C				
Bars, Nightclubs				C	C				
Offices (business, professional, administrative, and executive)				P	P	P			
Outdoor dining as an accessory use to a principal on-site restaurant				C	C				
Pawn Shops				C	C				
Personal Services				P	P				
Pet Store, including grooming as long as no kenneling services are provided				P	C, S				
Plant Nursery- Indoor				C	C				P
Plant Nursery- Outdoor				C	C				P
Pool and Billiards Establishment				C	C				
Printing, publishing, and blueprint services						P			
Public Utilities facilities	C	C	C	C		C	C	C	C

Recreation Facilities Commercial				C		P	C	C	C		
Recreational Vehicle Parks			P								
Recycling Facilities						C					
Recycling Drop Off				C		P					
	R-1	R-2	R-3	C	MU	I	P	PF	A		
Research and Development						C			C		
Restaurant			C	P	P						
Retail Shops				P	P						
Secondhand or Consignment Shops				C	C	C					
Shopping Centers				P	C						
Special Events				C	C	C	C	C			
Theater				C		P					
Tow Yard/ Impound						C					
Warehousing						C			P		
Wineries and wine tasting						C			C		
Wine Tasting				P	P	C					
P- Permitted Use; C- Conditional Use; S- Site Review											
Use (Public)						R-1	R-2	R-3	C	MU	I
Clubs and Lodges				C		C		C			
Community Centers					P		C	C			
Convalescent Hospitals/ Nursing Homes			C	P	C						
Cultural or Historical Establishment (museum, library, etc.)				C			C	C			
Government Offices				C	C	C		C			
Parking Lot, Public				C			C	C			
Parks and Playgrounds, Public	C	C	C								
Public Utility Service Yards						C					
Recreational facilities, Noncommercial	C	C	C								
Places of Worship	C	C	C								

Schools, Accredited/ Public	C	C	C					C	
Utilities	C								
P- Permitted; C-Conditional ; S- Site Review									

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30 **PASSED AND ADOPTED** by the Planning Commission of the City of San Juan Bautista on
 31 this 3rd day of November, 2015 by the following vote:

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33 **AYES: Garratt, Gredassoff, Medeiros, Franco**

34 **NOES: None**

35 **ABSENT: Guibert**

36 **ABSTAIN: None**

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ATTEST:

 Acting Secretary Rudy Luquin

 Ernest J. Franco, Chairperson