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**Re: Public Comment -- 5/20/26 PC mtg., Item No. 6B, ED Code Updates**

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**From** Jacob Patterson <jacob.patterson.esq@gmail.com>

**Date** Tue 5/19/2026 1:42 PM

**To** cdd <cdd@fortbraggca.gov>

**Cc** Whippy, Isaac <iwhippy@fortbraggca.gov>

Opps, One correction:

- Why is Day care, adult – 6 or fewer clients prohibited in all commercial districts when the same use with 7 or more clients is NOT prohibited? That distinction makes sense in residential zones but not commercial zones.

On Tue, May 19, 2026 at 1:39 PM Jacob Patterson <[jacob.patterson.esq@gmail.com](mailto:jacob.patterson.esq@gmail.com)> wrote:

Planning Commission & Staff,

Now that the proposed ILUDC update shows all the different uses that were previously omitted, I noticed a few currently-prohibited uses that you might want to allow. I encourage you all to scan through the updated tables and identify uses that don't make sense for us to prohibit, particularly in the commercial zoning districts.

*Here is a list to consider:*

- I don't see why we would prohibit Accessory retail/services in commercial zoning districts when retail is already permitted as a primary use. If I have a salon, for example, is it a problem if I also have a clothing rack selling branded merch? I don't think so but if the use tables are taken literally, this wouldn't be permitted. I would allow this use as a permitted use in all commercial districts--the only possible exception would be Neighborhood Commercial.
- We should probably consider allowing for Agricultural Accessory Structures in more zoning districts, including all industrial districts, because Crop Production is a permitted use in all zoning districts throughout the City. I see no reason to limit these structures, even in the residential districts where they are currently prohibited.
- Why are Restaurants allowed but Brewery/Restaurants prohibited in Neighborhood Commercial? A small microbrewery/restaurant isn't significantly different from a restaurant that also sells beer (e.g., La Palapa), provided it has the proper odor-eliminating measures that we required for Tall Guy, for example.
- Shouldn't Neighborhood Market be allowed in Neighborhood Commercial? We already have several of these, one in CN and the other as a legal non-conforming use in a residential district.
- Neighborhood Commercial should allow for all residential uses that are permitted in Medium Density Residential. These are small areas in town surrounded by residential areas and we need housing as much, if not more than small neighborhood markets, etc. The tables currently prohibit many residential uses that wouldn't have any negative impacts on a neighboring residential area right next door.

- Why is Day care, adult – 6 or fewer clients prohibited in all commercial districts when the same use with 7 or more clients is prohibited? That distinction makes sense in residential zones but not commercial zones.
- I would consider allowing Contractors base in industrial zoning districts, perhaps with an MUP or UP. There is already one in light industrial and it isn't incompatible with any uses around it.
- Cottage food production is not listed as permitted or prohibited in the draft ordinance (the fields are blank). it should be permitted in both Industrial zoning districts. Cottage food production already happens in our industrial zone as well. We need to support small businesses like this and industrial zones are ideal production sites for any type of industry, including food and drink.

Making any of the above changes will not impact the CEQA analysis at all because other uses of the same or more intensity of potential impacts are already permitted by right in each of the relevant zoning districts. The agenda description and public hearing notice are certainly broad enough to allow for these additional use table refinements.

Best,

--Jacob