

Memo

To: Planning Commission
From: Marie Jones
Date: 6-1-2026
Re: Respond to public comment

This memo included responses to a public comment regarding the Economic Development Ordinance currently under consideration by City Council. Please see the point-by-point response below to the emailed public comment.

- 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.

As small format retail is permitted by right in all commercial districts, accessory retail is also permitted by right, as an applicant could just apply for retail and whatever other use they are requesting in a commercial zoning district. Accessory retail is separately regulated in industrial zoning districts because it must be accessory to an industrial use and is otherwise now allowed.

- 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.

Agriculture accessory structures could be added to the commercial zoning districts. However, this should be considered carefully as follows:

1. Animal keeping is not a permitted use in these zoning districts, so it is unclear what an agricultural accessory structure would be used for since it could not be used for animal keeping.
 2. Agricultural accessory structures for crop production would be limited to commercial green houses or equipment storage. Neither seem particularly appropriate to the commercial zoning districts.
- 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.

The City decided to allow Brewery/Restaurants in the Industrial and zoning district to allow Overtime Brewing to go forward as a business and in the CBD to legalize North Coast Brewery's legal non-conforming use. Extending it to the neighborhood commercial zones would introduce an incompatible use.

- 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.

This statement is incorrect. There is no land use of "Neighborhood Market". Retail general – less than 5000 SF is currently allowed in all commercial zoning districts, which would cover any type of market.

- 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.

This would require a change to the definition of the commercial zoning districts in the City's General Plan which currently allow only some types of residential use. The land use designation in the General Plan can be changed, but that would have to be noticed in a separate public hearing.

- 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.

This statement is incorrect. Daycares of 6 clients or less are allowed by right in residential zoning districts per state law, which is the reason that they are differently regulated in the residential zoning districts. The code currently allows Child day care centers regardless of size in all commercial zoning districts.

- 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.

This statement is incorrect. Contractors Base are already included in all the industrial zoning districts.

- 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.

This statement is incorrect. Cottage food preparation is allowed in three of the commercial districts.