

## Exhibit F: Proposed Amended Article 9

Note: underline and bolded text represents new text; ~~strike-through~~ text represents text to be eliminated

### Article 9 PS Public and Semipublic District

#### Sections:

<b>2-900</b>	<b>Specific Purposes</b>
<b>2-902</b>	<b>Applicability</b>
<b>2-904</b>	<b>Uses Permitted in PS District</b>
<b>2-906</b>	<b>Uses Conditionally Permitted in PS District</b>
<b>2-908</b>	<b>Uses Subject to Administrative Review in PS District</b>
<b>2-910</b>	<b>Additional Use Restrictions: PS District</b>
<b>2-912</b>	<b>Interim Uses</b>
<b>2-914</b>	<b>Property Development Regulations</b>
<b>2-916</b>	<b>Review of Plans</b>

#### **2-900 Specific Purposes**

In addition to the general purposes listed in Article 1, the specific purposes of the PS Public and Semipublic District are to:

- A. Allow consideration of a large public or semipublic use separately from regulations for an underlying base zoning that may or may not be appropriate in combination with the public or semipublic use.
- B. Allow consideration of establishment or expansion of a large public or semipublic use at rezoning hearings rather than at use permit hearings only, and give notice to all of the extent of a site approved for a large public or semipublic use by delineating it on the zoning map.
- C. Allow the Planning Commission and City Council to consider the most appropriate use of a site following discontinuance of a large public or semipublic use without the encumbrance of a base zoning district that may or may not provide appropriate regulations for reuse of the site. (Ord. 2001-015 § 1)

#### **2-902 Applicability**

The PS district is intended to be the base district for use classifications listed in Sections 2-904, 2-906 and 2-908 where these have a contiguous site area of two (2) acres or more, including alleys, streets, or other rights-of-way, and the area has a developed or "urban" character. Public and semipublic use classifications on sites of less than two (2) acres shall be subject to the regulations of the base and overlay districts in which they are located. (Ord. 2001-015 § 1)

## 2-904 Uses Permitted in PS District

Utilities, Minor, except recycling centers within convenience zones, as defined by the California Beverage Container Recycling and Litter Reduction Act. (Ord. 2001-015 § 1)

## 2-906 Uses Conditionally Permitted in PS District

- A. Accessory Uses.
- B. Convalescent Facilities.
- C. Cultural Institutions
- D. Day Care, General.
- E. Detention Facilities.
- F. Government Offices.
- G. Heliports. (Allowed if located more than one thousand (1,000) feet from an R District or the site of a public or private school and if applicant obtains a Use Permit and Heliport Permit from the California Department of Transportation, Division of Aeronautics.)
- H. Hospitals.
- I. Maintenance and Service Facilities.
- J. Park and Recreation Facilities.
- K. Public Safety Facilities.
- L. Religious Assembly.
- M. Residential Care, General. (Allowed with a use permit as a secondary use associated with hospitals and convalescent facilities.)
- N. Schools, Public or Private.
- O. Telecommunications, **New Monopoles** Antennae and/or **Alternative Towers** Structures. (See **(Subject to the regulations of** Section 4-1686: Wireless Telecommunication Facilities.) ~~as per Ordinance No. 98-009).~~

- P. Utilities, Major. (Recreational vehicle storage within electric power-line transmission corridors may be approved, subject to a use permit. Landscaping and screening requirements may be established as a condition of approval.)
- Q. Utilities, Minor. (Recycling centers within convenience zones, as defined by the California Beverage Container Recycling and Litter Reduction Act require a use permit.) (Ord. 2001-015 § 1)

**2-908 Uses Subject to Administrative Review in PS District**

- A. Animal Shows. (Subject to the regulations of Section 5-2222: Temporary Use Permits.)
- B. Circuses and Carnivals. (Subject to the regulations of Section 5-2222: Temporary Use Permits.)
- C. Commercial Filming, Limited. (Subject to the regulations of Section 5-2222: Temporary Use Permits.)
- D. Street or Neighborhood Fairs. (Subject to the regulations of Section 5-2222: Temporary Use Permits.)
- E. Telecommunications, Architecturally-Integrated Antennas and/or Co-locations on Existing Tower Structures (Subject to the regulations of Section 4-1686: Wireless Telecommunication Facilities.)**
- ~~F.E.~~ Trade Fairs. (Subject to the regulations of Section 5-2222: Temporary Use Permits.) (Ord. 2001-015 § 1)

**2-910 Additional Use Restrictions: PS District**

In addition to the uses listed above, the following regulations shall apply: Nonconforming Uses shall be subject to the regulations of Article 20: Nonconforming Uses and Structures. (Ord. 2001-015 § 1)

**2-912 Interim Uses**

- A. Conversion of buildings and grounds of schools satisfying the requirements of the compulsory education laws of the State of California to any of the following uses is permitted provided such uses may only be approved for a maximum interim period of five (5) years; and provided further that such uses do not cause or result in the substantial alteration of any buildings or activity areas on the school site:
  - 1. Public assembly or dance;
  - 2. Instruction in skills or disciplines not otherwise required by the State of California;

3. Meetings and offices for community organizations;
4. Theater, concert or lecture;
5. Temporary or permanent display of works of art or of historical or cultural significance;
6. Church or other religious service;
7. Professional, administrative and executive offices;
8. Social counseling services;
9. Recreational classes;
10. Athletic contests or practices, including offices for athletic clubs or organizations;
11. Day nurseries, nursery schools, kindergarten and child care centers; and
12. Assembly and packaging of previously prepared materials provided such activity is conducted entirely within a completely enclosed building.

B. Any such conditional use may be approved for additional periods of up to five (5) years pursuant to Article 22: Use Permits and Variances. (Ord. 2001-015 § 1)

#### **2-914 Property Development Regulations**

Development regulations shall be as specified by the use permit, provided that if the use permit fails to regulate an element regulated by an abutting base district, the regulations of the nearest base district shall apply to each portion of a PS district. (Ord. 2001-015 § 1)

#### **2-916 Review of Plans**

Certain projects shall be subject to Site Plan Approval (See Article 25: Site Plan Approval). (Ord. 2001-015 § 1)