

Article 16 PS Public and Semipublic District

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1610 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.

1620 Land Use Regulations

In the following schedule, the letter "P" designates use classifications permitted in PS districts. The letter "L" designates use classifications subject to certain limitations prescribed by the "Additional Use Regulations" which follow. The letter "U" designates use classifications permitted on approval of a use permit, as provided in Article 41. The letters "P/U" designate use classifications permitted on the site of a permitted use, but requiring a use permit on the site of a conditional use. Letters in parentheses in the "Additional Regulations" column reference regulations following the schedule.

PS DISTRICT: LAND USE REGULATIONS

P - Permitted
U - Use Permit
L - Limited, (See
Additional Use
Regulations)
- - Not Permitted

	PS	Additional Regulations
<hr/> Residential Uses		
Day Care, Limited	P	
Group Residential	U	
 Public and Semipublic		
Airports	U	(G) (A)
Cemetery	U	
Child Care	L-9	
Clubs and Lodges	U	
Convalescent Facilities	U	
Cultural Institutions	U	
Day Care, General	U	
Detention Facilities	U	
Emergency Shelter	U	
Government Offices	U	
Heliports	L-1	
Hospitals	U	
Maintenance & Service Facilities	U	
Park & Recreation Facilities	L-5	
Public Safety Facilities	U	
Religious Assembly	U	(C)
Residential Care, General	U	
Resource Centers	L-7	
Schools, Public or Private	U	
Transitional Housing	U	
Utilities, Major	L-4	
Utilities, Minor	P/U	(D)
 Commercial Uses		
Commercial Filming	U	(G)

PS District: Land Use Regulations (continued)

	PS	Additional Regulations
Commercial Recreation and Entertainment	U	
Food and Beverage Kiosk	L-2	
Restaurants Fast Food	L-2	
Restaurants Full Service	L-2	
Horticulture, Limited	P	(E) (F)
Vehicle Storage	L-3	(G)
Visitor Accommodations Hotels, Motels And Timeshares	U	(H)
Agricultural and Extractive Uses		(G)
Crop Production	L-6	(E) (F)
Accessory Uses	P/U	(F) (G)
Nonconforming Uses		(B)

PS District: Additional Use Regulations

- L-1 Allowed with use permit and Heliport Permit from California Department of Transportation, Division of Aeronautics if located more than 1,000 feet from an R District and the site of a public or private school; see Section 3036.
- L-2 Permitted as an accessory use occupying no more than 5,000 square feet and having no separate entrance or sign, in a cultural, educational, hospital, medical institution project, or a civic or private institution.
- L-3 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.

PS District: Additional Use Regulations (continued)

- L-4 A use permit is required for generating plants, electrical substations, lone switching buildings, refuse collection, transfer, recycling or disposal facilities, water reservoirs, water or wastewater treatment plants, transportation or communication utilities, and similar facilities of public agencies or public utilities. Aboveground electrical transmission lines are not permitted unless determined to be consistent with a utility corridor plan approved by the Planning Commission. Flood control or drainage facilities are permitted if they are consistent with approved master drainage and/or flood-control plans.
- L-5 Public parks allowed without a use permit if included as part of an approved Master Plan. All other uses require a use permit.
- L-6 Allowed on sites of more than 2.5 acres with the approval of an Administrative Use Permit issued by the Planning Director.
- L-7 Allowed with an Administrative Use Permit issued by the Planning Director.
- L-8 See Article 30: Section 3041, Child Care Facility. Allowed within the RE, RS, RM, RH, RT, CN, CC, CG, CL, CR, CV, CS, CS-HO, CS-L, CP, IL, IG, IP, A, OS, PS and the D Districts subject to obtaining a child Care Facility Permit issued by the Planning Director and subject to the City's adopted Child Care Guidelines. If new development (construction) is proposed for a child care facility, a Development Plan Review is required. A Development Plan Review may be conducted independently or concurrently with the Child Care Facility Permit review.
- L-9 See Article 30: Section 3041, Child Care Facility. Allowed within the RE, RS, RM, RH, RT, CN, CC, CG, CL, CR, CV, CS, CS-HO, CS-L, CP, IL, IG, IP, A, OS, PS and the D Districts subject to obtaining a Child Care Facility Permit issued by the Planning Director and subject to the City's adopted Child Care Guidelines. If new development (construction) is proposed for a child care facility, a Development Plan Review

is required. A Development Plan Review may be conducted independently or concurrently with the Child Care Facility Permit review.

PS District: Additional Use Regulations (continued)

- (A) See Chapter 3 B: Airport Approach Zoning of the City Code.
- (B) See Article 35: Nonconforming Uses and Structures.
- (C) See Section 3004: Religious Assembly Yard Requirements.
- (D) See Section 3025: Antennas and Microwave Equipment.
- (E) Any Horticulture, Limited or Crop Production use must conform to the City's Grading Ordinance including the requirement that the grading and/or agricultural operation will not cause significant damage to any environmentally sensitive areas nor cause elimination of any significant wildlife habitat or riparian areas. Sufficient buffering of the operation should be provided from adjacent residential uses.
- (F) Agricultural Sales Stands, in conjunction with a Horticulture, Limited or Crop Production use, shall be permitted subject to the locational and development standards of Section 3038.
- (G) See Section 3020: Outdoor Facilities; certain outdoor facilities are subject to the development standards of this section.
- (H) See Section 3030: Timeshare Resort Projects.

1630 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 abutting base district shall apply to each portion of a PS district.

1640 Review of Plans

All projects shall require development plan review as per Article 43.