

ORDINANCE NO. 19-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GROVER BEACH, CALIFORNIA AMENDING SECTION 1.20.060 OF CHAPTER 1, SECTIONS 2.30.030, 2.40.030, 2.80.020, AND 2.90.030 OF CHAPTER 2, SECTION 4.30.040 OF CHAPTER 4, SUBSECTION F OF SECTION 6.20.020, SUBSECTION F OF SECTION 6.20.030, SUBSECTION F OF SECTION 6.20.060, SUBSECTION F OF SECTION 6.20.090, SECTION 6.30.060 OF CHAPTER 6, AND SECTION 9.10.020 OF CHAPTER 9, OF ARTICLE IX, DEVELOPMENT CODE, OF THE GROVER BEACH MUNICIPAL CODE

WHEREAS, the City of Grover Beach is a General Law city organized pursuant to Article XI of the California Constitution; and

WHEREAS, pursuant to the authority granted the City by Article XI, Section 7 of the California Constitution, the City has the police power to adopt regulations designed to promote the public convenience or the general prosperity, as well as regulations designed to promote the public health, the public morals or public safety; and

WHEREAS, comprehensive zoning and land use regulations lie within the City's police power; and

WHEREAS, the amendments are not a project within the meaning of the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and CEQA Guidelines (Title 14 California Code of Regulations §§ 15000, et seq.) Section 15378 because the amendments will not result an direct or indirect physical change in the environment and does not involve an irrevocable commitment of resources by the City; and

WHEREAS, this Code amendment requires a Local Coastal Program Amendment; and

WHEREAS, the City Council conducted an introduction and first reading of the Development Code amendment on March 4, 2019; and

WHEREAS, the Planning Commission held a public hearing on March 11, 2019 and recommended the City Council approve the Development Code and Local Coastal Program amendments.

NOW THEREFORE, BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF GROVER BEACH AS FOLLOWS:

PART 1. Article IX Development Code, Section 1.20.060 Relationship to General Plan and Local Coastal Program is hereby amended as follows:

1.20.060 Relationship to General Plan and Local Coastal Program

- A. Consistency with General Plan and Local Coastal Program (LCP).** This Development Code is a primary tool used by the City to carry out the goals, objectives, and policies of the Grover Beach General Plan, and Local Coastal Program (LCP). The Grover Beach City Council intends that all provisions of this

Development Code be consistent with the General Plan and Local Coastal Program. Any land use, subdivision, or development approved in compliance with these regulations shall also be consistent with the General Plan and Local Coastal Program.

B. LCP provisions. The following provisions of this Development Code constitute the City's ordinances for the implementation of the Grover Beach LCP, in compliance with the California Coastal Act:

1. Chapter 1 - Purpose and Applicability. All Sections.
2. Chapter 2 - Zone and Allowable Land Uses. Section 2.10 that affects the CPR1, CR1, CR2, CR3, CVS, CC, CI, CIC, CGC, COS, CPB and CVB zones; Section 2.20 that affects the CPR1, CR1, CR2 and CR3 zones; Section 2.30 that affects the CVS and CC zones; Section 2.40 that affects the CI and CIC zones; Section 2.70 that affects the CGC, COS, CPB, and CVB zones; and Section 2.90 Overlay Zones.
3. Chapter 3 - Standards for All Development and Land Uses. All Sections.
4. Chapter 4 - Standards for Specific Development and Land Uses. All Sections.
5. Chapter 5 - Site Development Regulations. ~~All Sections.~~ Sections 5.10, 5.20, 5.30 and 5.40.
6. Chapter 6 - Procedures. Sections 6.10, 6.20.040, 6.20.050, 6.20.100, and 6.30.
7. Chapter 7 - Administration. All Sections.
8. Chapter 8 - Subdivision Regulations. All Sections.
9. Chapter 9 - Definitions. All Sections.

PART 2. Article IX Development Code, Section 2.30.030 Commercial Zones Allowable Land Uses and Permit Requirements, Table 2.4 is hereby amended as follows:

2.30.030 Commercial Zones Allowable Land Uses and Permit Requirements

Table 2.4: Commercial Zones Allowable Land Uses and Permit Requirements								
Land Use	CB	CB-O	NC	OP	RC	VS/ CVS ¹	CC ¹	Specific Use Regulations
Manufacturing Uses								
High Technology Uses	P ⁴	P ⁴	--	--	--	P ⁴	P	
Manufacturing - Artisan	--	--	--	--	--	--	UP	Section 3.10.020
Recreation, Education & Public Assembly								
Commercial Recreation Facility - Indoor								
≤ 3,000 sf	UP	UP	UP	--	UP	UP	UP	

Table 2.4. Commercial Zones Allowable Land Uses and Permit Requirements								
Land Use	CB	CB-O	NC	OP	RC	VS/ GVS ¹	CC ¹	Specific Use Regulations
> 3,000 sf	UP	UP	--	--	UP	UP	UP	
Commercial Recreation Facility – Outdoor	--	--	--	--	--	UP	UP	
Health/Fitness Facility	AUP ⁴	AUP	AUP	--	AUP	AUP ⁴	AUP	
Meeting Facility, Public or Private								
≤ 3,000 sf	--	AUP	AUP	AUP	AUP	AUP	AUP	
> 3,000 sf	--	UP	UP	UP	UP	UP	UP	
Park, Playground (Public)	P	P	P	P	P	P	P	
Public or Quasi-Public Facility	UP	UP	UP	UP	UP	UP	UP	
Recreational Vehicle Park	--	--	--	--	--	UP	--	
Specialized Education/Training	--	UP	--	--	UP	--	UP	
Studio – Art, Dance, Martial Arts	AUP ⁴	AUP	AUP	--	AUP	AUP ⁴	AUP	
Residential								
Home Occupation	P	P	P	P	P	P	P	Section 6.20.070
Live/Work Unit	--	UP	UP	UP	--	--	UP	Section 4.10.090
Mixed-Use Project	UP	UP	UP	UP	UP	UP ²	UP	Section 4.10.110
Multi-Family Dwelling	--	UP	--	--	--	--	--	Section 2.30.040
Residential Care Facility for the Elderly	UP ⁴	UP	--	--	--	--	--	
Senior Housing	UP ⁴	UP	--	--	--	--	--	Section 4.10.180
Single Room Occupancy Facility	--	UP	--	--	--	--	--	Section 4.10.200
<u>Transitional & Supportive Housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u> ²	<u>P</u>	
Retail								
Adult Business	--	--	--	--	UP	--	--	Section 4.20
Automobile Service Station	--	--	--	--	UP	--	--	
Bar/Tavern/Night Club	UP	UP	--	--	UP	UP	--	
Building/Landscape Materials, Indoor	P	P	--	--	P	--	--	
Building/Landscape Materials, Outdoor	--	UP	--	--	UP	--	--	
General Retail, except the following	P	P	P	AUP	P	P	P	

Table 2.4. Commercial Zones Allowable Land Uses and Permit Requirements								
Land Use	CB	CB-O	NC	OP	RC	VS/ CVS ¹	CC ¹	Specific Use Regulations
Alcoholic Beverage Sales	UP	UP	UP	--	UP	UP	--	
Drive-thru	--	--	--	--	UP	--	--	
Floor area (single tenant over 5,000 square feet)	P	P	--	--	P	P	P	
Operating between 10:00 p.m. and 7 00 a.m.	AUP	AUP	--	--	AUP	AUP	UP	
Resale Stores	P	P	P	AUP	P	P	P	Section 4.10.160
Thrift Store	AUP	AUP	AUP	-	AUP	--	--	Section 4.10.210
Plant Nursery	AUP	AUP	--	--	AUP	AUP	AUP	
Restaurant	P	P	P	AUP	P	P	AUP	
Drive-thru	--	--	--	--	UP	--	--	
Live Entertainment	P	P	P	P	P	P	AUP	Section 4.10.080
Sidewalk Seating	P	P	--	--	--	P	--	Section 4.10.190
Vehicle Sales	--	--	--	--	UP	--	--	
Wine Tasting	P	P	--	--	--	P	P	
Services								
Animal Care Facility	--	AUP	AUP	--	AUP	--	AUP	
Automated Teller Machine (ATM)	P	P	AUP	AUP	P	P	P	
Business Support Services	P	P	P	P	P	--	P	
Child Day Care - Day Care Center	--	UP	UP	UP	UP	--	UP	
Equipment Rental	--	--	--	--	UP	--	--	
Financial Institutions	P	P	--	--	P	--	--	
Lodging	UP	UP	--	--	UP ³	UP	UP	
Massage Establishments	P ⁴	P	P	P	P	--	P	Section 4.10.100
Medical Services - Clinic /Urgent Care	--	UP	--	UP	UP	--	--	
Medical Services - Doctor Office	P	P	P	P	P	--	AUP	
Medical Services - Extended Care	--	UP ⁴	--	UP	UP	--	--	
Office – Business/Service	P	P	P	P	P	P ⁴	P	
Office - Professional	P	P	P	P	P	P ⁴	P	
<u>Office – Visitor Serving</u>	≡	≡	≡	≡	≡	<u>P</u>	<u>P</u>	

Table 2.4. Commercial Zones Allowable Land Uses and Permit Requirements								
Land Use	CB	CB-O	NC	OP	RC	VS/ CVS ¹	CC ¹	Specific Use Regulations
Personal Services	P	P	P	P	P	P	AUP	
Personal Services -Restricted	--	--	--	--	UP	--	--	
Repair Services – Small Equipment	--	P	P	--	P	--	--	
Recycling – Reverse Vending Machines	--	P	--	--	P	--	--	Section 4.10.150
Recycling – Small Collection Facility	--	P	--	--	P	--	--	Section 4.10.150
Vehicle Rental	--	AUP	--	--	AUP	AUP ⁵	AUP ⁵	Section 2.30.050
Vehicle Repair & Services	--	--	--	--	UP	--	--	
Transportation & Infrastructure								
Parking Facility	UP	UP	UP	UP	UP	UP	UP	
Telecommunication Facility	UP	UP	UP	UP	UP	UP ⁶	UP	Section 4.40
End Note								
1. Projects located in the Coastal Zone may require a Coastal Development Permit (See Section 6.20.040). 2. Use not allowed west of the Union Pacific Railroad tracks or on APN 060-011-036. 3. Use not allowed on West Grand Avenue. 4. Permitted above or behind ground floor commercial uses on West Grand Avenue. 5. Permitted if visitor-serving (e.g , automobiles or beach related vehicles) No moving trucks. 6. Telecommunication facilities are prohibited west of Highway 1, unless they are not visible from public viewing areas, meet the standards of Section 4.40 030.A.1, or such a prohibition would result in a conflict with Federal Law.								
Legend								
P Permitted Use AUP Administrative Use Permit Required UP Use Permit Required -- Use Not Allowed								

PART 3. Article IX Development Code, Section 2.40.030 Industrial Zones Allowable Land Uses and Permit Requirements is hereby amended as follows:

2.40.030 Industrial Zones Allowable Land Uses and Permit Requirements

Table 2.6 Industrial Zones Allowable Land Uses and Permit Requirements				
Land Use	CI ¹	CIC ¹	I	Specific Use Regulations
Industry, Manufacturing & Processing				
High Technology Uses	P	P	P	
Manufacturing, Artisan	P	P	P	Section 4.10.130
Manufacturing/Processing, Heavy	--	--	UP	Section 4.10.130
Manufacturing/Processing, Light	P	P	P	Section 4.10.130
Manufacturing/Processing, Medium	UP	--	UP	Section 4.10.130
Media Production	P	P	P	
Commercial Cannabis Activity & Uses	UP	UP	UP	Section 4.10.045
Printing and Publishing	P	P	P	
Recycling – Processing Facilities	--	--	UP	Section 4.10.150
Storage – Warehouse	P	P	P	
Storage – Outdoor	UP	--	UP	Section 4.10.130
Storage – Personal Storage Facility	P	--	P	Section 4.10.140
Storage - Vehicles	UP	--	UP	Section 4.10.130
Wholesaling & Distribution	P	P	P	
Recreation, Education & Public Assembly				
Commercial Recreation Facility - Outdoor	UP	UP	UP	
Health/Fitness Facility	AUP	AUP	AUP	
Meeting Facility, public or private				
≤ 3,000 sf	AUP	AUP	AUP	
> 3,000 sf	UP	UP	UP	
Studio – Art, Dance, Martial Arts	AUP	AUP	AUP	
Public or Quasi-Public Facility	UP	UP	UP	
Specialized Education/Training	UP	UP	UP	
Residential				
Caretaker’s Residence	AUP	AUP	AUP	Section 4.10.050
Home Occupation	P	--	P	Section 6.20.070
Live/work Unit	UP	UP	UP	Section 4.10.090
<u>Transitional & Supportive Housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	

Table 2.6. Industrial Zones Allowable Land Uses and Permit Requirements				
Land Use	CI ¹	CIC ¹	I	Specific Use Regulations
Retail				
Accessory Retail/Service Use	P	P	P	Section 4.10.020
Adult Business	UP	--	--	Section 4.20
Automobile Service Station	UP	--	UP	
Building/Landscape Materials, Indoor	P	--	P	
Building/Landscape Materials, Outdoor	UP	--	UP	Section 4.10.130
Fuel Dealer	UP	--	UP	
General Retail	P	P	P	
Plant Nursery	P	--	P	
Restaurant	UP	UP	UP	
Vehicle Sales	P	--	P	
Services				
ATM	P	P	P	
Animal Boarding	AUP	--	AUP	
Animal Care Facilities	P	--	P	
Business Support Services	P	P	P	
Catering Service	P	P	P	
Equipment Rental	P	--	P	Section 4.10.130
Maintenance Service – Client Site Services	P	P	P	Section 4.10.130
Medical services – Clinic/Urgent Care	P	--	P	
Mortuary/Funeral Home	UP	--	UP	
Office – Business/Service	P	P	P	
Office – Processing	P	P	P	
Office – Professional	P	P	P	
Recycling – Large Collection Facilities	AUP	AUP	AUP	Section 4.10.150
Recycling – Reverse Vending Machine	P	P	P	Section 4.10.150
Recycling – Small Collection Facilities	P	P	P	Section 4.10.150
Repair Services – Large Equipment	P	--	P	Section 3.10.020
Repair Services – Small Equipment	P	P	P	
Vehicle Rental	P	--	P	

Table 2.6. Industrial Zones Allowable Land Uses and Permit Requirements				
Land Use	CI ¹	CIC ¹	I	Specific Use Regulations
Vehicle Repair & Services	AUP	--	P	Section 4.10 130
Transportation & Infrastructure				
Freight Terminal	--	--	UP	
Parking Facility	UP	UP	UP	
Telecommunication Facility	UP	UP	UP	Section 4.40
End Note				
1. Projects located in the Coastal Zone may require a Coastal Development Permit (See Section 6.20.040).				
Legend				
P Permitted Use				
AUP Administrative Use Permit Required				
UP Use Permit Required				
-- Use Not Allowed				

PART 4. Article IX Development Code, Section 2.80.020 Urban Reserve Zone Allowable Land Uses and Permit Requirements is hereby amended as follows:

2.80.020 Urban Reserve Zone Allowable Land Uses and Permit Requirements

All uses shall be determined as part of the Specific Plan. Prior to adoption of the Specific Plan, the Review Authority may approve development projects that are related to agricultural uses, ~~farmworker housing in compliance with Health and Safety Code Sections 17021.5 and 17021.6~~, public or quasi-public facilities, and telecommunication facilities subject to approval of a Use Permit. Prior to adoption of the Specific Plan, the Director may approve farmworker housing in compliance with Health and Safety Code Sections 17021.5 and 17021.6.

PART 5. Article IX Development Code, Section 2.90.030 Emergency Shelter Overlay Zone is hereby amended as follows:

2.90.030 Emergency Shelter Overlay Zone

A. **Purpose.** This Section provides standards for emergency shelters within the Emergency Shelter Overlay Zone as shown in Figure 2.3.

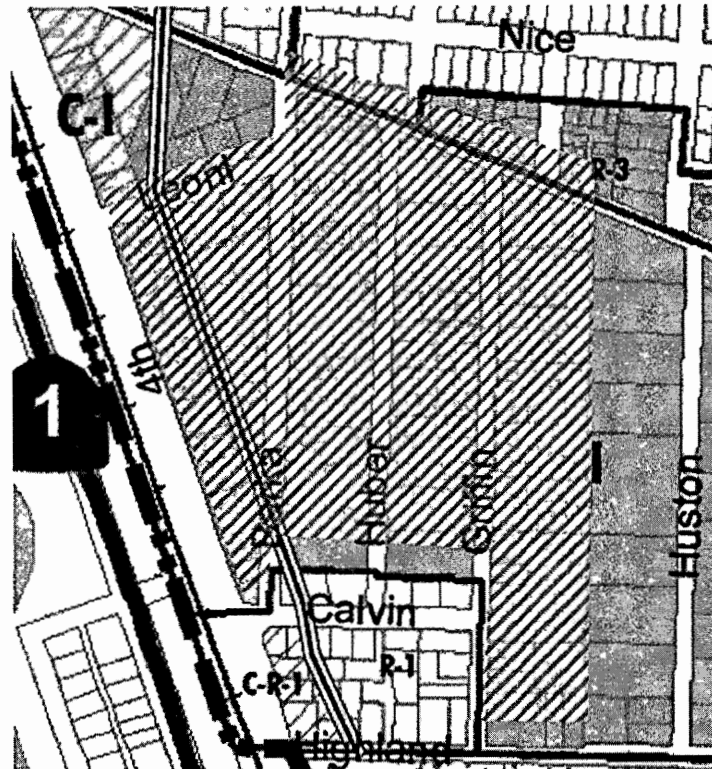


Figure 2.3

- B. **Permit requirements.** Emergency shelters are permitted by right subject to the standards in this Section. In order to ensure compliance with the standards, an Administrative Development Permit shall be approved by the Director, and a Coastal Development Permit shall be required when located in the Coastal Zone.
- C. **Development standards.** An emergency shelter shall comply with the following standards:
1. The shelter shall be operated by a responsible agency or organization, with experience in managing or providing social services.
 2. The shelter shall provide at least one qualified on-site supervisor at all times, plus one attendant for each fifty occupants.
 3. A shelter shall not be approved when another homeless shelter exists within 4,000 300 feet of the proposed site.
 4. Nearby residential neighborhoods shall be adequately buffered from potential impacts of the proposed shelter.
 5. Parking shall be supplied at a ratio of one vehicle space per ten beds, and one secured bicycle parking area designed to accommodate up to one bicycle per ten beds.

6. Each shelter shall be limited to a maximum occupancy of 50 persons, including warming shelters and daytime facilities.
7. A management plan shall be required to address how the immediate sheltering needs of individuals who may be turned away from the shelter will be handled. The management plan shall establish a maximum length of time for which clients may be accommodated.

PART 6. Article IX Development Code, Section 4.30.040 Residential Common Area Developments, Development Standards, is hereby amended as follows:

4.30.040 Development Standards

- A. The following development standards shall apply to each dwelling.
 - ~~1.~~ Minimum lot size shall be 3,500 square feet per unit.
 - ~~2~~1. Lot coverage shall not exceed ~~35~~ 50 percent of the total lot area in the R2 Zone and 60 percent of the total lot area in the R3 Zone.
 - ~~3.~~ Open Space area shall be a minimum of ~~35~~ percent of the total lot area.
 - ~~4~~2. Private yard area shall mean each dwelling shall have attached or contiguous to it, a patio, balcony, or private open area. For all dwelling units, 1,000 square feet or less, the minimum private open space shall be 300 square feet. For all dwelling units in excess of 1,000 square feet, an additional 30 square feet of private open space shall be added to the above minimum for each additional 100 square feet of dwelling or part thereof. The "usability" of the total open space system shall be an overriding concern of this Section in addition to meeting the minimum requirements. Yard easements may be used when in addition to the minimum requirements. They may not be used in order to meet the minimum requirement.
 - ~~5~~3. The minimum setbacks shall be met for the applicable zone. Additionally, within the project, there shall be a minimum of 10 feet separation between structures for detached projects.
 - ~~6~~4. All condominium units shall be one bedroom or more, and the minimum gross floor area of units shall be as follows: One bedroom - 700 square feet; two bedroom - 900 square feet; three bedroom - 1,100 square feet; and for each bedroom in excess of three, an additional 200 square feet shall be added to the minimum dwelling size.
 - ~~7~~5. Each dwelling shall have a laundry area to accommodate a washer and dryer. Common laundry facilities are prohibited.
 - ~~8~~6. Each unit shall have a minimum of 200 cubic feet of exterior storage, which shall be weather-proofed and designed to provide reasonable security. Storage within a garage shall be located above the hood line.

- 97. All garage doors shall be roll-up type and have electric openers.
- ~~108.~~ All common driveways shall be marked as fire lanes.
- 149. All perimeter fences shall be concrete or masonry, or a combination of wood and masonry. Fencing shall be provided along interior property lines and around any private or restricted patio areas in compliance with Section 3.10.020.
- ~~1210.~~ Individual trash cans shall be used for each dwelling and stored in the garage or in a screened side or rear yard.

PART 7. Article IX Development Code, Subsection F of Section 6.20.020 Administrative Development Permit is hereby amended as follows:

6.20.020 Administrative Development Permit

- F. **Findings.** The Director may approve an Administrative Development Permit only after making all of the following findings:
1. The proposed development is consistent with the General Plan, this Development Code, and other City goals, policies, and standards, as applicable.
 2. The subject site is physically suitable in terms of design, ~~location,~~ operating characteristics, shape, size, and topography.

PART 8. Article IX Development Code, Subsection F of Section 6.20.030 Administrative Use Permit is hereby amended as follows:

6.20.030 Administrative Use Permit

- F. **Findings.** The Director may approve an Administrative Use Permit only after making all of the following findings:
1. The proposed development is consistent with the General Plan, this Development Code, and other City goals, policies, and standards, as applicable.
 3. The subject site is physically suitable in terms of design, ~~location,~~ operating characteristics, shape, size, and topography.

PART 9. Article IX Development Code, Subsection F of Section 6.20.060 Development Permit is hereby amended as follows:

6.20.060 Development Permit

F. **Findings.** The Commission may approve a Development Permit application only after making all of the following findings:

1. The proposed development is consistent with the General Plan, this Development Code, and other City goals, policies, and standards, as applicable.
2. The subject site is physically suitable in terms of design, location, operating characteristics, shape, size, and topography.
3. The site's suitability ensures that the type, ~~density~~, and intensity of use being proposed will not constitute a hazard to the public ~~interest~~, health, safety, or welfare.
4. For development in the R1, CR1, and CPR1 zones that exceed 15 feet in height, the proposed development will not substantially obstruct views from adjacent properties.

PART 10. Article IX Development Code, Subsection F of Section 6.20.090 Use Permit is hereby amended as follows:

6.20.090 Use Permit

F. **Findings** The Commission may approve a Use Permit only after making all of the following findings:

1. The proposed development is consistent with the General Plan, this Development Code, and other City goals, policies, and standards, as applicable.
2. The subject site is physically suitable in terms of design, location, operating characteristics, shape, size, and topography.
3. The type, ~~density~~, and intensity of use being proposed will not constitute a hazard to the public ~~interest~~, health, safety, or welfare.

PART 11. Article IX Development Code, Section 6.30.060 Time Limits and Extensions is hereby amended as follows:

6.30.060 Time Limits and Extensions

A. **Time limits**

1. Unless a condition of approval or other provision of this Development Code establishes a different time limit, any permit or approval not exercised within 24 months of approval shall expire and become void,

except where an extension of time is approved in compliance with Subsection B.

2. If a development is to be constructed in approved phases, each subsequent phase shall be exercised within 24 months from the date that the previous phase was exercised, or the permit shall expire and become void, except where an extension of time is approved in compliance with Subsection B.
3. The permit shall not be deemed "exercised" until the applicant has substantially commenced the approved development or actually commenced the allowed use on the site in compliance with the conditions of approval.

B. Extensions

1. Filing and review of request

- a. Time for filing. The Applicant shall file an application for an extension of time with the Director before the expiration of the permit, together with the filing fee required by the City's Master Fee Schedule. The permit shall be automatically extended for 60 days, or until the application for the extension is approved, conditionally approved, or denied, whichever occurs last.
- b. Evidence to be provided. The Review Authority shall determine whether the applicant has made a good faith effort to exercise the permit. The burden of proof is on the applicant to establish that circumstances beyond the control of the applicant (e.g., demonstrated problems with completing the acquisition of the lot, poor weather during periods of planned construction, financial circumstances, etc.) have prevented exercising the permit.
- c. Public hearing. If the original approval required a public hearing, the Review Authority shall hold a public hearing on a proposed extension of time, after providing notice of the public hearing in compliance with Section 7.10 (Public Hearings). If the original approval did not require a public hearing, the Director may approve the extension of time.

2. Action on extension request.

- a. A permit may be extended for three additional 12-month periods beyond the expiration of the original approval; provided, the Review Authority finds that there have been no changes in the conditions or circumstances of the site or development.
- b. If a project requires the issuance of a permit by the federal or state governments, or a local agency other than the City in order to be constructed, additional extensions may be granted beyond the extensions allowed in subsection 2.a, if the review authority can make a finding the delay in the project was not caused by the Applicant's

actions or failure to use due diligence in pursuing the required permits necessary to move forward with construction of the project.

PART 12. Article IX Development Code, Section 9.10.020 Definitions of Specialized Terms and Phrases is hereby amended to add the following definitions as follows:

Office. This Development Code distinguishes between the following types of offices. These do not include medical offices (see "Medical Service – Clinic/Urgent Care," and "Medical Service - Doctor Office.").

1. **Accessory.** An office facility for business administration, and/or on-site business and operations management, which is incidental and accessory to another business, sales, and/or service activity on the same site that is the primary use. These are permitted in all zones.
2. **Business/Service.** An establishment providing direct services to consumers. Examples of this use include employment agencies, elected official satellite offices, insurance agent offices, property management, real estate offices, travel agencies, utility company offices, vehicle rental/sale offices with no vehicles on site, etc. Does not include "Financial Institutions," which are separately defined.
3. **Processing.** An office-type facility characterized by high employee density, and occupied by businesses engaged in information processing, and other computer-dependent and/or telecommunications-based activities. Examples of these uses include: reservation centers, insurance claim processing, mail order and electronic commerce transaction processing, consumer credit reporting, data processing services, and telemarketing offices.
4. **Professional.** An office facility occupied by a business that provides professional services, administrative services, or is engaged in the production of intellectual property. Examples of this use include: accounting, auditing and bookkeeping services; advertising agencies; attorneys; business associations, chambers of commerce; construction contractors (office facilities only); counseling services (for medical doctors see "Medical Services- Doctor Offices"); design services including architecture, engineering, landscape architecture; educational, scientific and research organizations; financial management and investment counseling; management and public relations services; media post production services; photographers and photography studios; political campaign headquarters; psychologists; travel agencies; and, security and commodity brokers.
6. **Visitor-Serving.** An establishment that rents beach related vehicles such as ATVs or dune buggies where the equipment is stored off-site or rents beach related equipment stored on-site such as surfboards and umbrellas.

PART 13. Severability. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held invalid by a court of competent jurisdiction, such a decision shall


not affect the validity of the remaining portions of this Ordinance. The City Council declares that it would have passed this Ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses, or phrases, be declared invalid.

PART 14 All ordinances and parts of ordinances in conflict with those sections amended or added herein are hereby repealed.

PART 15. Effective Date. This Ordinance shall not become effective and in full force and effect until 12:01 a.m. on the thirty first day after its final passage and final certification by the California Coastal Commission. However, within fifteen (15) days after adoption by the City Council, the Ordinance shall be published once, together with the names of the Council Members voting thereon, in a newspaper of general circulation within the City.

INTRODUCED at a regular meeting of the City Council held on March 4, 2019 and **PASSED, APPROVED,** and **ADOPTED** by the City Council on March 18, 2019, on the following roll call vote, to wit:


- AYES: Council Members – Bright, Lance, Mayor Pro Tem Shah, and Mayor Lee.
- NOES: Council Members – None
- ABSENT: Council Member – Nicolls
- ABSTAIN: Council Members – None
- RECUSED: Council Members – None



 JEFF LEE, MAYOR

Attest:


 WENDI SIMS, ACTING CITY CLERK

Approved as to Form:


 DAVID P. HALE, CITY ATTORNEY