

# FOR SALE

## OFFERING MEMORANDUM

331-339 NORTH G STREET | LOMPOC, CA 93436

\$695,000



**BERKSHIRE  
HATHAWAY** | California  
HomeServices Properties

COMMERCIAL DIVISION

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**331 North G Street (building): APN 085-021-001 | Lot Size 8,276 SF**

**339 North G Street (vacant parcel): APN 085-021-014 | Lot Size 17,424 SF**

## OVERVIEW

Consider this remarkable opportunity for an owner-user, investor or developer to take advantage of the re-emergence of the Lompoc commercial market, and purchase a large building plus vacant parcel with upside. Lompoc's agricultural roots have been maturing as the City of Arts & Flowers is enjoying recent acceleration in the fast-expanding industries of wine tourism, wine production, cannabis and aerospace.

## FEATURES

- A total of 25,700 square feet of lot size in both parcels combined
- 6000 +/- SF existing building with open high ceilings and loading dock
- Zoned Mixed-Use (MU) allowing mix of retail, storage, office and residential
- Also in the H Street Overlay (HSO) zone allowing for light-medium industrial and many other uses
- 1 block to Solvang Brewing Company, 2-3 blocks to wineries/tasting and 3 blocks to new micro-brewery



**17,424 SF Vacant Parcel**



**Vacant Parcel Facing Building Loading Dock**



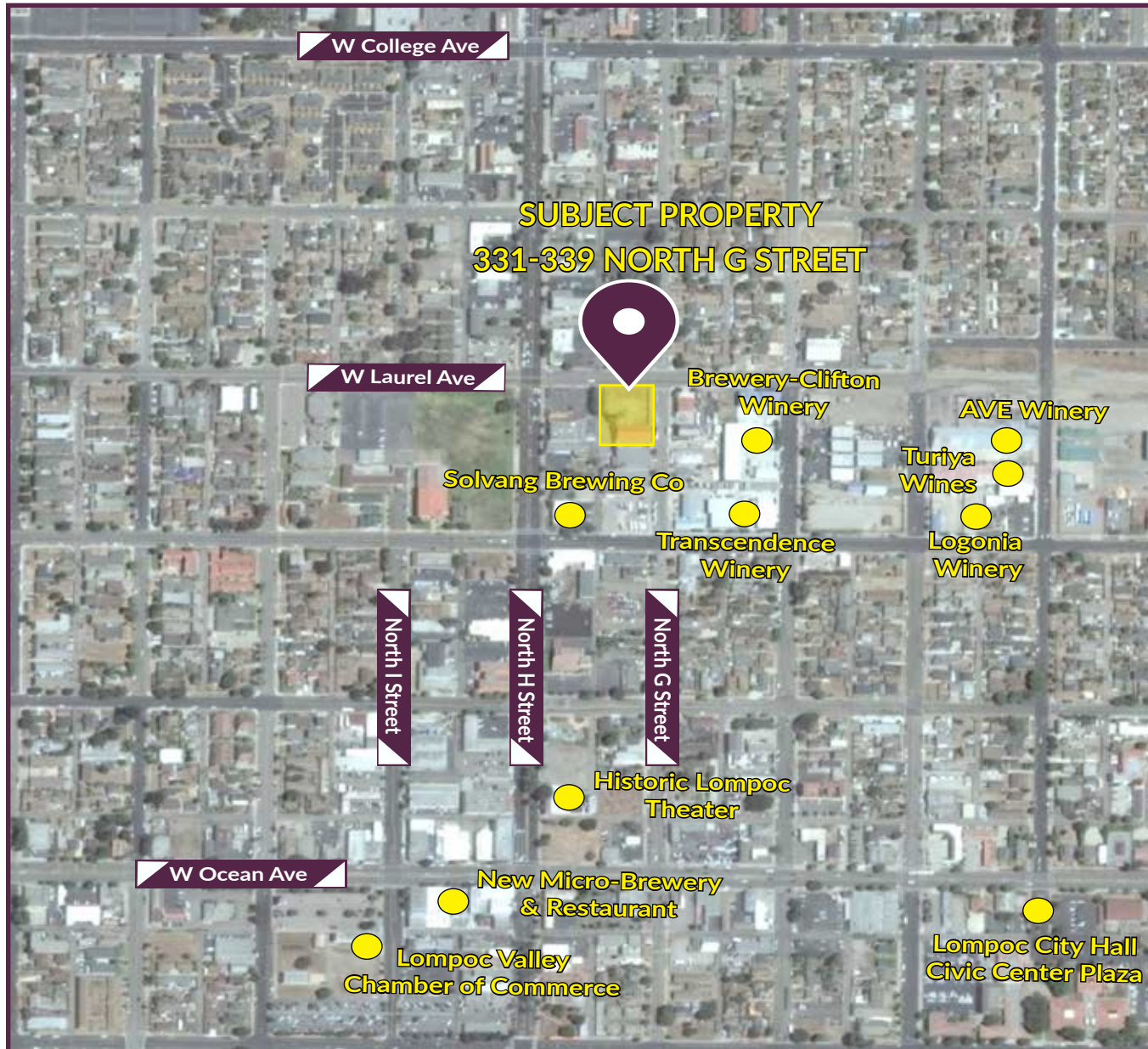
**6,000 SF Building at 331 North G**



**High-Ceiling Open Structure**



**Parking Off Alley Between G and H**



# REGIONAL MAP

331-339 NORTH G STREET | LOMPOC, CA 93436



## BY INDUSTRY, 93436

US Census Bureau, ACS 5-year estimate 2016

Educational Services, Healthcare	21.1%
Retail Trade	13.5%
Arts, Entertainment, Recreation,	
Hospitality, Food	12.4%
Manufacturing	9.7%
Professional, Scientific, Admin	7.8%
Public Administration	7.2%
Agriculture, Forestry, Fishing, Mining	7.2%
Construction	6.4%
Other Services (non-public admin)	5.1%
Finance, Insurance, Real Estate	4.6%
Transportation, Warehousing	3%
Information	1.4%
Wholesale Trade	0.7%

## BY OCCUPATION, 93436

US Census Bureau, ACS 5-year estimate 2016

Service	25.8%
Management, Business, Science, Arts	24.8%
Sales & Office	23.2%
Natural Resources, Construction	
& Maintenance	15%
Production & Transportation	11.3%

## BY INDUSTRY, SB COUNTY

US Census Bureau, ACS 5-year estimate 2016

Educational Services, Healthcare	22.3%
Arts, Entertainment, Recreation,	
Hospitality, Food	14%
Agriculture, Forestry, Fishing, Mining	10.6%
Professional, Scientific, Admin	10.4%
Retail Trade	10.1%
Manufacturing	6.8%
Other Services (non-public admin)	5.6%
Construction	4.8%
Public Administration	4.7%
Finance, Insurance, Real Estate	4.1%
Transportation, Warehousing	2.8%
Information	2.1%
Wholesale Trade	1.8%

## BY OCCUPATION, SB COUNTY

US Census Bureau, ACS 5-year estimate 2016

Management, Business, Science, Arts	33.4%
Service	22.9%
Sales & Office	20.2%
Natural Resources, Construction	
& Maintenance	15.4%
Production & Transportation	8%



Photo by Jason Reynolds

## GEOGRAPHY

The Lompoc Valley is located on scenic Pacific Coast Highway (California Hwy 1) and Highway 246, 55 miles northwest of Santa Barbara, 155 miles northwest of Los Angeles and 270 miles southeast of San Francisco. Vandenberg Air Force Base is a mere ten miles northwest. Elevation is 88 Feet above mean sea level.

Rolling hills surround the Valley in the north, south and east. The Pacific Ocean is only 9 miles west of downtown Lompoc. The Santa Ynez River (dry most of the year) runs east to west through the Valley while Burton Mesa, a chaparral forest with sandy soil, lies to the north.

## CLIMATE

The Lompoc Valley enjoys a mild climate. Summers are usually highlighted by a morning marine layer which usually clears by mid-day.

September through December features some of our best weather, while January through April may be breezy and cool with intermittent rains. A northwest ocean breeze (average hourly wind speed: 6 mph) kicks up almost every day in the afternoon. There is moderate rainfall and no snow.

## LOCAL HISTORY

The first settlers in the Lompoc Valley were the Chumash Indians. Lompoc is a Chumash word meaning lagoon, and here's a locals' tip: it's pronounced LOM-POKE.

The establishment of La Purisima Mission in 1787 marked the earliest European settlement of the Lompoc Valley. The restored mission is now a State Historic Park.

The Lompoc Valley Land Company was formed and incorporated in August of 1874. The Company undertook the settlement of Lompoc Valley as a temperance colony and it was incorporated as a City on August 13, 1888.

Early Lompoc was essentially agricultural, but the community economic and labor base grew and diversified. This was due in part to the establishment and growth of Camp Cooke Army Base, now Vandenberg Air Force Base. In the coming years, the community expects to continue to grow and diversify, while retaining the rich heritage and values characteristic of early Lompoc.



*Photo by Jason Reynolds*

The Lompoc Valley offers affordable central coast living, with temperate weather, numerous outdoor activities and a close-knit, small town atmosphere.

Vandenberg Village, the Village Country Club, Mesa Oaks and Mission Hills are located just outside the city limits, in the unincorporated area of Santa Barbara County.

Vandenberg Air Force Base is located just ten miles northwest and is home to some of the major employers in the area. There is a diverse labor base in Lompoc, although agriculture, mining, oil development and aerospace are major categories in the area.

## POPULATION

US Census Bureau, ACS 5-year estimate 2017

<b>Total Population for 93436</b>	<b>55,176</b>
<i>Lompoc City Limits</i>	<i>43,045</i>
<i>Vandenberg Air Force Base</i>	<i>6,497</i>
<i>Other Surrounding Areas</i>	<i>5,634</i>
 <b>Santa Barbara County</b>	
<b>Total Population</b>	<b>448,150</b>
 <b>Persons 18 and Younger</b>	<b>36.4%</b>
<b>Persons 19 - 64 Years</b>	<b>53%</b>
<b>Persons 65 and Over</b>	<b>10.6%</b>

## MAJOR EMPLOYERS

California Economic Forecast, US Department of Labor  
California Employment Development Department

<b>Vandenberg Air Force Base*</b>	<b>6,889</b>
<b>Chumash Casino Resort</b>	<b>1,700</b>
<b>Lompoc Unified School District</b>	<b>1,019</b>
<b>Lompoc Valley Medical Center</b>	<b>655</b>
<b>City of Lompoc</b>	<b>545</b>
<b>Federal Correctional Complex</b>	<b>495</b>
<b>Allan Hancock College</b>	<b>391</b>
<b>Santa Barbara Co. Public Services</b>	<b>356</b>
<b>DenMat Holdings, LLC</b>	<b>331</b>
<b>Walmart</b>	<b>298</b>
<b>Vons &amp; Albertsons Grocers</b>	<b>207</b>
<b>Big E Produce</b>	<b>197</b>
<b>Imerys Minerals California, Inc</b>	<b>173</b>

## EMPLOYMENT

Labor Market Info Projection 2018

<b>Labor Force</b>	<b>23,700</b>
<i>Employed</i>	<i>22,700</i>
<i>Unemployed</i>	<i>1000</i>
 <b>Unemployment Rate</b>	<b>4.1%</b>
<b>US Unemployment Rate</b>	<b>4.1%</b>
<b>Santa Barbara County</b>	
<b>Unemployment Rate</b>	<b>2.2%</b>



Photo by Jason Reynolds



Photo by Jason Reynolds

## QUICK FACTS ABOUT LOMPOC

1

Art is celebrated in Lompoc. Old Town is home to numerous outdoor murals - with over 30 major commissioned pieces and dozens of smaller ones.

2

Lompoc is home to the famous Wine Ghetto and is the gateway to the Sta. Rita Hills. This region is one of the most celebrated wine tasting hubs in Santa Barbara County.

3

There are numerous outdoor activities available in the Lompoc Valley, including an outdoor BMX park, miles of trails, a skatepark, and multi-use athletic fields.

4

Home to a year-round farmers market on Friday afternoons and a summertime Old Town Market. They each feature fresh fruits, vegetables, flowers and other items.

5

La Purisima Mission is the most extensively restored mission in California. The nearly 2,000 acre park is home to 25 miles of hiking trails, a visitor/exhibit center and livestock.

6

The Pacific Ocean is just nine miles to the west of town, and home to Surf Beach. Jalama Beach County Park is just down the road on Hwy 1, with a scenic 14.5 mile road to the coast.

7

The Lompoc Valley is home to over 150 registered non-profit organizations, which support a wide range of sectors in the community, from scholarships and education to animal welfare.

8

The seasons of late spring and summer bring colorful flower fields to the Lompoc Valley. Varieties include stock, larkspur, delphinium and others

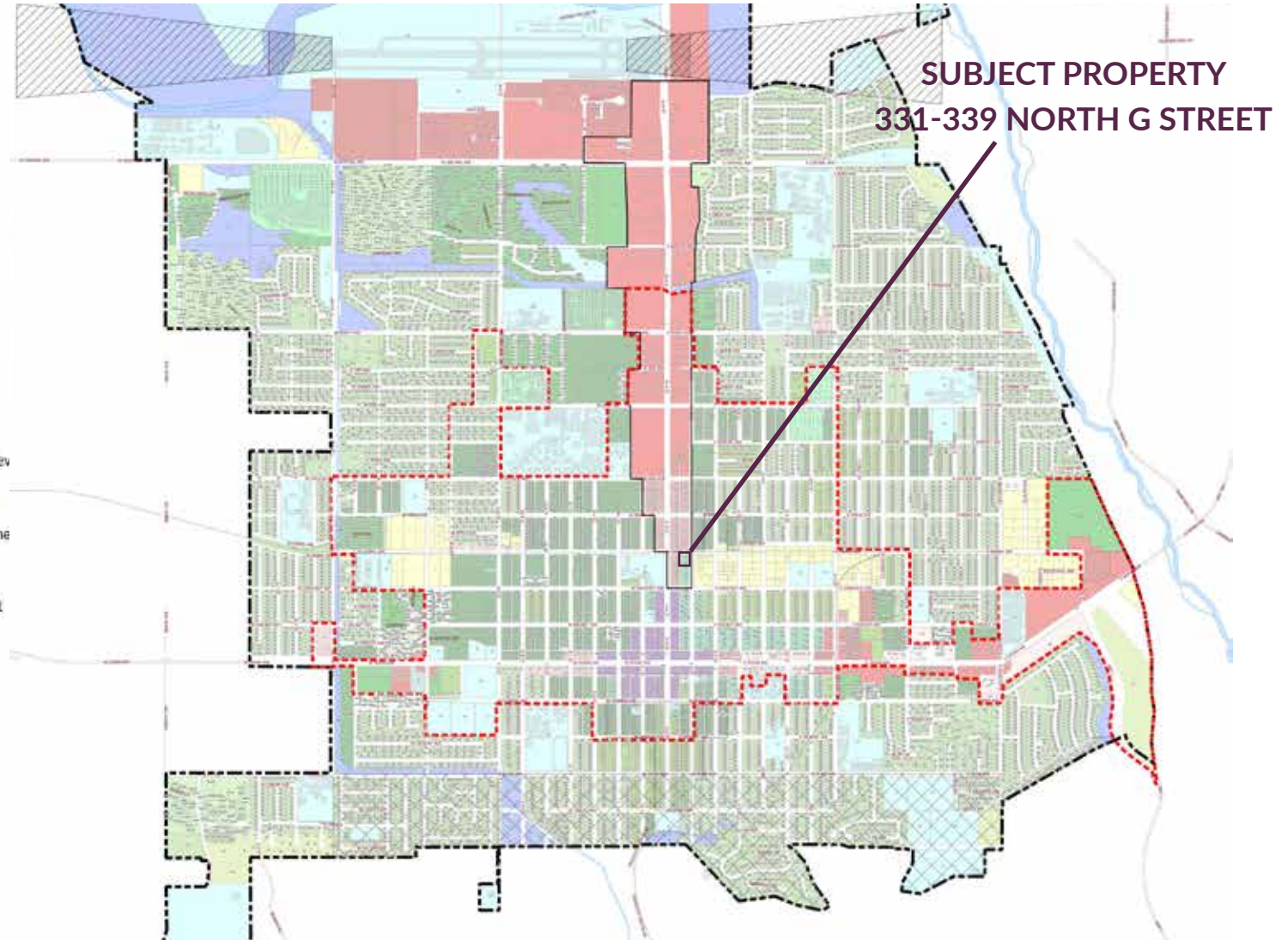
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Lompoc is known for its mild climate, mostly sunny days with ocean breezes and cool marine layer, which usually clears by mid-day. In a typical year, Lompoc sees 286 sunny days.



## LEGEND

	PF - Public Facilities
	OS - Open Space
	I - Industrial
	PCD - Planned Commercial Development
	BP - Business Park
	C2 - Central Business
	CC - Convenience Center
	CO - Commercial Office
	OTC - Old Town Commercial
	MU - Mixed Use
	10R1 - Single Family Residential 10,000 SF
	7R1 - Single Family Residential 7,000 SF
	7R1PD - Single Family Residential 7,000 SF Planned Dev
	R2 - Medium Density Residential
	R2PD - Medium Density Residential Planned Developme
	R3 - High Density Residential
	R3PD - High Density Residential Planned Development
	RA - Residential Agriculture
	T - Mobile Home Park
	SP - Specific Plan
	City Limit Line
	Redevelopment Overlay
	Airport Clear Zone Overlay
	Airport Approach Zone Overlay
	Cultural Resources Overlay
	H Street Corridor In-Fill Area
	Southside Residential Overlay



## ZONING CODE FOR MIXED-USE (MU) ZONE

### Mixed Use Zone (MU).

The Mixed Use (MU) Zone applies to areas near transportation corridors in the City where infill development with housing opportunities and retail commercial uses is encouraged. The Zone allows residents to have access to a mix of pedestrian-oriented uses which are harmoniously intermingled with multi-modal access.

#### 17.220.030: Allowed Land Use and Permit Requirements

The land uses allowed in the other zones are listed below, together with the planning permit type required for each use.

#### A. Establishment of an Allowable Use.

- Any one or more land uses allowed in Table 17.220.030.A (Other Zones Allowed Uses) may be established on any lot within the other zone, subject to the planning permit requirement listed in the Table, and in compliance with all applicable requirements of this Code. Accessory uses are allowed only in conjunction with a primary use to which the accessory use relates.
- Where a single parcel is proposed for development with two or more of the land uses listed in the Table at the same time, the overall project will be subject to the highest permit level required by the Table for any individual use.
- Uses not listed below may be allowed in compliance with Subsection 17.520.050 (Allowable Uses of Land).

#### B. Allowed Uses.

Use	Requirement by Zone <sup>1</sup>			Specific Use Regulations
	MU	PF	OS	
Agricultural Uses and Animal Keeping Use Types				
Animal Keeping and Production	-	-	CUP	-
Animal Raising and Keeping	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	17.404.040
Community Garden	P	P	P	17.404.070
Field and Tree Crop Production	-	-	P	-
Industrial, Manufacturing, Processing and Wholesaling Use Types				
Artisan Manufacturing	CUP	-	-	-
Micro-Alcohol Production	CUP	-	-	-
Mining/Resource Extraction	-	-	CUP	17.404.140
Recreation, Education and Assembly Use Types				
Cemeteries, Crematories, or Mausoleums	-	P	-	-
Civic/Government	P	P	-	-
Community Assembly	CUP	P	-	-
Entertainment, Outdoor	-	P	-	-
Library/Museum	CUP	P	-	-
Recreation, Indoor	CUP	P	-	-
Recreation, Outdoor	P	P	MUP	-
Recreation, Passive	P	P	P	-
Schools, Public or Private	CUP	P	-	-
Studio, Instructional Services	p <sup>3</sup>	-	-	-

Use	Requirement by Zone <sup>1</sup>			Specific Use Regulations
	MU	PF	OS	
<b>Residential Use Types</b>				
Accessory Dwelling Unit	p <sup>4</sup>	-	-	17.404.020
Caretaker's Unit	p <sup>4</sup>	P	-	17.404.060
Emergency Shelters	CUP <sup>4</sup>	CUP	-	17.404.090
Family Day Care Home, Large	AUP <sup>4</sup>	-	-	17.404.100
Family Day Care Home, Small	p <sup>4</sup>	-	-	17.404.100
Home Occupation	AUP	-	-	17.404.110
Live/Work	MUP	-	-	17.404.120
Multi-Family Residential: Duplex	p <sup>4</sup>	-	-	17.404.160
Multi-Family Residential	p <sup>4</sup>	-	-	17.404.160
Residential Care Homes <7	p <sup>4</sup>	-	-	17.404.200
Residential Care Homes ≥7	CUP <sup>4</sup>	-	-	17.404.200
Single-Family Residential	p <sup>4</sup>	-	-	-
Single Room Occupancy	CUP <sup>4</sup>	-	-	-
Supportive Housing	p <sup>4</sup>	-	-	-
Transitional Housing	p <sup>4</sup>	-	-	-
<b>Retail Trade Use Types</b>				
Alcohol Sales, Specialty Alcohol Shop	P	-	-	-
Bar/Nightclub	CUP	-	-	-
Dispensary	P	-	-	LMC 9.36
General Retail ≤ 5,000 sf.	P	-	-	-
General Retail > 5,000 sf.	MUP	-	-	-
Outdoor Dining	MUP	-	-	17.404.170
Outdoor Display	MUP	-	-	17.404.180
Restaurant- w/o Alcohol Sales	P	-	-	-
Restaurant- w/ Alcohol Sales	MUP	-	-	-
<b>Services Use Types</b>				
Bed & Breakfast	P	-	-	-
Day Care, Commercial	CUP	-	-	-
General Services	p <sup>3</sup>	-	-	-
Hospital	-	CUP	-	-
Medical Clinics and Laboratories	MUP	-	-	-
Offices, General	P	P	-	-
Public Services, Emergency Services	-	P	-	17.404.190
Public Services, Major	-	CUP	CUP	-
Public Services, Minor	-	P	CUP	-
Safe Parking Program	CUP	CUP	CUP	LMC 10.30
<b>Wireless Telecommunications Facility Use Types</b>				
Wireless Tower	CUP	CUP	CUP	17.404.220
Other Wireless Telecommunications Facility	See Section 17.404.220			

**Table 17.220.030.A: Other Zones Allowed Uses**

Use	Requirement by Zone <sup>1</sup>			Specific Use Regulations
	MU	PF	OS	
Transportation Facilities Use Types				
Airport	-	CUP	-	-
Parking Lot	P	P	MUP	-
Parking Structure	CUP	MUP	-	-
Passenger Transportation Facilities	-	CUP	-	-
Other Use Types				
Correctional Institution	-	CUP	-	-
Managed Resources Production	-	-	P	-
Metal Storage Container	See Section 17.404.130			
Temporary Use	See Section 17.404.210			

P = Permitted Use. A permitted use in the PF Zone requires Architectural Design and Site Development Review approval by the Planning Commission.

AUP = Administrative Use Permit (See Chapter 17.508).

MUP = Minor Use Permit required (See Chapter 17.520). A use requiring a Minor Use Permit in the PF Zone requires Architectural Design and Site Development Review approval by the Planning Commission.

CUP = Conditional Use Permit required (See Chapter 17.520). A conditionally permitted use may be permitted subject to a Minor Use Permit when the use will be in an existing building and all applicable development standards applicable are met.

- = Use not allowed

<sup>1</sup> Allowed uses within the Specific Plan Zone shall be established by an adopted specific plan.

<sup>2</sup> Permitted use on any lot containing a single-family residence, including a legal nonconforming single-family residence, provided the use complies with 17.404.040.

<sup>3</sup> Chemical-based photographic studios, laundry facilities, and similar uses shall not be allowed in the MU Zone.

<sup>4</sup> For buildings with H Street or Ocean Avenue frontage in the MU Zone, residential uses may only be located on the first floor if the residential use does not face the street (i.e., H Street or Ocean Avenue) and residential access is provided at the rear of the building.

### 17.220.040: Other Zones Development Standards

**Table 17.220.040.A: Other Zones Development Standards**

Development Feature	Requirement by Zone <sup>1</sup>		
	MU	PF	OS
<b>Lot Requirements</b>			
Lot Area (min.)	7,000 s.f.	-	-
Lot Width (min.)	50 ft.	-	-
Lot Depth (min.)	-	-	-
<b>Setbacks</b>			
Front (min.)	-	5 ft. <sup>2</sup>	-
Side - Interior (min.)	-	5 ft. <sup>3</sup>	-
Side - Street (min.)	-		-
Rear (min.)	10 ft. <sup>4</sup>		-

**Table 17.220.040.A: Other Zones Development Standards**

Development Feature	Requirement by Zone <sup>1</sup>		
	MU	PF	OS
<b>Building Form Standards</b>			
Height (max.)	45 ft. or 3 stories, whichever is less	35 ft. or 3 stories, whichever is less	-
Height (max.) - Accessory Building	20 ft.	20 ft.	-
Lot Coverage (max.)	-	40%	-
Floor Area Ratio (max)	All commercial - 0.75 Mixed use - 1.00 with 25% to 50% of floor area for residential uses	1.0	-
<b>Density Standards<sup>5</sup></b>			
Density (max.)	44 dwelling units/net acre	-	-
Density (min.)	14.5 dwelling units/net acre	-	-
<b>Other Standards</b>			
Accessory Structures	See Section 17.304.020 (Accessory Structures)		
Fences and Walls	See Chapter 17.312 (Landscaping and Screening Standards)		
Landscaping and Screening	See Chapter 17.312 (Landscaping and Screening Standards) & Title 15, Chapter 15.52 (Water Efficient Landscape and Irrigation Standards)		
Parking	See Chapter 17.308 (Parking Standards)		
Performance Standards	See Section 17.304.090 (Performance Standards)		
Signs	See Chapter 17.316 (Sign Standards)		
Additional Requirements	See 17.220.050 (Additional Standards and Requirements)		

<sup>1</sup> Development standards applicable to parcels within the Specific Plan Zone shall be established by an adopted specific plan.

<sup>2</sup> When adjoining property that is zoned residential, and the residential property and the PF Zone property face the same street, a minimum 15-foot front yard setback is required.

<sup>3</sup> When adjoining property that is zoned residential, a minimum 10-foot setback is required along the property line abutting the residential zone.

<sup>4</sup> The rear setback may be reduced by the Review Authority if it can be demonstrated that there is sufficient room for solid waste receptacles and equipment storage and access.

<sup>5</sup> Applies to projects that are all residential (no commercial uses and not mixed use). Any resulting fractions shall round up, and only a whole number shall be considered in determining the number of units allowed on a lot, unless required by State density bonus law. However, in no case shall rounding allow density to exceed the maximum densities identified in Table 17.220.040.A.

- = No standard

CITY OF LOMPOC 2030 GENERAL PLAN

Overlay Designations	
<b>HSC</b> H Street Corridor Infill Area	<p><b>Purpose</b></p> <p>To encourage development of vacant or underutilized properties along the H Street Corridor to improve the aesthetics of the area and create an economically vibrant and socially inviting environment. The intent is to provide a combination of economic incentives and policy support for the revitalization of this area and for a more efficient, attractive, and pedestrian-friendly built environment. Another intent is to direct additional commercial and residential mixed uses into this corridor in keeping with economic development and urban infill goals and policies while providing enhanced opportunities for development that incorporates smart growth principals.</p> <p>A common feature in the evolution of communities of all sizes, infill refers to the incremental addition of new, renovated or adapted buildings within existing developed areas. Also older shopping centers and strip commercial areas that have failed provide an opportunity for land recycling. The benefits of infill housing include more efficient use of land, infrastructure and services; increased diversity of housing types especially smaller, more affordable units; and reduced pressure to develop previously unsettled areas that offer important ecological and/or recreational values.</p> <p><b>Description</b></p> <p>The H Street corridor provides the greatest opportunity for key infill projects in Lompoc. Large vacant and underutilized parcels have the potential to generate retail, office, and housing in mixed-use style developments along the corridor.</p> <p>Areas which provide a harmonious intermingling of pedestrian-oriented uses to meet the shopping, business, housing, and entertainment needs of City and regional residents with accommodations for access by automobiles, bicycles, and pedestrians alike. Vehicular parking is typically provided on-site with single-level and multi-level parking areas while still adhering to aesthetic considerations and design principles that invite pedestrians and bicyclists. Appropriate uses include retail shops; restaurants, hotels, business services; residential units; medical offices; and public and quasi-public uses of a recreational, educational, or religious type.</p>

## NEW ZONING CODE FOR H STREET OVERLAY (HSO) ZONE

### H Street Overlay Zone (HSO).

The H Street Overlay (HSO) Zone applies to lots along the H Street corridor that are anticipated to be redeveloped or developed with commercial, residential, or a mix of uses in buildings and with associated improvements that result in a more attractive built environment that accommodates pedestrians, bicycles, transit, and private vehicles.

### Allowed Land Use and Permit Requirements

- A. Land uses within any overlay zone shall comply with the allowed uses of the base zone, except as specifically modified, waived, or augmented by the overlay zone in Table 17.224.030.A (Overlay Zones Allowed Uses). **If there is a conflict between any of the allowed uses in a base zone and an overlay zone, the overlay zone allowed uses shall control.**
- B. The land uses allowed in the overlay zones are listed below, together with the planning permit type required for each use.
- C. **Establishment of an Allowable Use.**
  1. Any one or more land uses allowed in Table 17.224.030.A (Overlay Zones Allowed Uses) may be established on any lot within the overlay zone, subject to the planning permit requirement listed in the Table, and in compliance with all applicable requirements of this Code. Accessory uses are allowed only in conjunction with a primary use to which the accessory use relates.
  2. Where a single parcel is proposed for development with two or more of the land uses listed in the Table at the same time, the overall project will be subject to the highest permit level required by the Table for any individual use.
  3. Uses not listed below may be allowed in compliance with Subsection 17.520.050 (Allowable Uses of Land).

P = Permitted Use

AUP = Administrative Use Permit (See Chapter 17.508)

MUP = Minor Use Permit required (See Chapter 17.520)

CUP = Conditional Use Permit Required (See Chapter 17.520). A conditionally permitted use may be permitted subject to a Minor Use Permit when the use will be in an existing building and all applicable development standards applicable are met.

- = Use not allowed

Table 17.224.030.A: Overlay Zones Allowed Uses

Use	Requirement by Zone						Specific Use Regulations
	AO	CRO	SO	PD	SEO	HSO	
Agricultural Uses and Animal Keeping Use Types							
Agricultural Storage	CUP	Refer to base zone				-	-
Agricultural Support Sales and Service	P					-	-
Animal Raising and Keeping	-					P <sup>1</sup>	17.404.040
Community Garden	-					P	17.404.070
Field and Tree Crop Production	p <sup>2</sup>					-	-
Industrial, Manufacturing, Processing and Wholesaling Use Types							
Artisan Manufacturing	-	Refer to base zone				MUP	-
Cannabis Cultivation	P					-	LMC 9.36
Cannabis Testing Laboratory	-					P	LMC 9.36
Construction Storage/Supply Yard	CUP					-	17.404.080
Manufacturing/Processing: Light/Medium	-					CUP	-
Micro-Alcohol Production	-					CUP	-
Mini-Storage Warehousing or Facility	CUP					-	-
Recreation, Education, and Assembly Use Types							
Business/Trade School	-	Refer to base zone				P	-
Civic/Government	-					P	-
Community Assembly, Neighborhood	-					P	-
Community Assembly, Regional	-					CUP	-
Entertainment, Indoor - Neighborhood	-					P	-
Entertainment, Indoor - Regional	-					CUP	-
Library/Museum	-					MUP	-
Recreation, Indoor	-					MUP	-
Recreation, Outdoor	-					MUP	-
Recreation, Passive	-					P	-
Schools, Public or Private	-					P	-
Studio, Instructional Services	-					p <sup>3</sup>	-
Residential Use Types							
Accessory Dwelling Unit	-	Refer to base zone				P <sup>1</sup>	17.404.020
Caretaker's Unit	-					MUP	17.404.060
Emergency Shelters	-					CUP	17.404.090
Family Day Care Home, Large	-					AUP <sup>4</sup>	17.404.100
Family Day Care Home, Small	-					P <sup>4</sup>	17.404.100
Home Occupations	-					AUP	17.404.110
Live/Work	-					P	17.404.120
Multi-Family Residential	-					P <sup>4</sup>	17.404.160
Residential Care Homes <7 Ppl	-					P <sup>4</sup>	17.404.200
Residential Care Homes ≥7 Ppl	-					CUP <sup>4</sup>	17.404.200
Single Room Occupancy	-					CUP	-
Supportive Housing	-					P <sup>5</sup>	-
Retail Trade Use Types							
Alcohol Sales	-	Refer to base zone				P	-

**Table 17.224.030.A: Overlay Zones Allowed Uses**

Use	Requirement by Zone						Specific Use Regulations
	AO	CRO	SO	PD	SEO	HSO	
Bar/Nightclub	-	Refer to base zone				MUP	-
Dispensary	-					P	LMC 9.36
Drive-Through, Non-Restaurants	-					MUP	-
General Retail	-					P	-
Outdoor Dining	-					P	17.404.170
Outdoor Display	-					AUP	17.404.180
Restaurant- w/o Alcohol Sales	-					P	-
Restaurant- w/ Alcohol Sales	-					P	-
Restaurant- w/ Drive Through	-					CUP	-
Services Use Types							
Bed & Breakfast	-	Refer to base zone				MUP	-
Day Care, Commercial	-					CUP	-
General Services	-					P <sup>3</sup>	-
Hospital	-					P	-
Kennel	CUP					-	-
Lodging	-					P	-
Medical Clinics and Laboratories	-					P	-
Offices, General	-					P	-
Public Services, Emergency Services	-					P	17.404.190
Safe Parking Program	-					CUP	LMC 10.30
Veterinary Clinics and Hospitals	-				P	-	
Wireless Telecommunications Facility Use Types							
Wireless Tower		Refer to base zone					
Other Wireless Telecommunications Facility							
Transportation Facilities Use Types							
Parking Lot	P	Refer to base zone				P	-
Parking Structure	-					P	-
Passenger Transportation Facilities	-					MUP	-
Vehicle Sales and Services Use Types							
Automotive Sales and Rental	P	Refer to base zone				MUP	-
Gas/Service Station	-					CUP	-
Large Vehicle and Boat Sales and Rental	-					CUP	-
Automotive Storage, Large Vehicles	CUP					-	-
Repair, Minor	-					P	-
Repair, Major	-					MUP	-
Other Use Types							
Metal Storage Container							See Section 17.404.130
Temporary Use							See Section 17.404.210

<sup>1</sup> Permitted use on any lot containing a single-family residence, including a legal nonconforming single-family residence, provided the use complies with 17.404.040.

<sup>2</sup> No reflective surfaces allowed.

<sup>3</sup> Chemical-based photographic studios, laundry facilities, and similar uses shall not be allowed in mixed-use projects.

<sup>4</sup> Not allowed on the first floor if located 30 feet from an intersection of any street and H Street as measured from the edge of both streets (i.e., H Street and the intersecting street), except when the residential use does not face a street and residential access is provided at the rear of the building.

<sup>5</sup> Permitted use only if the supportive housing development satisfies all of the requirements in Government Code § 65651.

### 17.224.040: Overlay Zones Development Standards

- A.** Development and new land uses within any Overlay Zone shall comply with all applicable development standards of the base zone, except as specifically modified, waived, or augmented by the Overlay Zone in Table 17.224.040.A (Overlay Zones Development Standards) or an approved Preliminary Development Plan in the case of the PD Overlay Zone. If there is a conflict between any of the development standards in a base zone and an Overlay Zone, the Overlay Zone development standards shall control.

**Table 17.224.040.A: Overlay Zones Development Standards**

Development Feature		Requirement by Zone					
		AO	CRO	SO	PD	SEO	HSO
Lot Requirements							
Lot Area (min.)	Refer to base zone or approved Preliminary Development Plan for PD Overlay Zone						
Lot Area (max.)							
Lot Width (min.)							
Setbacks							
Front (min.)	Refer to base zone or approved Preliminary Development Plan for PD Overlay Zone					10 ft. along H St.	
Side - Interior (min.)	Refer to base zone or approved Preliminary Development Plan for PD Overlay Zone					0 ft.	
Side - Street (min.)	Refer to base zone or approved Preliminary Development Plan for PD Overlay Zone					10 ft. along H St.	
Rear (min.)						0 ft.	
Building Form Standards							
Height (max.)	See	Refer to base zone or approved Preliminary Development Plan for PD Overlay Zone					
Height (max.) - Accessory Building	17.224.050.A						
Lot Coverage (max.)	Refer to base zone or approved Preliminary Development Plan for PD Overlay Zone						
Floor Area Ratio (max)	Refer to base zone or approved Preliminary Development Plan for PD Overlay Zone					1.0	
Density Standards							
Density (max.)	Refer to base zone or approved Preliminary Development Plan for PD Overlay Zone						
Other Requirements							
Accessory Structures	See Section 17.304.020: (Accessory Structures)						
Fences and Walls	See Chapter 17.312 (Landscaping and Screening Standards)						
Landscaping and Screening	See Chapter 17.312 (Landscaping and Screening Standards) & Title 15, Chapter 15.52 (Water Efficient Landscape and Irrigation Standards)						
Parking	See Chapter 17.308 (Parking Standards)						
Performance Standards	See Section 17.304.090 (Performance Standards)						
Signs	See Chapter 17.316 (Sign Standards)						
Additional Requirements	See 17.224.050 (Additional Standards and Requirements)						

- = No standard



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