



MEMORANDUM

TO: Board of Supervisors

FROM: Kristin Drumm, Senior Planner, AICP

DATE: April 19, 2016

RE: Staff Report Supplement – Local Coastal Program Amendment Agenda

The following provides a correction to Attachment 1, Part 3, Item 3 pertaining to Section 22.64.170 – Parks, Recreation, and Visitor-Serving Uses where Land Use Policy C-PK-3 is incorrectly shown. The correct policy language is provided below, with Coastal Commission Suggested Modifications shown in ~~strike-out~~ and underline:

C-PK-3 Mixed Uses in the Coastal Village Commercial/Residential Zone. Continue to permit a mixture of residential and commercial uses in the C-VCR zoning district to maintain the established character of village commercial areas. Principal permitted use of the C-VCR zone shall include commercial ~~and residential~~ uses. ~~Require a Use Permit for~~ **In the village commercial core area**, residential uses shall be limited to: (a) the upper floors, and/or (b) the lower floors if not located on the road-facing side of the property. Residential uses on the ground floor of a new or existing structure of the road-facing side of the property shall only be allowed subject to a use permit where a finding can be made that the development maintains and/or enhances the established character of village commercial areas. Existing legally established residential uses in the C-VCR zone on the ground floor and road-facing side of the property can be maintained. ~~proposed on the ground floor of a new or existing structure on the road-facing side of the property. Replacement, maintenance and repair of any legal existing residential use shall be exempt from the above provision and shall be permitted.~~
(PC app. 9/19/11, 7/29/10)

[\[Adapted from Unit I Recreation and Visitor-Serving Facilities Policy 14, p. 13\]](#)

~~[\[Adapted from Unit I Recreation and Visitor-Serving Facilities Policy 14, p. 13\]](#)~~

The policy as shown in the Board Letter's Attachment 1 omitted the phrase "In the village commercial core area (*bolded above*)."

This is important because without this provision the policy applies to all properties within the C-VCR zone instead of those limited to the village commercial core area (a smaller area where commercial uses are typically concentrated within the C-VCR zone). Finally, the phrase "where otherwise LCP consistent" should have been deleted at the end of last sentence. This language is redundant since all development must inherently be consistent with all LCP policies.

The Coastal Commission has already adopted Modifications to Policy C-PK-3, and those Modifications were part of package of Amendments acted upon by your Board on August 25, 2016. However your Board has not acted upon the Development Code (referred to

Implementation Plan or “IP”) Amendments. However, Section 22.64.170.A.3 of the Implementation Plan, which is before you, includes a direct reference to Policy C-PK-3:

3. **Mixed uses in coastal village commercial/residential zones.** A mixture of residential and commercial uses shall be permitted in the C-VCR zoning district per Land Use Plan Policy C-PK-3.

Moreover, IP Section 22.62.080, and its Tables 5-3-“a” through “e” directly address the use allowed and the permit requirements within the C-VCR zone.

In these IP provisions, the village commercial core area is proposed in the commercial areas of Stinson Beach, Bolinas, Olema, Point Reyes Station, Marshall/East Shore, and Tomales. As noted above, the policy as modified by Coastal Commission staff limits “ground floor, road-facing restriction” to C-VCR properties within the commercial core areas, rather than all properties within the C-VCR zoning district.

A draft illustrative map indicating the potential boundary of the proposed village commercial core area for Point Reyes Station is attached (Attachment A). However, the actual delineation of the village commercial core area will require a rezoning process when and if revisions to the C-VCR Zone are finally certified. These maps are thus not being presented for adoption at this time, and were circulated solely to inform the public of the potential areas that might be considered in such a rezoning which would implement the LCPA provisions proposed. Only upon the conclusion of that rezoning would the provisions become fully effective.

The IP addresses mixed uses in the Coastal Village Commercial Residential (C-VCR) zoning district. The Coastal Commission modifications have the effect of giving priority to commercial uses throughout the VCR zone by designating commercial uses as the Principally Permitted Use (meaning all other types of uses allowed in the zoning district are subject to appeal to the Coastal Commission), and further by requiring a Use Permit for ground floor residences facing the street in the proposed village commercial core areas.

The Suggested Modifications to the priority of each of the uses allowed in the C-VCR zone are detailed in Tables 5-3-“a” through “e” on pages 76-81 of Attachment 3, (*“Full Text of IPA Code Showing Commission Staff Modifications to Board of Supervisors Adopted Text”*). Among some of the notable Modifications are the demotion of Affordable Housing, Second Units, and Single-Family Dwellings (page 78) and Transit Stop Shelters (page 81) from Principal Permitted Uses to Permitted uses, which are appealable to the Coastal Commission.

The general purpose of the current C-VCR zone is to maintain the historic character of village commercial areas. A variety of uses are allowed in the zone, including resident serving and non-resident serving commercial businesses and residences. The identification of commercial use as the priority within the entire C-VCR zone does not reflect the mixture of commercial and residential uses that has historically existed in Marin’s coastal villages.

Residents within Marin’s coastal villages have raised concerns that the implementation of this policy will impact an already short supply of housing available in the coastal zone by restricting residential uses, particularly affordable housing. While the “ground floor commercial” policy only applies to those properties zoned C-VCR in the proposed village commercial core area, residents have pointed to the requirement for a Use Permit as a duplicative process and unnecessary expense, since a Coastal Permit provides the County full discretionary

responsibility and authority to determine whether “a finding can be made that the development maintains and/or enhances the established character of village commercial areas.”

In implementing Policy C-PK-3, the IP must also extend and clarify the language to make clear this provision does not prohibit new or existing residential uses and allows existing legal residences to continue, be repaired and maintained, and be replaced if destroyed. In order to maintain the very balance of uses that makes Marin’s coastal villages so attractive to visitors and residents alike.

Members of the community have expressed concern that they have not had sufficient chance to participate in the designation of the proposed commercial core areas. This hearing is just another step in the process to evaluate this proposal, building upon previous workshops and Planning Commission and Board Hearings. But staff appreciates keeping up with the evolution of the LCPA can be a daunting task, and therefore made an extra effort to reach out to those who could be affected by this change. The next steps include bringing this provision forward with the rest of the Local Coastal Program Amendments to the California Coastal Commission for certification, scheduled for August 2016. Then, if the Coastal Commission certifies this provision as part of the LCP Amendments, it will come back to the Board of Supervisors for one or more public hearings as the County’s decides whether the LCP, with any modifications from the Coastal Commission, should be adopted.

Following that, the implementation of this provision will require a formal Rezoning process for the C-VCR zoning district to create a C-VCR zoning overlay for the properties identified within the proposed village commercial core area. The zoning overlay allows special standards for properties, in addition to those established in the underlying base zone. This rezoning process will include public workshops/meetings with each affected community to provide information, obtain feedback, and evaluate the proposed boundaries of the commercial core areas. Public hearings before the Planning Commission and Board of Supervisors will also occur.

Staff recommends the Board consider adopting the following text as part of the Resubmittal:

I. Section 22.64.170 – Parks, Recreation, and Visitor-Serving Uses

A. Parks and Recreation and Visitor Serving Use standard

3. **Mixed uses in coastal village commercial/residential zones.** A mixture of residential and commercial uses shall be permitted in the C-VCR zoning district as follows:

Continue to permit a mixture of residential and commercial uses in the C-VCR zoning district to maintain the established character of village commercial areas. Commercial shall be the principal permitted use within the mapped village commercial core area of the C-VCR zone shall include commercial and residential shall be the principal permitted uses in all other parts of the C VCR zone. Require a Use Permit for In the village commercial core area, residential uses shall be limited to: (a) the upper floors, and/or (b) the lower floors if not located on the road-facing side of the property. Residential uses on the ground floor of a new or existing structure of the road-facing side of the property shall only be allowed subject to a use permit where a finding can be made that the development maintains and/or enhances the established character of village commercial areas. Existing legally established residential uses in the C-VCR zone on the ground floor and road-facing side of the property can be maintained proposed on the ground floor of a new or existing structure on the road-

~~facing side of the property. Replacement, maintenance and repair of any legal existing residential use shall be exempt from the above provision and shall be permitted.~~
Replacement, maintenance and repair of any legal existing residential use shall be exempt from the above provision and shall be permitted

The following is a “clean” version of the above that incorporates all recommended changes:

3. **Mixed uses in coastal village commercial/residential zones.** A mixture of residential and commercial uses shall be permitted in the C-VCR zoning district as follows:

Continue to permit a mixture of residential and commercial uses in the C-VCR zoning district to maintain the established character of village commercial areas. Commercial shall be the principal permitted use within the mapped village commercial core area of the C-VCR zone and residential shall be the principal permitted use in all other parts of the C-VCR zone. In the village commercial core area, residential uses shall be limited to: (a) the upper floors, and/or (b) the lower floors if not located on the road-facing side of the property. Residential uses on the ground floor of a new or existing structure of the road-facing side of the property shall only be allowed subject to a finding that the development maintains and/or enhances the established character of village commercial areas. Replacement, maintenance and repair of any legal existing residential use shall be exempt from the above provision and shall be permitted

II. Section 22.64.170 – Parks, Recreation, and Visitor-Serving Uses

Revise Tables 5-3-a through 5-3-f, Allowed Uses and Permit Requirements for Coastal Commercial/Mixed-Use Districts, as shown in Attachment B.

Attachments:

- A: Preliminary Draft Map of the Proposed Village Commercial Core Area for Point Reyes Station
- B: Tables 5-3-a through 5-3-f, Allowed Uses and Permit Requirements for Coastal Commercial/Mixed-Use Districts

ATTACHMENT A

Tables 5-3-a through 5-3-f

Allowed Uses and Permit Requirements for Coastal Commercial/Mixed-Use Districts

TABLE 5-3-a - ALLOWED USES AND PERMIT REQUIREMENTS FOR COASTAL COMMERCIAL/MIXED-USE DISTRICTS

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT					See Standards in Section
	C-VCR Village Commercial Residential	C-H1 Limited Roadside Business	C-CP Planned Commercial	C-RMPC Residential Commercial Multiple Planned	C-RCR Resort and Commercial Recreation	
AGRICULTURAL, RESOURCE & OPEN SPACE						
Agricultural production	P	P	P	P		
Commercial gardening	P	P	P	P		
Mariculture/aquaculture	P	P	P	P		22.32.105
Plant nurseries, with or without on-site sales	P	P	P	P		
Solar energy systems (coastal), roof-mounted	PP	PP	PP	PP	PP	22.32.161 22.42.055(2)
Solar energy systems (coastal), free-standing	P	P	P	P	P	22.32.161
MANUFACTURING & PROCESSING USES						
Beverage production	U		U	U		
Boat manufacturing and sales	U		U	U		
Cottage Industries	U	—	—	U	—	22.32.060
Food products	U	U	U	U		
Furniture and fixtures	U		U	U		
Laundries and dry cleaning plants	U		U	U		
Recycling facilities	U	U	U	U	P	
Recycling – Reverse vending machines	P	P	P	P	P	
Seafood processing and sales	U		U	U		

[BOS app. 2/26/2013]

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirements	Procedure is in Section:
PP	Principal permitted use	
P	Permitted use. (2)	
U	Conditional use, Use Permit required. (2)	Chapter 22.48
	Use not allowed. (See 22.02.020.E regarding uses not listed.)	

Notes:

- (1) Listed land uses must be consistent with definitions in Article VIII (Development Code Definitions).
- (2) See Chapter 22.42 (Design Review) for separate, non-coastal permit Design Review requirements for all uses. Design review requirements are contained in Chapter 22.42 rather than in the LCP and such design review requirements apply independent of, and in addition to, coastal permit requirements.

Development shall also be consistent, as applicable, with Chapters 22.130 (Definitions), 22.32 (Standards for Specific Land Uses), 22.64 (Coastal Zone Development and Resource Management Standards), 22.65 (Coastal Zone Planned District Development Standards), 22.66 (Coastal Zone Community Standards), and 22.68 (Coastal Permit Requirements).

TABLE 5-3-b – ALLOWED USES AND PERMIT REQUIREMENTS FOR COASTAL COMMERCIAL/MIXED USE DISTRICTS (Continued)

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT					See Standards in Section
	C-VCR Village Commercial Residential	C-H1 Limited Roadside Business	C-CP Planned Commercial	C-RMPC Residential Commercial Multiple Planned	C-RCR Resort and Commercial Recreation	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES						
Community centers	U	P	U	U	U	
Golf courses/country clubs					U	
Health/fitness facilities	U		U	U	U	
Indoor recreation centers	U		U	U	U	
Libraries and museums	U	P	U	U	U	
Membership organization facilities	U	U	U	U		
Outdoor commercial recreation		U			U	
Public parks and playgrounds	U	U	U	U	U	
Religious places of worship	U	U	U	U	<u>U</u>	
Schools	U	U	U	U	<u>U</u>	
Sport facilities and outdoor public assembly	U	U	U	U	<u>U</u>	
Studios for dance, art, music, photography, etc.	U	U	U	U	U	
Theaters and meeting halls	U	U	U	U	U	

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirements	Procedure is in Section:
PP	Principal permitted use	
P	Permitted use. (2)	
U	Conditional use, Use Permit required. (2)	Chapter 22.48
	Use not allowed. (See 22.02.020.E regarding uses not listed.)	

Notes:

- (1) Listed land uses must be consistent with definitions in Article VIII (Development Code Definitions).
- ~~(2) See Chapter 22.42 (Design Review) for separate, non-coastal permit Design Review requirements for all uses. Design review requirements are contained in Chapter 22.42 rather than in the LCP and such design review requirements apply independent of, and in addition to, coastal permit requirements.~~

Development shall also be consistent, as applicable, with Chapters 22.130 (Definitions), 22.32 (Standards for Specific Land Uses), 22.64 (Coastal Zone Development and Resource Management Standards), 22.65 (Coastal Zone Planned District Development Standards), 22.66 (Coastal Zone Community Standards), and 22.68 (Coastal Permit Requirements).

TABLE 5-3-c - ALLOWED USES AND PERMIT REQUIREMENTS FOR COASTAL COMMERCIAL/MIXED USE DISTRICTS (Continued)

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT					See Standards in Section
	C-VCR Village Commercial Residential <u>(3)(4)</u>	C- H1 Limited Roadside	C-CP Planned Commercial	C-RMPC Residential Commercial Multiple Planned	C-RCR Resort and Commercial Recreation	
RESIDENTIAL USES						
Affordable housing	PP , <u>PP</u>	<u>PPU</u>	<u>PPU</u>	PP	PP , <u>(9)</u>	Chapter 22.22
Group homes, 6 or fewer residents	P, <u>PP</u>	U		P		22.32.080
Group homes, 7 or more residents	U	U		U		22.32.080
Guest houses	PP , <u>PP</u>	U		PP		22.32.090
Home occupations	PP , <u>PP</u>	U		PP		22.32.100
Multi-family dwellings	U	U	U(8)	PP	(<u>9</u>)	22.32.150
Organizational houses	U	U		U		
Residential accessory uses and structures	P , <u>PP</u>	- P	P	P		22.32.130
Residential Second Units	PP , <u>PP</u>	P	PP	PP		22.32.140
Room rentals	PP , <u>PP</u>	U		PP		
Single-family dwellings	PP , <u>PP</u>	U	U(8)	PP	(<u>9</u>)	22.32.150
Tennis and other recreational uses	U	U	U(8)	PP		22.32.130
Two-family dwellings	U	U	U(8)	PP	(<u>9</u>)	22.32.150

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirements	Procedure is in Section:
PP	Principal permitted use	
P	Permitted use. (2)	
U	Conditional use, Use Permit required. (2)	Chapter 22.48
	Use not allowed. (See 22.02.020.E regarding uses not listed.)	

Notes:

- (1) Listed land uses must be consistent with definitions in Article VIII (Development Code Definitions).
- (2) ~~See Chapter 22.42 (Design Review) for separate, non-coastal permit Design Review requirements for all uses. Design review requirements are contained in Chapter 22.42 rather than in the LCP and such design review requirements apply independent of, and in addition to, coastal permit requirements.~~
- (3) Commercial shall be the Principal Permitted use within the mapped village commercial core area of the C-CVR zone and residential shall be Principal Permitted use in all other parts of the C-VCR zone. In the village commercial core area, residential shall be limited to: (a) upper floors, and/or (b) the lower floors if not located on the road-facing side of the property. Residential uses on the ground floor of a new or existing structure of the road-facing side of the property shall only be allowed subject to a finding that the development maintains and/or enhances the established character of village commercial areas.
- The replacement, maintenance and repair of any legal existing residential use shall be exempt from the above provision and shall be permitted.
- (4) ~~Residential uses proposed on the ground floor of a new or existing structure on the road-facing side of the property per Development on parcels zoned C-VCR must also meet the requirements of Land Use Plan Policy C-PK-3.~~
- (8) All dwellings in these zoning districts. Dwellings, except for affordable housing, shall be accessory to the primary commercial use. See 22.32.150 (Residential Uses in Commercial/Mixed Use Areas).
- (9) Employee housing is permitted by with Design Review requirements independent of and in addition to Coastal Permit requirements. See Chapter 22.42 (Design Review). Such housing would be a Conditional Use.

Development shall also be consistent, as applicable, with Chapters 22.130 (Definitions), 22.32 (Standards for Specific Land Uses), 22.64 (Coastal Zone Development and Resource Management Standards), 22.65 (Coastal Zone Planned District Development Standards), 22.66 (Coastal Zone Community Standards), and 22.68 (Coastal Permit Requirements).

TABLE 5-3-d - ALLOWED USES AND PERMIT REQUIREMENTS FOR COASTAL COMMERCIAL/MIXED USE DISTRICTS (Continued)

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT					See Standards in Section
	C-VCR Village Commercial Residential <u>(3)</u>	C-HI Limited Roadside	C-CP Planned Commercial	C-RMPC Residential Commercial Multiple Planned	C-RCR Resort and Commercial Recreation	
RETAIL TRADE USES						
Accessory retail uses	PP, <u>P</u>	U	PP	PP		22.32.020
Auto, mobile home, vehicle and parts sales, new	U		<u>U</u>	U		
Auto sales, used	U		<u>U</u>	U		
Bars and drinking places	U		U	U	U	
Building material stores	U	U	U	U		
Farmers' markets	U	<u>U</u>	U	U		
Fuel and ice dealers	U	U	U	U		
Furniture, furnishings, and equipment stores	PP, <u>P</u>	U	PP	PP		
Grocery stores	PP, <u>P</u>	U	PP	PP		
Liquor stores	PP, <u>P</u>	U	PP	PP		
Outdoor retail sales and activities	U	U	U	U		
Outdoor retail sales, temporary	U	U	U	U		
Restaurants, 40 patrons or less	PP, <u>P</u>	P	PP	PP	U	
Restaurants, more than 40 patrons	U	U	U	U	U	
Restaurants, with liquor and/or entertainment	U	U	U	U	U	
Restaurants, take-out, fast food	U	U	U	U	U	
Retail stores, general merchandise	PP, <u>P</u>	U	PP	PP		
Retail stores, visitor/collector	U	U	U	U		
Second hand stores	U	U	U	U		
Shopping centers	U	U	U	U		
Tobacco retail establishments		U	U			22.32.170

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirements	Procedure is in Section:
PP	Principal permitted use	
P	Permitted use. (2)	
U	Conditional use, Use Permit required. (2)	Chapter 22.48
	Use not allowed. (See 22.02.020.E regarding uses not listed.)	

Notes:

- (1) Listed land uses must be consistent with definitions in Article VIII (Development Code Definitions).
- (2) ~~See Chapter 22.42 (Design Review) for separate, non-coastal permit Design Review requirements for all uses.~~ Design review requirements are contained in Chapter 22.42 rather than in the LCP and such design review requirements apply independent of, and in addition to, coastal permit requirements.
- (3) Commercial shall be the Principal Permitted use within the mapped village commercial core area of the C-CVR zone and residential shall be Principal Permitted use in all other parts of the C-VCR zone. In the village commercial core area, residential shall be limited to: (a) upper floors, and/or (b) the lower floors if not located on the road-facing side of the property. Residential uses on the ground floor of a new or existing structure of the road-facing side of the property shall only be allowed subject to a finding that the development maintains and/or enhances the established character of village commercial areas.

The replacement, maintenance and repair of any legal existing residential use shall be exempt from the above

[provision and shall be permitted.](#)

Development shall also be consistent, as applicable, with Chapters 22.130 (Definitions), 22.32 (Standards for Specific Land Uses), 22.64 (Coastal Zone Development and Resource Management Standards), 22.65 (Coastal Zone Planned District Development Standards), 22.66 (Coastal Zone Community Standards), and 22.68 (Coastal Permit Requirements).

TABLE 5-3-e - ALLOWED USES AND PERMIT REQUIREMENTS FOR COASTAL COMMERCIAL/MIXED USE DISTRICTS (Continued)

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT					See Standards in Section
	C-VCR Village Commercial Residential <u>(3)</u>	C-H1 Limited Roadside Business	C-CP Planned Commercial	C-RMPC Residential Commercial Multiple Planned	C-RCR Resort and Commercial Recreation	
SERVICE USES						
Automatic teller machine (ATM), not at bank	PP, <u>P</u>	P	PP	PP	P	
Banks and financial services (no drive-thru)	PP, <u>P</u>		PP	PP		
Bed and breakfast, 3 or fewer guest rooms	PP, <u>P</u>	U		PP		22.32.040
Bed and breakfast, 4 or 5 guest rooms	U	U		U		22.32.040
Business support services	P		P	P		
Cemeteries, columbariums and mortuaries	<u>U</u>	U	<u>U</u>	U	<u>U</u>	
Child day-care centers	U	U	U	U		22.32.050
Child day-care, large family day-care homes	P	P	P	P		22.32.050
Child day-care, small family day-care homes	P	P	P	P		22.32.050
Construction yards	<u>U</u>		<u>U</u>	U		
Homeless shelters			<u>P</u>			22.32.095
Hotels and motels	U	U	U	U	PP	
Medical services - Clinics and laboratories	U	U	<u>U</u>	U		
Medical services - Hospitals and extended care	U	U	<u>U</u>	U	U	
Offices	PP, <u>P</u>	U	<u>PP</u>	PP		
Personal services	PP, <u>P</u>		PP	PP		
Public utility or safety facilities	U	U	U	U	U	
Repair and maintenance – consumer products	P		P	P		
Repair and maintenance – vehicles	U	U	<u>U</u>	U		
Service stations	U	U	U	U	U	22.32.160
Storage, accessory	P	P	P	P	U	
Veterinary clinics and animal hospitals	U	U	U	U		
Warehousing	U		U	U		

[BOS app., 12/11/2012]

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirements	Procedure is in Section:
PP	Principal permitted use	
P	Permitted use. (2)	
U	Conditional use, Use Permit required. (2)	Chapter 22.48
	Use not allowed. (See 22.02.020.E regarding uses not listed.)	

Notes:

- (1) Listed land uses must be consistent with definitions in Article VIII (Development Code Definitions).
- (2) See Chapter 22.42 (Design Review) for separate, non-coastal permit Design Review requirements for all uses.

Design review requirements are contained in Chapter 22.42 rather than in the LCP and such design review requirements apply independent of, and in addition to, coastal permit requirements.

(3) Commercial shall be the Principal Permitted use within the mapped village commercial core area of the C-CVR zone and residential shall be Principal Permitted use in all other parts of the C-VCR zone. In the village commercial core are, residential shall be limited to: (a) upper floors, and/or (b) the lower floors if not located on the road-facing side of the property. Residential uses on the ground floor of a new or existing structure of the road-facing side of the property shall only be allowed subject to a finding that the development maintains and/or enhances the established character of village commercial areas.

The replacement, maintenance and repair of any legal existing residential use shall be exempt from the above provision and shall be permitted.

Development shall also be consistent, as applicable, with Chapters 22.130 (Definitions), 22.32 (Standards for Specific Land Uses), 22.64 (Coastal Zone Development and Resource Management Standards), 22.65 (Coastal Zone Planned District Development Standards), 22.66 (Coastal Zone Community Standards), and 22.68 (Coastal Permit Requirements).

**TABLE 5-3-f - ALLOWED USES AND PERMIT REQUIREMENTS FOR
COASTAL COMMERCIAL/MIXED USE DISTRICTS**

(Continued)

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT					See Standards in Section
	C-VCR Village Commercial Residential (3)	C- H1 Limite d Roadsi de	C-CP Planned Commercial	C-RMPC Residential Commercial Multiple Planned	C-RCR Resort and Commercial Recreation	
TRANSPORTATION & COMMUNICATIONS USES						
Commercial parking and vehicle storage	U		U	U		
Harbors	U		U	U	U	
Marinas	U		U	U	U	
Pipelines and utility lines	U	U	U	U	U	
Telecommunications facilities	P/U	P	P/U	P/U	P/U	22.32.165
Transit stations and terminals	U		U	U	U	
Transit stop shelters	PP , PP	P	PP	PP	PP	
Vehicle and freight terminals			P	U		

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirements	Procedure is in Section:
PP	Principal permitted use	
P	Permitted use. (2)	
U	Conditional use, Use Permit required. (2)	Chapter 22.48
	Use not allowed. (See 22.02.020.E regarding uses not listed.)	

Notes:

(1) Listed land uses must be consistent with definitions in Article VIII (Development Code Definitions).

(2) ~~See Chapter 22.42 (Design Review) for separate, non-coastal permit Design Review requirements for all uses. Design review requirements are contained in Chapter 22.42 rather than in the LCP and such design review requirements apply independent of, and in addition to, coastal permit requirements.~~

(3) Commercial shall be the Principal Permitted use within the mapped village commercial core area of the C-CYR zone and residential shall be Principal Permitted use in all other parts of the C-VCR zone. In the village commercial core are, residential shall be limited to: (a) upper floors, and/or (b) the lower floors if not located on the road-facing side of the property. Residential uses on the ground floor of a new or existing structure of the road-facing side of the property shall only be allowed subject to a finding that the development maintains and/or enhances the established character of village commercial areas.

The replacement, maintenance and repair of any legal existing residential use shall be exempt from the above provision and shall be permitted.

Development shall also be consistent, as applicable, with Chapters 22.130 (Definitions), 22.32 (Standards for Specific Land Uses), 22.64 (Coastal Zone Development and Resource Management Standards), 22.65 (Coastal Zone Planned District Development Standards), 22.66 (Coastal Zone Community Standards), and 22.68 (Coastal Permit Requirements).