



March 15, 2006

To: Planning and Building Division
Code Enforcement
Design Review Board
Planning Commission

From: Richard Mitchell, Planning and Building Services Director

By: Janet Harbin, Principal Planner

Subject: Zoning Interpretation – Commissaries, Educational Facilities, Art Studio

The Zoning Administrator has made the following Zoning Interpretations:

Commissaries (i.e., food commissaries for taco truck distribution) are in the use type category of “small scale manufacturing” of food and kindred products, and are permitted in Industrial Zoning Districts with a Conditional Use Permit.

Educational Facilities (schools) are permitted in light-Industrial, and commercial zoning districts with a Conditional Use Permit.

Art Studio in C-2: General Commercial zoning district is compatible and permitted in a retail business area when it includes a front display area and customer appointments or walk-ins as part of the operation. “Art gallery” and “studio” is a similar use category to “Miscellaneous Retail Stores” under Section 15.04.220.020, Permitted Uses of the Zoning Ordinance.

A handwritten signature in blue ink, appearing to read "Richard Mitchell", is written over a horizontal line.

Richard Mitchell
Planning and Building Service Director