

City of Isleton

Planning Commission Staff Report

DATE: July 18, 2023

ITEM#: 5.A

CATEGORY: Consent Calendar

MINUTES OF THE PLANNING COMMISSION

SUMMARY

A. Review of the Regular and Special Planning Commission minutes.

FISCAL IMPACT

There is no fiscal impact associated with this action.


RECOMMENDATION

A. Planning Commission review and approve the draft minutes of the Regular Planning Commission and Special Meeting minutes.

ATTACHMENTS

- Minutes

Reviewed by: Charles Bergson, City Manager __

Prepared and Submitted by: Yvonne Zepeda, Deputy City Clerk 

CITY OF ISLETON
Planning Commission Meeting Minutes

Tuesday, August 2, 2022, at 6:30pm

208 Jackson Boulevard
Isleton, California 95641

TELECONFERENCE AND OR IN PERSON MEETING

<https://us02web.zoom.us/j/3379037904?pwd=MUM2cnZrdzJMVTBUO0EyTUd4S2kzZz02>

Phone Dial In: 408-638-0968

Meeting ID: 337 903 7904

1. OPENING CEREMONIES

- A. Welcome & Call to Order – Chair Jack Chima called to order at 6:30pm.
- B. Pledge of Allegiance
- C. Oaths – Ruby Fowler and Joe Kessner were sworn into office of Planning Commission.
- D. Roll Call
PRESENT: Planning Commissioner’s Mandy Elder, Michelle Burke, Ruby Fowler, Joe Kessner, Chair Jack Chima.

2. AGENDA CHANGES OR DELETIONS

ACTION: None.

3. PUBLIC COMMENT

This is an opportunity for the public to speak to the Planning Commission on any item other than those listed for public hearing on this Agenda. Speakers are requested to use the podium in front of the Commission and to begin by stating their name, whether they reside in Isleton and the name of the organization they represent if any. The Planning Commission Chairman may impose a time limit on any speaker depending on the number of people wanting to speak and the time available for the rest of the Agenda. In the event comments are related to an item scheduled on the Agenda, speakers will be asked to wait to make their comments until that item is being considered. ACTION: Cond Cain 502 6th Street, discussion of adding CUP’s. Compassionate Use. Cara – 1 and 2nd St. The fail safe. Hope PC consider it.

4. PUBLIC HEARINGS

- A **SUBJECT:** General Plan Amendment GPA 2022-01; Housing Element Update.

RECOMMENDATION: Approve Planning Commission Resolution PC02-22 recommending adoption of the Housing Element Update by the City Council. Gary Price read staff report of General Plan Housing Element. Ruby Fowler-Isleton lacks poverty. Ethan-22 Jurisdictions out of date and HCD and small communities. Make small edits at a later date. Get all docs to planning commission. Cara- double check on website.

ACTION: Chair Jack Chima motion to approve Planning Commission Resolution PC 02-22 recommending adoption of the Housing Element Update by the City Council. Ruby Fowler second the motion. **AYES:** Planning Commissioner’s Mandy Elder, Michelle Burke, Ruby Fowler, Joe Kessner, Chair Jack Chima. **NOES:** None. **ABSTAIN:** None. **ABSENT:** None. **PASSED** 5-0.

5. OTHER BUSINESS

A. **SUBJECT:** Zoning Interpretations for 502 6th Street.

RECOMMENDATION: In accordance with Sections 603 and 1301 of the Zoning Code make certain findings and interpretations as referenced in the staff report.

ACTION: Jack Chima motion to receive an application. **ACTION:** Planning Commissioner Joe Kessner motion to receive an application site plan from Michelle Burke. Planning Commissioner Ruby Fowler second the motion.

AYES: Planning Commissioner's Michelle Burke, Ruby Fowler, Joe Kessner, Chair Jack Chima. **NOES:** None. **ABSTAIN:** Planning Commissioner Michelle Burke and Mandy Elder. **ABSENT:** None. **PASSED** 3-1.

6. COMMISSION REPORTS AND COMMITTEE UPDATES

- A. Commission Chair Jack Chima – Trees in City need trimmed. PG&E Lines running in trees.
- B. Commissioner Ruby Fowler – None.
- C. Commissioner Joe Kessner – None.
- D. Commissioner Michelle Burke – Compassionate Use on next agenda.
- E. Commissioner Mandy Elder – Decker own the storage facility by Catholic Church? No. JD Petra owns it. Kushner 3 homes- Environmental review. The Meadows? Update.

7. STAFF GENERAL REPORTS AND DISCUSSION

ACTION: Village on the Delta 3 homes under construction review at City Hall.

8. ADJOURNMENT – This meeting is continued.

AYES:

NOES:

ABSTAIN:

ABSENT:

CHAIR, Jack Chima

ATTEST:

DEPUTY CITY CLERK, Yvonne Zepeda

CITY OF ISLETON

Planning Commission Meeting Minutes

Tuesday, March 7, 2023 at 6:30pm

208 Jackson Boulevard

Isleton, California 95641

TELECONFERENCE MEETING OR IN PERSON

This meeting will be held via teleconference or in person, pursuant to Executive Order N-29-20 issued by the State of California Executive Order by Governor Gavin Newsom on March 17, 2020. All members of the public interested in participating in this ZOOM meeting are invited to join by phone or online teleconference. To attend meeting by phone, dial 408-638-0968 (do not put a 1 before the number), Personal Meeting ID 337-903-7904# and Personal ID just hit # and then Passcode 123456#. For computer log in follow the link below.

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Phone Dial in: 408-638-0968

Meeting ID: 337 903 7904

1. OPENING CEREMONIES

- A. Welcome & Call to Order – Chair Jack Chima called to order at 6:30pm.
- B. Pledge of Allegiance
- C. Roll Call

PRESENT: Planning Commissioner's Mandy Elder, Ruby Fowler, Joe Kessner, Vice Chair Michelle Burke, Chair Jack Chima and City Manager Charles Bergson.

2. AGENDA CHANGES OR DELETIONS

ACTION: None.

3. PUBLIC COMMENT

This is an opportunity for the public to speak to the Commission on any item other than those listed for public hearing on this Agenda. Speakers are requested to use the podium in front of the Commission and to begin by stating their name, whether they reside in Isleton and the name of the organization they represent if any. The Chair may impose a time limit on any speaker depending on the number of people wanting to speak and the time available for the rest of the Agenda. In the event comments are related to an item scheduled on the Agenda, speakers will be asked to wait to make their comments until that item is being considered.

ACTION: None.

4. COMMUNICATION

AMERICANS WITH DISABILITIES ACT NOTICE: In compliance with the Americans with Disabilities Act, persons needing a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, may contact Deputy City Clerk Yvonne Zepeda, at (916) 777-7770, by fax at (916) 777-7775 or by email to Yvonne.zepeda@cityofisleton.com at least 48 hours prior to the meeting.

GOV. CODE § 54957.5 NOTICE: Public records related to an agenda item that are distributed less than 72 hours before this meeting are available for public inspection during normal business hours at Isleton City Hall located at 101 Second Street, Isleton, California 95641.

A. None.

5. CONSENT CALENDAR

- A. **SUBJECT:** Approval of Minutes of the Regular Planning Commission Minutes of April 5, 2022, August 2, 2022, October 4, 2022, November 1, 2022 and December 6, 2022 and the Special Planning Commission Meeting Minutes of August 9, 2022.

RECOMMENDATION: Planning Commission review and approve draft Minutes of the Regular Planning Commission Minutes of April 5, 2022, August 2, 2022, October 4, 2022, and November 1, 2022 and the Special Planning Commission Meeting Minutes of August 9, 2022.

ACTION: Tabled.

6. PUBLIC HEARING

- A. **SUBJECT:** Conditional Use Permit CUP 21-23 of Sandeep Lidder for proposed construction and operation of a 121 Recreation Vehicle Park, 14 small home rental cabins, a central lodge, and related improvements on 13.73 acres at 301, 401, 501 Jackson Slough Rd.

RECOMMENDATION: Hold continued public hearing and adopt Resolution PC 001-23 recommending to the City Council concurrence with issuing a mitigated negative declaration for the project in accordance with the California Environmental Quality Act and recommending to the City Council approval of the project.

ACTION: Planning Commissioner Joe Kessner motion to hold continued public hearing and adopt Resolution PC 001-23 recommending to the City Council concurrence with issuing a mitigated negative declaration for the project in accordance with the California Environmental Quality Act and recommending to the City Council approval of the project. With adequate emergency access and fence. Vice Chair Michelle Burke second the motion. AYES: Planning Commissioner's Mandy Elder, Ruby Fowler, Joe Kessner, Vice Chair Michelle Burke, Chair Jack Chima. NOES: None. ABSTAIN: None. ABSENT: None. PASSED 5-0.

COMMENTS: Ruby Fowler – Tiny homes I am excited about this. 90 day stay. Ethan working on civil engineer plan-run off and work with reclamation district on water. Site plan review will come to pc. Up to applicant to do septic or connect to sewer. They can do either. Cara P. I'm a fan of short term park and appreciate them in the city. The city wouldn't be regularly checking on property. I think it's quite important to check on the site. Gary Price- the city does check on the site.

7. NEW BUSINESS

- A. **SUBJECT:** New Policy for Design Standards for Affordable Housing Development.

RECOMMENDATION: Consider recommending approval to the City Council interim design standards for development of affordable housing.

ACTION: Planning Commissioner Mandy Elder motion to approve to the City Council interim design standards for development of affordable housing. Planning

Commissioner Ruby Fowler second the motion. AYES: Planning Commissioner's Mandy Elder, Ruby Fowler, Joe Kessner, Vice Chair Michelle Burke, Chair Jack Chima. NOES: None. ABSTAIN: None. ABSENT: None. PASSED 5-0.

B. SUBJECT: Review of Annual Housing Element Progress Report.

RECOMMENDATION: Review report and offer any comments to staff and/or the City Council for consideration.

ACTION: No action.

C. SUBJECT: Interpretation of the Zoning Code to allow raising of animals in certain zoning districts in the City.

RECOMMENDATION: Provide direction to staff as appropriate.

ACTION: Tabled.

8. OLD BUSINESS

A. SUBJECT: None.

9. COMMISSION REPORTS AND COMMITTEE UPDATES

A. Commission Chair Jack Chima – None.

B. Commissioner Ruby Fowler – None.

C. Commissioner Joe Kessner-Pot hole 3rd Ave. still not taken care of.

D. Commissioner Michelle Burke- City website drop down not working. Red tag, can't use utility. 57 Main St. has power.

E. Commissioner Mandy Elder – Card room. Just a card room and food? Bar? Need to get on that asap.

10. STAFF GENERAL REPORTS AND DISCUSSION

ACTION: None.

11. ADJOURNMENT

AYES:

NOES:

ABSTAIN:

ABSENT:

CHAIR, Jack Chima

ATTEST:

DEPUTY CITY CLERK, Yvonne Zepeda

CITY OF ISLETON
Special Planning Commission Meeting Agenda

Tuesday, August 9, 2022, at 6:30pm

208 Jackson Boulevard

Isleton, California 95641

TELECONFERENCE AND OR IN PERSON MEETING

CONTINUATION OF THE AUGUST 2, 2022 MEETING FOR HOUSING ELEMENT

This meeting will be held via teleconference or in person, pursuant to Executive Order N-29-20 issued by the State of California Executive Order by Governor Gavin Newsom on March 17, 2020. All members of the public interested in participating in this ZOOM meeting are invited to join by phone or online teleconference. To attend meeting by phone, dial 408-638-0968 (do not put a 1 before the number), Personal Meeting ID 337-903-7904# and Personal ID just hit# and then Passcode 123456#. For computer log in follow the link below.

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Phone Dial In: 408-638-0968

Meeting ID: 337 903 7904

1. OPENING CEREMONIES

- A. Welcome & Call to Order – Chair Jack Chima called to order at 6:30pm.
- B. Pledge of Allegiance
- C. Roll Call

PRESENT: Planning Commissioner's Michelle Burke, Joe Kessner, Ruby Fowler, Jack Chima.
ABSENT: Planning Commissioner Mandy Elder.

2. AGENDA CHANGES OR DELETIONS

ACTION: None.

3. PUBLIC COMMENT

This is an opportunity for the public to speak to the Planning Commission on any item other than those listed for public hearing on this Agenda. Speakers are requested to use the podium in front of the Council and to begin by stating their name, whether they reside in Isleton and the name of the organization they represent if any. The Planning Commission Chairman may impose a time limit on any speaker depending on the number of people wanting to speak and the time available for the rest of the Agenda. In the event comments are related to an item scheduled on the Agenda, speakers will be asked to wait to make their comments until that item is being considered.

ACTION: Don Cain – How do we start the AED's process to have them.

4. PUBLIC HEARINGS

- A **SUBJECT:** General Plan Amendment GPA 2022-01; Housing Element Update.

RECOMMENDATION: Approve Planning Commission Resolution PC02-22 recommending adoption of the Housing Element Update by the City Council.

ACTION: Planning Commissioner Ruby Fowler motion to approve Planning Commission Resolution PC 02-22 recommending adoption of the Housing Element Update by the City Council. Chair Jack Chima second the motion. **AYES:** Planning Commissioner's Ruby Fowler, Joe Kessner, Michelle Burke, Jack Chima. **NOES:** None. **ABSTAIN:** None. **ABSENT:** Planning Commissioner Mandy Elder. **PASSED:** 4-0.

5. OTHER BUSINESS

A. **SUBJECT:** None.

6. COMMISSION REPORTS AND COMMITTEE UPDATES

- A. Commission Chair Jack Chima – None.
- B. Commissioner Ruby Fowler – None.
- C. Commissioner Joe Kessner – Agendize 502 6th St.
- D. Commissioner Michelle Burke – Files to PDF for readable.
- E. Commissioner Mandy Elder – Absent.

7. STAFF GENERAL REPORTS AND DISCUSSION

None.

8. ADJOURNMENT

AYES:

NOES:

ABSTAIN:

ABSENT:

CHAIR, Jack Chima

ATTEST:

DEPUTY CITY CLERK, Yvonne Zepeda

CITY OF ISLETON

Special Planning Commission Meeting Minutes

Tuesday, January 17, 2023 at 6:30pm

208 Jackson Boulevard

Isleton, California 95641

TELECONFERENCE MEETING OR IN PERSON

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Phone Dial In: 408-638-0968

Meeting ID: 337 903 7904

1. OPENING CEREMONIES

- A. Welcome & Call to Order – Chair Jack Chima called to order at 6:30pm.
- B. Pledge of Allegiance
- C. Roll Call

PRESENT: Planning Commissioner's Michelle Burke, Mandy Elder, Ruby Fowler, Joe Kessner and Chair Jack Chima.

2. AGENDA CHANGES OR DELETIONS

ACTION: None.

3. PUBLIC COMMENT

This is an opportunity for the public to speak to the Commission on any item other than those listed for public hearing on this Agenda. Speakers are requested to use the podium in front of the Commission and to begin by stating their name, whether they reside in Isleton and the name of the organization they represent if any. The Chair may impose a time limit on any speaker depending on the number of people wanting to speak and the time available for the rest of the Agenda. In the event comments are related to an item scheduled on the Agenda, speakers will be asked to wait to make their comments until that item is being considered.

ACTION: Don Cain-Hard to tell who is running the meeting. 3 Minute time limit mark. It's not City Manager and keep interrupting.

4. COMMUNICATION

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GOV. CODE § 54957.5 NOTICE: Public records related to an agenda item that are distributed less than 72 hours before this meeting are available for public inspection during normal business hours at Isleton City Hall located at 101 Second Street, Isleton, California 95641.

A. None.

5. CONSENT CALENDAR

A. **SUBJECT:** None.

6. PUBLIC HEARING

A. **SUBJECT:** None.

7. NEW BUSINESS

A. **SUBJECT:** Delta Queen Lodge Sign, 34 Main Street, Building Signage.

RECOMMENDATION: Review and approve the Sign for the Delta Queen Lodge.

ACTION: Planning Commissioner Mandy Elder motion to approve the Sign for the Delta Queen Lodge. Chair Jack Chima second the motion. **AYES:** Planning Commissioner's Mandy Elder, Ruby Fowler, Joe Kessner and Chair Jack Chima. **NOES:** Planning Commissioner Michelle Burke. **ABSTAIN:** None. **ABSENT:** None. **PASSED 4-1.**

8. OLD BUSINESS

A. **SUBJECT:** Conditional Use Permit (CUP) 51 Main Street.

B. **SUBJECT:** Isleton Municipal Code (IMC) Section 802, pertaining to business on Main Street and Second Street.

C. **SUBJECT:** Review of all Development Agreements.

D. **SUBJECT:** Status of properties with Liens.

E. **SUBJECT:** Sixth Street Development Standards.

F. **SUBJECT:** 502 Sixth Street Site Plan.

DISCUSSION: FOR A, B, C, D, E and F: Ruby Fowler – 3 years ago, store front development commercial buildings was a requirement as CUP's came up and looking how and concerned lack of vitality and store fronts. Would like to discuss working relations with CC, so we have a clear communication with them. Joe Kessner agree with CC and PC having a joint meeting. Michelle Burke – I conquer. Have CUP and Ordinance and annual review of them. Language on 802 tightened up. More teeth on store fronts. Mandy Elder – I agree with Ruby and Joe to discuss what the CC wants from us. Update PC Handbooks. Jack Chima – CUP's does allow for commercial and residential in back. Mandy Elder- Put a moratorium on cannabis. We also have PC with no store front. Jack Chima goal for this meeting face to face. Set the rout in which we want to go. Don Cain-Publicly noted, nothing in City Policy no authority, this is a list of opinions attorney gave. There's no info on what Chuck and City Attorney talked about. Then Compassionate use? CUP;s. He said, Michelle talked about concrete pad, she did not talk about that. Jean Yokotobi- In reference to

commercial store front 1997, Mayor Calvert Anderson came with me with ordinance this has to stay commercial store front. Consensus to have a joint PC and CC workshop meeting.

G. SUBJECT: Meadows of Isleton Application Status.

ACTION: The RV Project closed review on Jan. 4. May have to have a SPC meeting and report back to you. City Manager specific trap map is approved for RV park. Michelle Burke they wrap whole development in concrete and this is eminent and ongoing since august. Joe Kessner the meadows need to move forward. Let CC know to get it moving. Mandy Elder only spot no water. Aleida Suarez I respect the absolute benefit to the City. Ruby Fowler the impact it will have on our sewer. Look forward to CEQA report.

H. SUBJECT: Affordable Housing Discussion.

ACTION: Don Cain proposed a compassionate use, as you know PC can add to CUP uses. I proposed compassionate conditional use like even the lady living in the fifth wheel. Rules of City made it so she couldn't. To give a path way and appoint a sub-committee to see how we can help in some of these cases. Joe Kessner I believe in compassion, we've all seen landlords and property and sob story, lost job whatever it takes. If you don't draw a line you are screwed. Try to enforce that and try to get them out. I am not sure a compassionate use is a way to go. I don't see giving permits out for 6 months. Michelle Burke like wise. Store front, creating standards and have rules. Meadows are we going to set standards for what they're doing so they comply. Jack Chima We have to have something. I am not going to assume anything. I don't think a compassionate use. Michelle Burke there should be conditions. Jack Chima there needs to be teeth in the verbiage. Mandy Elder- The City let her stay there. It was a weekend house for her and the kids. City Manager they had 3 years. Summer home. Took out a building permit for a year. Jack Chima Article 6 a lot of CUP are allowed. I don't think a compassionate use is needed. We have systems in the book and wording can be changed as needed. Michelle Burke we have zoning updates coming in. Vice Chair and Treasurer. Jack Chima I have been chair long enough. Mandy Elder you do a great job Jack. Keep recording 5 years and online for 1 year at minimum. Planning Commissioner Michelle Burke motion to keep recording 5 years and online for a 1 year minimum. Chair Jack Chima second the motion. **AYES:** Planning Commissioner's Mandy Elder, Michelle Burke, Ruby Fowler, Joe Kessner and Chair Jack Chima. **NOES:** None. **ABSTAIN:** None. **ABSENT:** None.

9. COMMISSION REPORTS AND COMMITTEE UPDATES

- A. Commission Chair Jack Chima- None.
- B. Commissioner Ruby Fowler- None.
- C. Commissioner Joe Kessner- City aware of loud racing of cars down on 6th St. on 160 and Georgianna ave. CC to look into it. If Sheriff's can keep an eye on it. Kids riding motorcycles.
- D. Commissioner Michelle Burke-IMC buried in new place and with cc stuff. Can we put codes on one place.
- E. Commissioner Mandy Elder-None.

10. STAFF GENERAL REPORTS AND DISCUSSION

11. ADJOURNMENT

AYES:

NOES:

ABSTAIN:

ABSENT:

CHAIR, Jack Chima

ATTEST:

DEPUTY CITY CLERK, Yvonne Zepeda

City of Isleton

Planning Commission Staff Report

DATE: July 18, 2023

ITEM#: 6.A

CATEGORY: Old Business

ISLETON MUNICIPAL CODE, ARTICLE 8, C-COMMERCIAL DISTRICTS ZONING

SUMMARY/DISCUSSION

Over the past few years, letters of general information regarding these the City's Commercial/Residential district have been sent to all Main Street properties.

Following last month's meeting the Commission requested a status of the enforcement of this Code section pertaining to uses of commercial frontages. Presented to the Commission are a) Isleton Municipal Code, Article 8, C-Commercial Districts Zoning, and b) presentation of the enforcement process for Article 8.

The attached letter to commercial business in the Central Commercial District explains the regulations pertaining to use of and frontages of commercial businesses. This letter is to go to all properties in the District.

This will be followed by property specific letters and subsequent enforcement actions. Properties that have been reported or have been discovered by inspection will receive letters seeking compliance. Both code enforcement surveys and the rental housing inspection program identify properties that are out of compliance with IMC Article 8. After a series of three letter requests for compliance, the City has the option to pursue misdemeanor actions against the property.

FISCAL IMPACT

There is no fiscal impact associated with this action.

RECOMMENDATION

Planning Commission review and discuss the Isleton Municipal Code, Article 8, C-Commercial Districts Zoning. There is no recommendation.

ATTACHMENTS

- Article 8, C-Commercial Districts Zoning

Prepared by: Charles Bergson, City Manager
Submitted by: Yvonne Zepeda, Deputy City Clerk

ARTICLE 8 – C-COMMERCIAL DISTRICTS

SECTION 801 C-PURPOSES AND APPLICATION

The commercial districts included in this code are designed to provide the opportunity for various types of retail stores, offices, service establishments and wholesale business to concentrate for the convenience of the public; to be established in such relationships to each other as to be mutually beneficial; and to be located and grouped on sites that are in logical proximity to the respective geographical areas and categories of patrons which they serve.

SECTION 802 CC-CENTRAL COMMERCIAL DISTRICT / RESIDENTIAL DISTRICT

A. CCRD-APPLICATION

The Central Commercial / Residential District are intended to be applied within and at the periphery of the Central Commercial / Residential District (CCRD) of the city as described by the General Plan. The CCRD serves as the primary commercial district of the community where a wide range of retail, financial, governmental, professional, business service and entertainment activities and uses are encouraged to concentrate to serve the entire community. Central Commercial / Residential areas east of H Street are intended to be developed only as unified commercial centers, except where the existing development pattern makes it impractical.

B. CC – PERMITTED USES

1. Parking lots improved in conformity with the standards prescribed for required off-street parking facilities in Article 11.
2. Professional and commercial offices.
3. Retail stores, personal services and business services which supply commodities or provide services primarily to meet the needs of residents of the entire community.
4. Highway commercial uses intended primarily for the convenience of patrons traveling along State Highway 160 or major county roads serving the City of Isleton.

C. CC-CONDITIONAL USES: COMMISSION APPROVAL

The following uses may be permitted in accordance with the provisions of Article 14:

- A. Service commercial uses primarily engaged in servicing equipment, materials and products, but which do not involve the manufacturing, assembly, packaging or processing of articles of merchandise for distribution and retail sale. The operational characteristics of many service commercial uses may not always be compatible with the range of permitted uses within the CC District. Consequently, the conditional use permit process

provides the opportunity to achieve such compatibility through conditions of approval imposed by the City.

- B. Churches.
- C. City, county, state or federal administrative offices; libraries, police and fire stations.
- D. Dwellings over and to the rear of a permitted use in accordance with requirements of the RM-2 District.
- E. Electrical distribution substations, communication equipment buildings, gas regulator stations and utility pumping stations.
- F. Farmers markets, including indoor and outdoor facilities.
- G. Service stations (gasoline), including automotive repair services.
- H. Temporary revival church services.
- I. Warehouses except for the storage of fuel oil or flammable liquids and explosives.
- J. Wholesale establishments.
- K. Expansion or remodeling of an existing non-conforming use of a structure or land, up to fifty percent (50%) or less of the value of the structure or re-establishment of a non-conforming use which has been damaged, except non-conforming signs and outdoor advertising structures, non-conforming uses occupying a structure with an assessed valuation of less than one hundred dollars (\$100), and non-conforming fences, walls and hedges.
- L. Expansion, remodeling, or additions to a conditional use that are not considered an incidental or accessory use as defined in Article 21.
- M. Incidental and accessory structures and uses located on the same site as a conditional use.
- N. Other uses which are added to this list according to the procedure in Article 13.
- O. Hotels, whether it be a new proposed use or an expansion of an existing usage.

SECTION 803 C-REQUIRED CONDITIONS

Revise by the addition of Item D to this section-

- A. All businesses, services and processes shall be conducted entirely within a completely enclosed structure, except for off-street parking and off-street loading areas, gasoline service stations, outdoor dining areas, nurseries, garden shops, signs, Christmas tree sales lots, bus depots and transit stations, public utility stations, and used car sales incidental to new car sales.

- B. No use shall be permitted and no process, equipment or materials shall be used which are found by the Planning Commission to be objectionable to persons living or working in the vicinity by reasons of odor, fumes, dust, smoke, cinders, dirt, refuse, water-carried waste, noise, vibration, illumination, glare or unsightliness or to involve any hazard of fire, explosion or toxic chemicals.
- C. Temporary sidewalk sales and use of the public right-of-way for the display and sales of merchandise shall require approval by the City staff. Permanent use for such purposes is strictly prohibited.
- D. Non Residential uses, as allowed in this section, shall have a minimum area of 900 square feet or 50% shall take place at the front of the building. The front of the building is that portion adjacent to the street.

SECTION 804 C-PROPERTY DEVELOPMENT STANDARDS

- A. Screening and landscaping, fences, walls and hedges:
 - 1. Where a site adjoins or is located across a street or alley from a RCO, UR, R or RM District, an ornamental solid wall or fence, seven (7) feet minimum in height, or such other height or type of screening device as may be required by the Planning Commission, shall be located on the property line common to such districts, except in a required front yard.
 - 2. Open storage of materials and equipment intended to a permitted use or conditional use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under Site Plan Review. Said storage shall not be visible above said fence or wall.
 - 3. Street trees and other forms of landscaping may be required under the provisions of Articles 14, 15 and 16.
- B. Site area: No limitation.
- C. Frontage, width and depth of site: No limitation.
- D. Coverage: No limitation.
- E. Yard Requirements:
 - 1. No minimum front yard is required.
 - 2. Except as specified in paragraphs a. and b. hereunder, no side yards or rear yards shall be required.

- a. The minimum side yard abutting a RCO, UR, R or RM District shall be ten (10) feet.
 - b. The minimum rear yard abutting a RCO, UR, R or RM District shall be ten (10) feet.
- F. Distance between structures: The minimum distance between a dwelling unit and another structure shall be five (5) feet.
- G. Building height: Fifty (50) feet.
- H. Off-street parking and off-street loading: Off-street parking and off-street loading facilities shall be provided as prescribed in Article 11.
- I. Signs and outdoor advertising structures: No sign or outdoor advertising structure of any character shall be provided except as prescribed in Article 12.
- J. The minimum required area for commercial use shall be 50% of the floor area of the first or 900 square feet. Whichever is less.

SECTION 805 C-SITE PLAN AND ARCHITECTURAL DESIGN REVIEW

No use shall be erected on any lot or site in any C District until a site plan and architectural plans shall have been submitted to and approved by the City pursuant to the provisions of Articles 15 and 17.

SECTION 806 C-GENERAL PROVISIONS AND EXCEPTIONS

All uses shall be subject to the general provisions and exceptions in Article 13.



City of Isleton

101 Second Street P.O. Box 716 Isleton, California 95641 Tel: 916-777-7770

31 July 2023

RE: Main Street Central Commercial District/Residential District

Dear Main Street Business,

The City of Isleton Municipal Code **Sec. 802 - Central commercial district/residential district** states that encourages uses of commercial frontages for retail, financial, governmental, professional, business service and entertainment activities.

This letter is to inform business owners on the City of Isleton's Municipal Code regarding the Commercial/Residential designation for the downtown district along Main Street. A recent survey of businesses along Main Street has shown several buildings that do not show itself to be in operation to the public during normal business hours or that are not in compliance with the

Your assistance and cooperation in maintaining the downtown district is greatly appreciated and welcomed.

Thank you,

Charles Bergson
City Manager

07/27/23
47 - please Review
Add language
from FMC pertaining
to the front 900 SF
or 50%
B



City of Isleton

101 Second Street

P.O. Box 716

Isleton, California 95641

Tel: 916-777-7770

31 July 2023

RE: Main Street Central Commercial District/Residential District

Dear Main Street Business,

This letter is to inform business owners on the City of Isleton's Municipal Code regarding the Commercial/Residential designation for the downtown district along Main Street. A recent survey of businesses along Main Street has shown several buildings that do not show itself to be in operation to the public during normal business hours or that are not in compliance with the City laws regarding Commercial building use.

The City of Isleton Municipal Code **Sec. 802 - Central commercial district/residential district** states that in **Article 8-Section 802 (A) and Section 803 (D)** encourages uses of commercial frontages for retail, financial, governmental, professional, business service and entertainment activities. Additionally, residential use is restricted to locations away from the front.

Your assistance and cooperation in maintaining the downtown district is greatly appreciated and welcomed.

Thank you,

Charles Bergson
City Manager

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