

**CITY COUNCIL RESOLUTION 20-62**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIERRA MADRE ADOPTING THE COMMERCIAL ZONE USES LIST TO BE MAINTAINED BY THE DIRECTOR OF PLANNING AND COMMUNITY PRESERVATION**

**WHEREAS**, the City desires to update the Sierra Madre Municipal Code by replacing Chapter 17.36 ("Commercial") in its entirety. The amendments include updating the list of permitted and conditionally permitted uses in the commercial zone, updating the corresponding development standards and other related zoning provisions; and

**WHEREAS**, a component of the Commercial Zone amendments includes omission of Section 17.36.020 – "Permitted uses and uses permitted by conditional use permit," and replaced with "Commercial Use Categories;" and

**WHEREAS**, a stand-alone document, a comprehensive "Commercial Zone Uses" list with reference to Commercial Use Categories should be established by the City Council and maintained by the Director; and

**WHEREAS**, notice was duly given of the public hearing on the matter, which public hearing was held before the Planning Commission on September 3, 2020, with all testimony received and made part of the public record; and

**WHEREAS**, the City Council has received the report and recommendations of staff.

**THEREFORE, THE CITY COUNCIL OF THE CITY OF SIERRA MADRE, CALIFORNIA DOES RESOLVE AS FOLLOWS:**

**SECTION 1. Recitals.** The Recitals above are true and correct and incorporated herein by this reference.

**SECTION 2. Amendment.** The City Council recommends the adoption of the proposed Commercial Zone Uses list organized by Use Categories, attached to this resolution as Exhibit A and incorporated herein by reference.

**SECTION 3. General Plan Consistency.** The list of Commercial Zone Uses is consistent with the Goals and Objectives of the General Plan; in that it would ensure a diversity of commercial uses intended to meet the needs of local residents, and to accommodate commercial uses intended to attract visitors.

**SECTION 4. CEQA.** The City Council hereby finds that adoption of the amendment qualifies for an exemption from California Environmental Quality Act review pursuant to Title 14, Section 15061 subdivision (b)(3) as it can be seen with certainty that there is no possibility that the adoption of the Commercial Uses List may have a significant effect on the environment, because the document is solely intended to be used for classification purposes for new and existing businesses.

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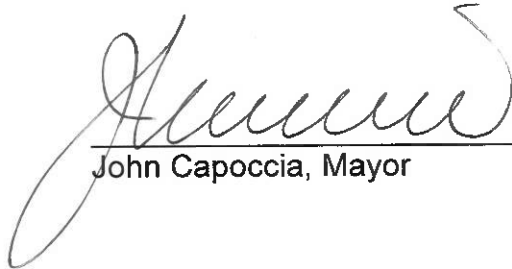
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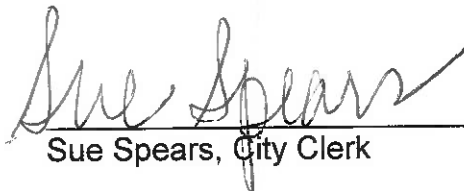
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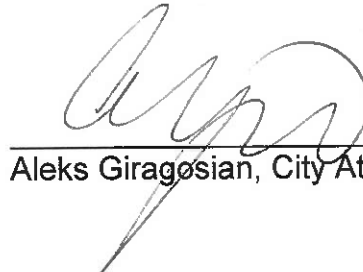
**RESOLUTION 20-62 PASSED, APPROVED AND ADOPTED**, this 10 day of November, 2020.

  
\_\_\_\_\_  
John Capoccia, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Sue Spears, City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Aleks Giragosian, City Attorney

**I HEREBY CERTIFY** that the foregoing Ordinance was duly adopted by the City Council of the City of Sierra Madre, California, at a meeting held on the 10th day of November, 2020 by the following vote:

<b>AYES:</b>	Mayor John Capoccia, Mayor Pro Tem Rachelle Arizmendi, Council Member Gene Goss, Council Member John Harabedian
<b>NOES:</b>	None.
<b>ABSTAIN:</b>	None.
<b>ABSENT:</b>	None.

**Sierra Madre  
Commercial Zone Uses  
Organized by Use Category**

**Retail sales, general**

(permitted if up to 2,500 SF; MCUP if 2,500-5,000 SF; CUP if larger than 5000 SF)

- Antique stores
- Apparel shops and accessories
- Appliance stores (household)
- Art galleries
- Art supply stores
- Bakery shops
- Bicycle shops (including sales of electric bikes & scooters)
- Bookstores
- Coffee and Tea shops
- Computer and electronic stores (home and office, including repairs)
- Confectionary or candy stores; candy making only when incidental to retail sales from premises
- Convenience stores
- Delicatessens
- Department stores (a store having separate sections for a wide variety of goods)
- Florist shops (including flower and plant sales)
- Furniture stores (no on-site manufacturing)
- Gift, novelty, card and souvenir shops
- Glass shops (sales only)
- Grocery stores
- Hobby stores
- Ice cream stores
- Jewelry stores
- Meat markets
- Music stores
- Newsstand
- Notions or sundries store
- Pet supply store, excluding sale of pets other than tropical fish or goldfish
- Pottery sales
- Secondhand sales
- Shoe stores
- Sporting goods stores
- Stamp and coin stores
- Stationary stores, including mail services
- Supermarkets
- Toy stores

**Retail sales, limited**  
(CUP)

Alcoholic beverage sales, whether for consumption on or offsite and whether alone or in conjunction with other uses  
Glass repair shops (including edging, beveling, silvering and staining)  
Gun and firearm sales, whether alone or in conjunction with other uses  
Home improvement and construction products store and plant nurseries  
Pet sales (excludes dangerous animals and fish, venomous reptiles and the like)  
Tobacco and e-cigarette sales, whether for consumption on or offsite and whether alone or in conjunction with other uses (note that this includes any product intended to be smoked or vaped, other than marijuana)

**Offices, general**

(permitted if up to 2,500 SF; MCUP if 2,500-5,000 SF; CUP if larger than 5000 SF)

Administrative,  
Consulting,  
Mail order houses, internet sales, ecommerce  
Professional services

**Service establishments, general**

(permitted if up to 2,500 SF; MCUP if 2,500-5,000 SF; CUP if larger than 5000 SF)

Barber and beauty shops  
Car share services (such as zipcar), including parking therefor  
Clothing and costume rental establishments  
Cosmetic services, non-medical (including nail salon and tanning salon)  
Day/health spas (including massage therapy)  
Health clubs or centers, exercise gymnasiums, fitness studios (including martial arts, pilates, and yoga)  
Locksmith shops  
Mailbox and business services stores  
Medical office, clinics, outpatient  
Pharmacy, drug stores  
Pet grooming  
Photography studios  
Photocopying/duplicating services & print shops  
Picture framing stores  
Restaurants  
Shoeshine stands (in association with shoe stores and must be located within enclosed building)  
Shoe repair shops  
Tailor shops  
Travel agencies  
Veterinary clinics

**Service establishments, limited**  
(CUP)

Catering services  
Dry cleaning, press or laundry  
Laundromats  
Lodging – bed and breakfast inns, hotels, and motels, (those with in-suite kitchen facilities subject to density limits of Section 17.36.050(B))  
Machinery equipment and rental services  
Medical laboratories, research  
Veterinary clinics, small animal including incidental boarding

**Financial institutions, general**

(permitted if up to 5,000 SF; MCUP if larger than 5000 SF)

Banks

Savings and loan associations  
Finance companies

**Educational facilities, general**

(permitted if up to 5,000 SF; MCUP if larger than 5000 SF)

Barber and beauty colleges  
Business schools  
Dancing, art, music, and similar training schools  
Professional/vocational schools

**Recreational and entertainment facilities, general**

(MCUP if up to 5,000 SF; CUP if larger than 5000 SF)

Circuses, carnivals, fairs  
Billiard parlors  
Bowling alleys  
Clubs, fraternities, sororities and lodges  
Parks, playgrounds, and other commercial recreation facilities open to the public  
which are privately owned and operated  
Theaters, dance and music venues (excluding open air)

**Automobile and transportation-related establishments, general**

(CUP)

Car and motorcycle dealerships  
Car rentals (other than car share services)  
Sales of internal combustion engine-powered vehicles  
Painting, detailing service  
Parking facilities (surface lot, structure) as a primary use  
Rental or storage facilities  
Repair and/or body shops (shall be within enclosed building only)  
Service stations (fueling stations)  
Utility trailer and truck rental

**Residential**

(permitted if located outside the prime storefront area, prohibited within the prime storefront area)

Duplexes or two family dwelling units  
Multi-family dwelling units  
Second units as defined in Chapter 17.22  
Single family dwelling units  
SROs