

ORDINANCE NO. 2270

AN ORDINANCE IMPLEMENTING MEASURE JJ BY AMENDING THE MONTEREY PARK MUNICIPAL CODE (“MPMC”) GOVERNING PERMISSIBLE LAND USES IN THE SATURN PARK INNOVATION/ TECHNOLOGY ZONE.

The City Council of the City of Monterey Park does ordain as follows:

SECTION 1: The City Council finds and declares that:

- A. This Ordinance is adopted pursuant to the voters’ directives in Ordinance No. 2198, as adopted November 3, 2020 via Measure JJ (the “LUE”).
- B. In April 2024, the Planning Commission held two meetings to discuss conceptual land uses for Saturn Park as contemplated in the LUE. Subsequently, on May 22, 2024, the City Council established the Saturn Park Advisory Review Commission (“SPARC”) to gather and incorporate community input in the development of new zoning regulations for Saturn Park.
- C. The SPARC conducted four community workshops between July 29, 2024 and August 29, 2024. At the final meeting, the SPARC voted 8-1 to recommend that the City Council expand allowable uses in Saturn Park with consideration for areas and parcels above and west of Saturn Street versus the south of Saturn Street without eliminating any existing permitted land uses.
- D. On October 2, 2024, the City Council directed the City Manager and City Attorney to draft zoning regulations implementing Measure JJ by expanding allowable uses. Updating the Monterey Park Municipal Code (“MPMC”) to include additional land uses for Saturn Park is in the public interest, consistent with Measure JJ, SPARC’s recommendations, and City Council direction.
- E. A review of the 2020 LUE, the Certified Housing Element (dated March 30, 2023), and MPMC Chapter 21.14 demonstrates that the current zoning regulations are inconsistent with the vision for Saturn Park as directed by voters. These regulations must be updated to align with the most recent voter directives in Measure JJ, the California Legislature’s directives (as reflected in the City’s Certified Housing Element), and California law.
- F. Interpreting the City’s land use regulations lies solely with the City Council (*Yamaha Corp. of Am. v. State Bd. of Equalization* (1998) 19 Cal.4th 1 and *State Farm Mutual Auto Ins. Co. v Quackenbush* (1999) 77 Cal.App.4th 65).

- G. The City may adopt and enforce all laws and regulations not in conflict with the general laws and the City holds all rights and powers established by California law.
- H. Section 3(A) of Ordinance No. 2198 authorizes the City Council to implement the 2020 LUE by, among other things, adopting zoning regulations. Section 4 of Ordinance No. 2198 provides that Measure JJ must be interpreted to be consistent with all applicable law; Section 6 of Ordinance No. 2198 provides that Measure JJ must be broadly construed to achieve the voter's intent in approving Measure JJ.
- I. The Land Use Policy Map and Regulating Plan (Figures LU-3 and LU-4 to the 2020 LUE) renamed this area as "Saturn Park" with a designated land use of "Innovation/Technology." Goal 25 of the 2020 LUE directs the City Council to revitalize Saturn Park as a destination business park for high-quality service industry, research and development, and emerging industry jobs. This directive is further refined via Policy Nos. 25.1 to 25.3.
- J. The 2020 LUE also provides that the City Council should ensure flexible zoning regulations; support local businesses; maintain a proactive economic development program; and invest in commercial corridors (Policy Nos. 1.1 to 1.4).
- K. The City's Housing Element ("HE") reflects the City's desire to encourage construction of housing that is attainable for households of all income levels. Among other things, the City Council determined that the City should take proactive actions to increase the availability of dwelling units on underutilized properties (see, e.g., Section 5(C) of Resolution No. 2022-R90, adopted November 16, 2022).
- L. This Ordinance is intended to clarify existing regulations and specifically implement the voter's intent set forth in Measure JJ. Measure JJ's Final Environmental Impact Report ("FEIR") is identified at State Clearing House No. 2001-01-1074.

SECTION 2: Pursuant to MPMC § 21.38.050, the City Council finds as follows:

- A. This Ordinance is consistent with the goals, policies, and objectives of the General Plan. Expanding the allowable uses within Saturn Park will host a variety of retail, service, and entertainment uses (Goal 1, Policy Nos. 1.1 to 1.4 of the LUE). Modifying the allowable uses to include innovative industries will foster a dynamic mix of businesses, uses, and employment that sustain a strong local economy and contributes to a fiscally sustainable tax base (Goal 2, Policy Nos. 2.1 to 2.3 of the LUE). Incorporating more contemporary uses will allow Saturn Park to be a destination business park

for high-quality service industries, research and development, and emerging industry jobs. Additionally, the integration of mixed-use residential uses will contribute to a distinct physical identity for Saturn Park (Goal 25, Policy Nos. 25.1 to 25.3 of the LUE). Furthermore, permitting mixed-use development within Saturn Park is one way the City reduces governmental constraints on providing attainable housing to the greatest extent feasible (Goal 2, Policy 2.4 of the HE).

- B. The proposed amendments will not adversely affect surrounding properties. The LUE and HE are the City's governing land use policy documents that guide the future development and reuse of property within the City. The LUE and HE were adopted by the City Council and the City's voters after years of public comments and technical studies evaluating the impacts and long-range goals for the physical development of the community, both, in terms of land use and intensity. The proposed amendments implement the stated objectives and measures of the LUE and HE, which will ensure the cohesive and orderly development of land within the City, consistent with the City's long-term goals. Accordingly, this Ordinance will not adversely affect surrounding properties.
- C. The proposed amendments promote public health, safety, and general welfare and serves the goals and purposes of the MPMC. This Ordinance harmonizes the MPMC with the LUE by, without limitation, expanding allowable uses as contemplated in the LUE consistent with Measure JJ, SPARC's recommendations, and City Council. Among other things, the amendments will foster a dynamic mix of businesses, uses, and employment that sustain a strong local economy and contributes to a fiscally sustainable tax base while reducing barriers to the development of housing to address the statewide housing shortage by allowing mixed-use development.

SECTION 3: MPMC Chapter 21.14, captioned "S-P – SATURN PARK INNOVATION/TECHNOLOGY ZONE," is amended to read as set forth in attached Exhibit "A," which is incorporated by reference.

SECTION 4: *Environmental Review.* The City reviewed the environmental impacts of the proposed Ordinance pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines"). CEQA Guidelines § 15168(c)(2) states that if a project is proposed which has been the subject of a prior certified EIR, and "[i]f the [City] finds that pursuant to Section 15162, no new effects could occur or new mitigation measures would be required, the agency can approve the activity as being within the scope of the project covered by the ... EIR, and no new environmental document would be required." This activity will not result in any new environmental impact not already considered and the City Council finds as follows:

- A. On December 5, 2019, the City Council adopted Resolution No. 12124 certifying the Monterey Park Focused General Plan Update Final Environmental Impact Report (the “FEIR”) (State Clearing House (SCH) No. 2001-01-1074) (Exhibit A), which is incorporated by reference and accessible on the City’s website.¹
- B. The amendments proposed by this Ordinance are within the scope of the FEIR, and the circumstances, impacts, and mitigation requirements identified in the FEIR remain applicable to the proposed Project.
- C. This Ordinance will not facilitate the creation of any development beyond that anticipated and accounted for by the FEIR, does not contemplate any changes which will require major revisions to FEIR, and there are no substantial changes with respect to the circumstances under which FEIR was undertaken.
- D. There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time FEIR was approved.
- E. Approval of this Ordinance will not result in any new or increased environmental effects, and no new mitigation measures are required.
- F. Pursuant to CEQA Guidelines § 15168(c)(2), no new environmental documentation is required.

SECTION 5: *Notice of Determination.* The Director of Community Development, or designee, is directed to file a Notice of Determination in accordance with CEQA Guidelines § 15094, and any other applicable law.

SECTION 6: *Preservation.* This Ordinance does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before, the effective date of this Ordinance. Any such amended part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 7: *Validity of Previous Code Sections.* If this entire Ordinance or its Application is deemed invalid by a court of competent jurisdiction, any repeal or amendment of the MPMC or other city ordinance by this Ordinance will be rendered void and cause such previous MPMC provision or other the city ordinance to remain in full force and effect for all purposes.

¹ https://www.montereypark.ca.gov/DocumentCenter/View/16507/Reso-12124---attachments-included_

SECTION 8: *Enforceability.* Repeal of any provision of the MPMC does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 9: *Reliance on Record.* Each and every one of the findings and determinations in this Ordinance are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the matter. The determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 10: *Limitations.* The City Council's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the City Council's lack of knowledge of future events. In all instances, best efforts were made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 11: *Construction.* This Ordinance must be broadly construed to achieve the purposes stated in this Ordinance. It is the City Council's intent that the provisions of this Ordinance supersede all conflicting ordinances and that this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

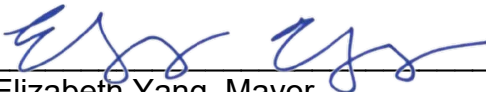
SECTION 12: *Severability.* If any part of this Ordinance or its Application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 13: *Recordation.* The City Clerk, or designee, is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of Monterey Park's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within 15 days after the passage and adoption of this Ordinance, and cause it to be published or posted in accordance with California law.

SECTION 14: *Electronic Signatures.* This Ordinance may be executed with electronic signatures in accordance with Government Code § 16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 15: *Effective Date.* This Ordinance will become effective 30 days after second reading and adoption.

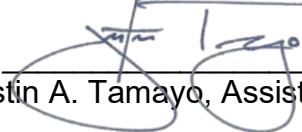
PASSED AND ADOPTED this 17th day of September, 2025.


Elizabeth Yang, Mayor

ATTEST:


Maychelle Yee, City Clerk

APPROVED AS TO FORM:
KARL H. BERGER, City Attorney

By: 
Justin A. Tamayo, Assistant City Attorney

State of California)
County of Los Angeles) §.
City Of Monterey Park)

I, Maychelle Yee, City Clerk of the City of Monterey Park, California, do hereby certify that the foregoing Ordinance No. 2270 was introduced, and placed upon its first reading at a regular meeting of the City Council of the City of Monterey Park, held on the 3rd day of September, 2025. That thereafter on the 17th day of September, 2025, said Ordinance was duly passed, approved and adopted by the following vote:

Ayes: Council Members: Ngo Wong, Sanchez, Lo, Yang
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None
Recusal: Council Members: None

Dated this 17th day of September, 2025.



Maychelle Yee, City Clerk
City of Monterey Park, California

EXHIBIT A
MPMC CHAPTER 21.14
S-P—SATURN PARK INNOVATION/TECHNOLOGY ZONE

§ 21.14.010. Purpose.

In order to provide for the development of integrated professional, office, mixed-use, live/work, and limited retailcommercial areas that exhibit a diversity of business activity from both revenue and service quality standpoints, and which are compatible and responsive to abutting land uses, including residential developments, the following regulations shall be applicable to all properties classified in the S-P zone.

§ 21.14.020. Permitted Uses.

No person shall use, nor shall any property owner permit the use of any lot classified in any S-P zone for any use, other than the following as set out in Sections 21.14.040 and 21.14.050.

§ 21.14.030. Prohibited Uses.

All uses not permitted in this chapter ~~shall be~~ prohibited.

§ 21.14.040. Principal Uses.

The principal uses shall be permitted as follows:

Administrative and professional offices;

Beauty salon or barber shop;

Bookstore;

Breweries/wineries/distilleries (subject to Section 21.32.200);

Cellular phone, telephone and pager store;

Coffee shop;

Computer store, sales and service;

Confectionary shop;

Data processing facility;

Delicatessen;

Employment agency;

Entertainment (not within 300 feet of an “R” zone as measured from the nearest parcel line and measuring 5,000 sq. ft. or less);

Financial institutions' corporate offices, no retail banking;

General research facility, not involving testing, manufacturing, fabrication or processing or sale of products, nor the use of a hazardous material that has a degree of hazard rating in health, flammability or reactivity of Class 4 as ranked by U.F.C. Standard 79-3 or succeeding standard;

Gift shop;

Ice cream parlor;

Import and export offices;

Investment service offices, stock brokers;

Jewelry store, sales and service;

Legal offices;

Light manufacturing;

Live/work units;

Mailbox and service store;

Medical equipment and supplies, sales and service;

Mixed-Use Development;

Notary public;

Photocopying and blueprinting;
Public utility customer service office;
Real estate offices and title companies;
Research and development;
Restaurant, tearoom and café;
Service businesses;
Service commercial;
Stationery;
Studio, art, dance, martial arts, photography (measuring 5,000 sq. ft. or less);
Tax consulting;
Tobacco store;
Trade and technical schools (measuring 5,000 sq. ft. or less);
Travel agency;
Video sales and rentals.

§ 21.14.050. Conditional uses.

Conditional uses shall be uses specifically enumerated in Section 21.14.200.

§ 21.14.060. Standards of Development Generally.

All premises in the S-P zone shall comply with the following standards of development as set out in Sections 21.14.070 through 21.14.190.

§ 21.14.070. Lots.

- (A) Lot Area. The minimum lot building on the S-P zone area of each lot shall be 5,000 square feet.
- (1) Lot Width. The minimum width of each lot shall be 50 feet.
- (B) Lot Depth. The minimum depth of each lot shall be 100 feet.

§ 21.14.080. Yards.

The following minimum yards shall be required on all lots:

- (A) Front Yard. No minimum front yard is required.
- (B) Side and Rear Yards. Every lot shall have and maintain minimum side and rear yards as follows:
- (1) When the side yard is adjacent to a street, the yard shall be at least 15 feet in depth.
- (C) When adjacent to an R-zone, the yard shall be no less than 50 feet, plus five feet in depth for each story above one story of building or each 10 foot increment above 15 feet in height of building on the S-P zoned lot. Where there is an opening, including, but not limited to, windows, pedestrian doors and roll-up doors, in any facing a yard adjacent to an R-zone, the yard shall be no less than 100 feet from any opening to minimum width of the R zoned lot. The yard may be used for parking, excepting a minimum 15 foot wide area abutting the R zone which shall be landscaped and maintained in such a condition so as not to violate Section 4.30.050. The required landscaping shall also conform to the standards set forth in Section 21.14.140. When the S-P zoned lot is separated from an R zone by an alley, a rear yard setback of 40 feet shall be provided, as measured from the centerline of the alley. A minimum three-foot wide landscaped planter shall be installed and maintained along the alley, excepting at any vehicular access driveway.
- (D) When adjacent to a commercially-zoned or M zoned lot, no yard is required.

§ 21.14.090. Building Height.

No building or structure in excess of 40 feet or three stories shall be located on any lot. Buildings or structures exceeding the height limits may be permitted upon approval of a conditional use permit or Site Development Plan as provided in this Chapter.

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§ 21.14.100. Floor Area Ratio (FAR).~~[Reserved]~~

~~The floor area ratio shall not exceed 0.5 when the lot is less than 10,000 square feet in area. When the lot is between 10,000 and 20,000 square feet in area, the floor area ratio shall not exceed 0.65. When the lot is more than 20,000 square feet in area, the floor area ratio shall not exceed 0.8. The floor area ratio may be increased to a maximum of 1.0 for all lots, upon approval of a conditional use permit.~~

§ 21.14.110. Off-Street Parking and Loading.

Each S-P zoned lot shall have and maintain off-street parking and loading facilities as required by this title.

§ 21.14.120. Required Walls.

Except as otherwise provided in Section 21.08.080 the following standards shall apply:

- (A) Where any part of the front yard or street side yard of an S-P zoned lot is used for parking or loading, a masonry wall compatible in color with the commercial building and/or sight-obscuring hedge a minimum of three feet in height shall be erected and maintained within a landscaped area a minimum of three feet in width adjacent to the sidewalk at the front or side yard property line as required by this title.
- (B) When any S-P zoned lot has a common side or rear lot line with any R zoned property, a six-foot solid decorative masonry or concrete block wall compatible in color with the commercial building shall be constructed and maintained along all such common side or rear lot lines. Where an easement exists, abutting the common property line, the said decorative wall may be constructed along the boundary of the easement on the commercial lot. A minimum three-foot wide landscaped planter with automatic irrigation system shall be placed adjacent to the wall, planted with trees, shrubs, ground cover and vines. Where a parking lot on the S-P zoned lot abuts a R zoned lot, the additional parking lot landscaping requirements of Section 21.22.270 shall apply.

§ 21.14.130. Trash Facilities.

Each S-P zoned lot shall be provided with facilities for the storage and collection of trash as follows:

- (A) Any outdoor trash facility shall be enclosed by a minimum five-foot high solid masonry, brick or concrete wall except for the access way which shall be enclosed with solid decorative gates of the same height.
- (B) Location and size shall be subject to approval by the planner. When any S-P zoned lot has a common property line with a R zoned lot, no trash facility shall be located within the required building setback.
- (C) Open vehicular and pedestrian access to and from such trash facility shall be provided. No parking spaces shall block such access to the trash facility.
- (D) Trash facilities shall be maintained in a closed manner at all times to prohibit visibility from public rights-of-way or adjacent property.

Notwithstanding any other provision of this title, all existing uses, buildings and structures in the S-P zone which do not conform to this section shall provide a fully enclosed trash facility within six months of the effective date of the ordinance codified in this chapter unless providing such trash facility will eliminate any existing required off-street parking spaces.

§ 21.14.140. Buffering and Maintenance of Landscaping and Easements.

For S-P zoned lots with side or rear yards that are adjacent to an R zoned lot, the following buffering provisions shall be provided and maintained:

- (A) Landscaping, irrigation and maintenance plans shall be required and the plans shall be subject to approval of the city planner under the provisions of Chapter 21.36. The plans shall incorporate, but not be limited to, 15 gallon minimum trees at time of planting, interspersed shrubs, ground cover, raised earthen berms and automatic sprinkler systems. The City may require the maintenance plan to include a bona fide service agreement with a City licensed landscaping service business. Maintaining an active service agreement on file with the City Planner shall be the responsibility of the owner of the subject property or authorized agent.
- (B) All landscaped areas and easements shall be maintained in good condition, weed and disease free, and in compliance with Chapter 9.54. Notwithstanding any other provision of this title, all S-P zoned lots that abut an R zone and do not have landscaping, irrigation and maintenance plans that have been approved by the city planner pursuant to requirements of Chapter 21.36 shall submit a landscaping, irrigation and maintenance plan for city planner approval within six months of the effective date of the ordinance codified in this chapter.

§ 21.14.130. Compressors, Air-Conditioning Units or Similar Mechanical Equipment.

Each S-P zoned lot which has compressors, air-conditioning units or similar mechanical equipment, located on the roof and outside of the exterior walls of any building or structure, shall comply with the following:

- (A) All such equipment shall be installed with permanent sound proofing measures, including, but not limited to, enclosures, parapet and sound attenuating walls and screens. All such equipment shall comply with noise standards set forth in Chapter 9.53. The location, type and scope of soundproofing measures for such equipment shall be subject to the approval of the City Planner.
- (B) All such equipment shall be maintained in a clean and proper condition to prevent collection of litter and filth, emissions of dust or fumes, vibration or electrical disturbances.

§ 21.14.160. Lighting.

All outdoor lighting shall be located and shielded so as to prevent the direct spillage of light or glare onto adjacent lots and streets.

§ 21.14.170. Exceptions.

Except as otherwise provided in this section, any use, building or structure which is in existence or for which a permit has been issued, as of the effective date of the ordinance codified in this chapter, and which conformed to all zoning regulations of the City then in effect at such time, shall not be rendered nonconforming within the meaning of Chapter 21.30 solely by reason of the application of the development standards as set forth in this chapter; provided that any such existing use, building or structure shall comply with the provisions hereof upon a change in use, or upon use, building or structure expansion or reconstruction, in whole or in part.

§ 21.14.180. Site Development Plan Approval.

~~Prior to~~Except as otherwise provided in this chapter, before the issuance of building official issues a building permit or business license for any use, building or structure to be located on any lot, as to which the provisions of this chapter apply, the provisions of ChapterChapter 21.36 regulations governing site development plans apply. In lieu of design review by the City Planner for site plans as contemplated by Chapter 21.36, the City Council may adopt a site plan for Mixed-Use or Live/work development projects by resolution. 21.36 with regard to site development plans shall be complied with.

§ 21.14.190. Limitations on Permitted Uses.

~~Every~~ Unless otherwise provided in a City Council resolution for Mixed-Use or Live/work development projects, every use permitted in the S-P zone shall comply with the following:

- (A) All uses shall be conducted totally within a completely enclosed building, except for those uses which are customarily conducted in the open, as determined pursuant to Section 21.02.090 or Chapter 21.32. Those uses conducted in the open shall be no closer than 100 feet to any R zoned lot, except for parking.
- (B) No outdoor storage shall be allowed unless the same is enclosed by a view-obscuring fence or wall, provided that no stored material is visible above the fence or wall, that the fence or wall is approved by the City Planner and that such storage shall be limited to the accessory storage of items sold or utilized in the conduct of a permitted use on the premises. Where the S-P zoned lot is adjacent to a R zoned lot, no outdoor storage shall be permitted within 100 feet of a R zoned lot.
- (C) No loading and unloading shall be permitted in any required side or rear yard.
- (D) Where the S-P zoned lot is adjacent to a R zoned lot, no deliveries of goods and commodities nor loading or unloading shall be conducted during the hours from 10:00 p.m. to 7:00 a.m.
- (E) There shall be no overnight parking of vehicles, except those vehicles used in conjunction with a permitted use.
- ~~(A)~~(F) Driveways may not exceed 30 feet in width or 60% of the lot frontage.
- (G) No use shall be permitted which produces or causes or emits any dust, gas, smoke, glare, noise, fumes, odors, electromagnetic emanations or vibrations which are or may be detrimental to the health, safety, welfare and peace of the City and its residents and businesses.
- ~~(F)~~(H) No use shall be permitted which uses or stores a hazardous material that has a degree of hazard rating in health, flammability or reactivity of Class 4 as ranked by U.F.C. Standard 79-3 or succeeding standard. A business materials usage and operations form shall be filed with the Public Works Department prior to the approval of a certificate of occupancy. Notwithstanding any other provision of this title, all S-P zoned businesses that do not have a business materials usage and operations form on file shall submit a form within six months of the effective date of the ordinance codified in this chapter.
- ~~(B)~~(I) No person shall, at any location within the S-P zone, create nor allow the creation of noise which causes the noise level to exceed the applicable noise standards set forth in Chapter 9.53. Where the S-P zoned lot is adjacent to an R zoned lot, the noise level at the property line of the R zoned lot shall not exceed the allowable noise level for residential properties.

§ 21.14.200. Conditional Uses.*

Use	Zone in which allowed subject to Conditional Use Permit
Auditorium, not within 300 feet of an R zone	S-P
Buildings exceeding height limit	S-P
Business college (office or medical, dental)	S-P
Child care center, not within 300 feet of an R zone	S-P
Commercial office or service units which are shared by more than 1 independently owned business enterprise	S-P
Commercial developments of 5 or more units or with an area of more than 1 acre, and within 300 feet of a R-zone	S-P
Financial institution (retail banking)	S-P
Floor area ratio not to exceed 1.0	S-P
Government or public facility, except those owned or operated by the City of Monterey Park	S-P
Gymnasium, reducing salon and health center	S-P
Hotel	S-P
Lot size over 1 acre	S-P
Places of entertainment, except as otherwise provided in this title	S-P

* Ordinance No. 1933 codified these conditional uses at MPMC § 21.70.030. That section was superseded by MPMC Chapter 21.32 which contains general regulations governing conditional use permits. All conditional uses for various zones are now codified within the MPMC for those zones (rather than being listed in one section).

§ 21.14.210. Definitions.

Unless the contrary is stated or clearly appears from the context, the following definitions govern the construction of the words and phrases used in this chapter:

“Breweries/Wineries/Distilleries” means (1) for a brewery, a small beer manufacturer (Type 23 license) producing less than 15,000 barrels; (2) for a winery (Type 02 License), producing not more than 50,000 cases annually; and (3) for a distillery or a craft distiller (Type 74 license) producing not more than 100,000 gallons of distilled spirits per year. All uses may include on-site tasting rooms, tours, and retail sales of beverages and related merchandise.

“Entertainment” or “Entertainment establishment” means the organized action of providing amusement or enjoyment to invited members of the public. Examples include, without limitation, presentations, readings, performances, or musical renditions. Such entertainment may be provided free of charge or for a fee.

“Data center” means a building, dedicated space within a building, or group of structures located on one or more acres of land used to house a large group of networked computer systems used for data storage and processing for off-site and on-site users, to be used for the remote storage, processing, or distribution of large amounts of data. Such facilities may also include air handlers, power generators, water cooling and storage facilities, utility substations, back-up batteries, fire suppression systems, enhanced security features, and other associated utility infrastructure to support operations. This definition does not apply to smaller data processing facilities that are located on less than one acre of land and where such facilities are accessory or incidental to another primary use.

“Data processing facility” means a building, dedicated space within a building, or group of buildings primarily used for the processing, storage, and management of electronic data on less than an acre of land. This type of facility typically involves activities such as data entry, storage, conversion, and analysis for on-site use.

“Director” means the City Manager or designee. Unless otherwise designated by the City Manager, the Community Development Director is the Director.

“Live/work” means a dwelling unit of which less than 50% of the gross square footage of the total building area is used for non-residential uses. Permitted non-residential live/work uses are restricted to permitted uses within the zone in which it is located. Live/Work uses must comply with the following:

1. Live/Work units must be internally accessible between the residential area and the non-residential area. The non-residential area must be directly accessible to a non-resident from the ground level via an entry/exit separated from a residential entry/exit;
2. The operator of the non-residential use must reside in the live/work dwelling unit. However, the non-residential use may have employees that do not reside within the dwelling unit;
3. Live/Work uses must observe similar operational and delivery hours and walk-in/client visits as other permitted uses within the zone in which it is located.
4. Outdoor storage is prohibited.
5. It is unlawful for Live/Work uses to store or generate hazardous materials or employ hazardous processes.
6. Live/Work impacts including, without limitation, noise, vibration, dust, odors, fumes, smoke, heat, electrical interference or other similar nuisance conditions cannot be perceived beyond the individual unit.
7. Live/Work activities cannot increase pedestrian or vehicle traffic beyond that ordinarily associated with the zone in which it is located nor can it reduce the number of required off-street parking spaces available for use.
8. Live/work units must provide two covered parking spaces in a garage for exclusive use of the residential use. Live/work units must also provide off-street parking based on the applicable parking standard for the non-residential use or the closest similar use as determined by the

Director of Community and Economic Development.

“Research & development (R&D)” means facilities primarily engaged in scientific, technological, or product research, testing, and limited prototyping in fields such as biotechnology, life sciences, clean technology, electronics, or related disciplines. R&D uses may include wet laboratories, where chemicals, biological materials, or other substances are handled in liquid or volatile form, requiring specialized ventilation or piped utilities, as well as dry laboratories, clean rooms, or computational environments. All activities must be conducted indoors, and operations must be designed and maintained to minimize noise, odors, vibration, hazardous emissions, or visual impacts where the site is adjacent to residential or other sensitive uses. Prototype manufacturing or assembly may be permitted only if it is clearly subordinate to the R&D function and does not involve mass production or heavy machinery. All R&D uses must comply with applicable local, state, and federal environmental and health regulations.

“Service Business” is a low-impact, customer-oriented use that provides personal, professional, or administrative services directly to the public. Activities are typically conducted on an appointment or walk-in basis and do not involve equipment repair, fabrication, or industrial processes. Examples include, without limitation, barber shops, beauty salons, investment services and stockbrokers, legal offices, notary publics, and small professional offices.

“Service Commercial” use provides trade-oriented, technical, or repair-based services to individuals or businesses, often involving equipment, tools, or specialized functions. These uses may generate more operational activity than Service Businesses and may include limited on-site sales incidental to the primary service. Examples include, without limitation, photocopying and blueprinting shop, IT or tech support centers, and small-scale service contractors, especially where located near residential zones.

§ 21.14.220. Data Centers - Development Agreement Required - Requirements.

Data centers are permitted only with a development agreement in accordance with Chapter 21.44 of this code.