

1 **Chapter 25.37 CAC (CHAPIN AVENUE COMMERCIAL) DISTRICT REGULATIONS**

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16 25.37.010 Scope of regulations.

17 The Chapin Avenue Commercial District consists of properties on either side of Chapin Avenue
18 between Primrose and El Camino Real. The area is characterized by a concentration of financial
19 institutions, real estate and other office uses. The following regulations shall apply to all properties within
20 the CAC district.

21 25.37.020 Permitted uses.

22 The following uses are permitted in the CAC district:

23 (a) Retail uses which achieve contiguous, pedestrian-oriented, retail frontage such as drug,
24 liquor, variety stores, paint and hardware, apparel, accessory, stationery, florists, household furnishings,
25 and furniture.

26 (b) Personal services, such as barber and beauty shops, photographic studios, shoe repair
27 and laundry and dry cleaning services which do not include on-site processing.

28 (c) Business services, such as printing services, mailing services and post office box
29 services.

30 (d) Grocery stores and markets.

31 (e) Travel agencies.

32 (f) Government agencies.

1 (g) Offices, including health services and real estate, with parking as required by Chapter
2 25.70.

3 (h) Financial institutions.

4 (i) Hotels.

5 25.37.030 Conditional uses requiring a conditional use permit.

6 The following are conditional uses requiring a conditional use permit in the CAC District:

7 (a) Instructional classes incidental to retail or service use.

8 (b) Commercial recreation use.

9 (c) Food Establishments.

10 (d) Performing arts facilities.

11 (e) Public utility and public service buildings and facilities.

12 (f) Laundry and dry cleaning agencies with on-site processing plants.

13 (g) Drive-in services or take-out services associated with permitted uses.

14 (h) Any building or structure that is more than thirty-five (35) feet in height, up to a maximum
15 building height of fifty-five (55) feet.

16 25.37.035 Prohibited uses.

17 Uses not listed as permitted or conditional shall be prohibited and in particular, but not limited to
18 the following:

19 (a) Uses of any industrial nature, including, but not limited to junkyards and automobile
20 wrecking establishments.

21 (b) Massage, bathing or similar establishments, unless licensed by the California Massage
22 Therapy Council (CAMTC) pursuant to Chapter 10.5 of the California Business and Professions Code
23 (Section 4600 et seq), which requires that CAMTC licensed massage establishments shall be considered
24 a personal service.

25 (c) Adult-oriented businesses as defined in Chapter 25.76.

26 (d) Warehouses for storage of furniture, household, personal, or other similar articles or
27 outdoor commercial storage.

28 25.37.040 Additional requirements for health services, beauty shops, barbershop, health studio,
29 tanning facilities.

30 A health service, beauty shop, barbershop, health studio, or tanning facility in any location in any
31 CAC district shall be limited to the hours of 7:00 a.m. to 9:00 p.m. unless a conditional use permit is
32 approved by the planning commission pursuant to Chapter 25.52 to allow use outside those hours. The

1 hours limitation imposed by this section does not apply to an occasional medical emergency at a health
2 service use.

3 25.37.045 Design review.

4 Construction and alterations as designated in Chapter 25.57 shall be subject to design review
5 under that chapter. When any part of a commercial or mixed use structure is subject to design review,
6 any awnings on the structure shall be included in the design review.

7 25.37.050 Minimum lot size and street frontage.

8 Each lot in this district shall have an area of at least five thousand (5,000) square feet and a
9 street frontage of at least fifty (50) feet.

10 25.37.055 Building height.

11 (a) No building or structure shall be constructed in the CAC district which exceeds fifty-five
12 (55) feet in height. A conditional use permit is required for any building or structure which exceeds thirty-
13 five (35) feet in height (refer to Section 25.37.030(h)).

14 25.37.060 Setbacks and build-to lines.

15 (a) El Camino Real. There shall be a minimum ten (10) foot build-to line along El Camino
16 Real, and a minimum of sixty (60) percent of the front wall of the structure shall be located at the build-to
17 line.

18 (b) Except for properties fronting on El Camino Real, the front wall of the first story of any
19 structure shall have no minimum front setback, and a minimum of sixty (60) percent of the structure shall
20 be located at or no more than ten (10) feet from the front property line.

21 (b) Except for properties with a side or rear setback along El Camino Real, there shall be no
22 minimum side or rear setback.

23 25.37.065 Minimum ground floor ceiling height.

24 New building or structures or projects determined to be substantial construction shall have a
25 minimum ground floor ceiling height of fifteen (15) feet, as measured from finished floor to the ceiling of
26 the ground floor.

27 25.37.070 Exceptions allowed with a special permit.

28 The following exceptions shall be allowed in the district with a special permit:

29 (a) Architectural features in excess of the maximum building height which do not extend
30 more than ten feet above the maximum height and do not occupy more than ten (10) percent of the roof
31 area. The architectural features shall enhance the design of the building and shall be reviewed as a part
32 of the Design Review process as outlined in Chapter 25.57 of this code.