

City of Atwater



Housing Element Update Supplement



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1.0 Introduction

As required by law, The City of Atwater has adopted the Housing Element Update as part of its General Plan for the eight-year planning period spanning from March 31, 2016 through March 31, 2024. State law requires, as a priority, Cities and Counties to develop these comprehensive plans to provide for the long-term housing needs of their citizens. This action was intended to assess current and future housing needs, identify constraints, and allow the city to incorporate goals and policies into the General Plan to provide adequate housing for a wide range of people of different socioeconomic backgrounds.

1.1 Background

The Housing Element Update, herein referred to as the planning document, was prepared and presented by staff and consultant before the Community Development and Resources Commission for recommendation on May 11, 2017 and then to the City Council for adoption on May 22, 2017. As required by State Law the City of Atwater presented the 2014-2023 Housing Element Update (Fifth Housing Element Cycle) to the Governor's Office of Housing and Community Development (HCD) for certification. HCD found the planning document noncompliant and issued findings of noncompliance (Appendix A) as follows:

- The Fifth Cycle Housing Element did not include necessary implementation measures and language to be compliance with provisions of Senate Bill 2.
- The City of Atwater had not filed the necessary Housing Element Reporting documents.
- The City of Atwater had not met their targeted housing goal numbers for the 4th or 5th cycle under the Regional Housing Needs Assessment.

1.2 Remedy

Subsequent to receipt of the State's deficiency notice the City of Atwater has taken the following action(s):

- The City of Atwater has adopted Ordinance No. CS 1000 amending Title 17, Zoning, of the Atwater Municipal Code to allow emergency shelters in Industrial Zones under the provisions of SB2 (Appendix B).
- The City of Atwater has adopted Ordinance No. CS 1014 amending Title 17, Zoning, of the Atwater Municipal Code to allow Supportive Housing and Transitional Housing within the residential zone(s) and districts as defined under provisions of SB2 (Appendix C).
- The City of Atwater has contracted with RSG, Inc. to perform regular reporting services as are required under State law.
- City staff performed a comprehensive evaluation of the zoning, assessment, and inventory portions of the original planning document. The information regarding the fourth housing cycle numbers failed to accurately report all zones that provided for residential uses (Appendix D, the original Table 8, an excerpt from the original planning document). From this action staff has prepared this body of work identifying and correcting the deficiencies of the original document.

2.0 Interpretation and Use of the Housing Element Update Supplement

The purpose and intent of this Housing Element Update Supplement is to introduce new data and amend portions of the information found in the original planning document. The prior adopted planning document shall act as the City's primary planning tool for housing. Attention was given to the deficiencies identified in the correspondences from the Governor's Office of Housing and Community Development for guidance and it is intended that this shall become a supplement to and a part of the planning document after adoption by the City Council.

3.0 Site Inventory and Suitability Analysis

Government Code section 65583 states that the Housing Element must consist of "identification and analysis of existing and projected housing needs and a statement of goals, policies, qualified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing." This supplement shall serve only to identify the previously omitted zones and areas that were unintentionally left out of the previous planning document as referenced in Section 1.2 above. Staff has performed their evaluation(s) of the zones within the City. Figure 1 depicts the areas that were previously omitted.

3.1 The General Commercial Zone (C-G)

The purpose of the General Commercial Zone is defined in Chapter 17.38, section 17.38.010 as is designed *"to provide a location for retail, wholesale and other heavy commercial uses...."*. The primary permitted uses are as follows:

- Retail establishments
- Banking and financial institutions
- Business, professional and medical offices
- Massage establishment/therapist
- Personal service establishments
- Restaurants and cafes

This Chapter further defines uses that are allowed by Conditional Use Permit as may be approved by the Planning Commission of the City of Atwater. Section 17.38.020 (N) includes uses identified under Section 17.36.040 (A) Dwelling units on other than the ground floor. The action to provide for addition residential units within the General Commercial Zone was by Ordinance Adopted July 14, 1986 (Appendix E). Further action by City Council for permit is not required.

3.2 The Central Commercial Zone (C-C)

The purpose of the Central Commercial Zone is defined in Chapter 17.36, section 17.36.010 as is designed *"to facilitate development and redevelopment of the central commercial core as an area of "pedestrian priority" by encouraging a broad mix of retail, service, financial, office and specialty uses with few constraints, but in compliance with the overall theme of the revitalization of this core area."*

The Central Commercial District is to maintain and enhance the physical and economic vitality of the central City, both as a self-contained unit and as the focus of the community's commercial, financial, cultural and administrative activities. The district encourages development of a well-balanced mix of uses, including some residential; creation of an attractive and inviting atmosphere and identity of the area; emphasis upon pedestrian convenience, safety and enjoyment, and minimizing the adverse effects of traffic."

The following are permitted uses within this zone:

- Retail establishments;
- Banking and financial institutions;
- Business, professional and medical offices;
- Personal service establishments;
- Restaurants and cafes;
- Occasional sidewalk sales and similar promotional events by existing business;
- Uses not listed above but found to be compatible with the above.

This chapter further defines uses that are allowed by Conditional Use Permit as may be approved by the Planning Commission of the City of Atwater. Section 17.36.040 (A) includes uses for dwelling units on other than the ground floor. Section 17.36.040 also recognizes existing residential uses within this zone. The action to provide for addition residential units within the Central Commercial Zone was by Ordinance, CS-567 Adopted May 28, 1984 (Appendix F). Further action by City Council for permit is not required.

3.3 Analysis and Suitability

3.3.1 Inventory

The Government Code section 65583 requires a City to demonstrate the suitability of sites for development in this planning period. It is the intent of this supplement to preserve the language in the prior planning document for the other zones and/or districts previously identified that meet all statutory requirements. Sections 3.1 and 3.2 of this supplement identify residential uses not identified by the prior planning document. The ordinance that provided for residential uses is stated there and was adopted prior to June 20, 2009, the prior planning period.

In the attached Figure 1 the additional inventory is identified. The table represent the following impacts and/or adjustments to the Regional Housing Needs Assessment (RHNA) numbers:

Table 1

Adjusted Values for Residential Units

Zoning	Total Available Units
<i>PD</i> ⁽¹⁾	1257
<i>RE</i> ⁽¹⁾	100
<i>R-1</i> ⁽¹⁾	87
<i>R-2</i> ⁽¹⁾	24
<i>R-3</i> ⁽¹⁾	385
<i>R-M</i> ⁽¹⁾	225
<i>RT</i> ⁽¹⁾	134
CC	134
CG	326
<i>Military Rehabilitation</i> ⁽¹⁾	80
<i>Built During 4th Cycle</i> ⁽¹⁾	68
<i>Built During 5th Cycle</i> ⁽¹⁾	95
<i>Total from Table 8</i>	2455
Total from update	460
Total Available	2915

Note: Table values in **bold** text represent additional available units included from this update supplement.

(1) Total number of available units taken from Table 8 of the 2014-2023 Housing Element Update, April 2017.

3.3.2 Environmental Constraints

Each zoning area defined within this supplement lies within the existing city limit of Atwater. Physical environmental limitations within all zones of the city include: The municipal airport at the former Castle Air Force Base located northeasterly of the City of Atwater; CA State route 99 that separates the southwesterly portion of the City (contains retail and Industrial uses); some canals and laterals operated by the Merced Irrigation District. There are no known environmental constraints affecting the proposed sites and locations described in this supplemental document.

The potential project areas included within this supplement identify zones that include those uses within the General Plan. For the purposes of this document, it is assumed that each project would be subject to review under the provisions of the California Environment Quality Act (CEQA). Each project would be evaluated on a case by case basis.

3.3.3 Infrastructure

All infrastructure required for residential uses under the proposed update supplement have been previously reviewed in light of the build out of the General Plan. Because development of residential uses under the proposed Housing Element and its supplement would be consistent with the adopted General Plan, including these densities, a determination has been made that services can and will be provided for and that sufficient capacity exists or is planned within the City.

City of Atwater

Housing Element Update Supplement

3.3.4 Zoning Appropriate to Accommodate Housing for Lower Income Tenants/Owners

The zones identified within this Housing Element Update Supplement contain the highest density ranges identified within the General Plan and Title 17, Zoning of the Municipal Code for the City of Atwater. Higher density projects offer greater opportunity for program assisted housing and project funding through State and local funding sources. Any proposed request for re-zoning considered within these zones or districts should and will preserve residential uses outlined within the current zoning and this supplement.

3.3.5 Realistic Capacity

All though the Central Commercial and General Commercial Zones that are identified within this supplement support the highest density found in the Atwater General Plan, High Density Residential (HDR) 15.1 to 35 units per acre, it is unlikely and impractical to assume full buildout at this density. Developed and underutilized parcels were evaluated on an individual basis. Each parcel was evaluated based on existing structures, setbacks and allowable residential uses allowed by statute. For the purposes of this supplement, the approach was to use the allowable Medium Density Residential (MDR) density of 7.1 to 15 units per acre and furthermore assume an average of 11 units per acre on parcels that are undeveloped at the time of this report. Assumption was made that new construction at or rehabilitation of existing structures on developed and underutilized parcels would be likely during this planning cycle. The numbers represented in the attached tables (Figure 1) represent the realistic approach to the numbers attributed to the Regional Housing Needs Assessment (RHNA) values.

4.0 Zoning and Potential Constraints

The zoning identified within the planning document (5th Cycle Housing Element) and this supplementary document identify residential uses either as a permitted right or as may be allowed under the issuance of a conditional use permit. The financial incentives and assistance opportunities offered by State and local program are at times, time sensitive. The City of Atwater is currently scheduled to perform a comprehensive evaluation of the zoning code contained within Title 17, Zoning of the Atwater Municipal Code.

5.0 Programs and Goals to Address Potential Constraints

The programs and goals represented in the adopted Housing Element Update also apply to the new zones that are the subject of this supplement, specifically those goals outlined for the development of affordable housing and multifamily uses. Relative to sections 6.0 and 6.1 of the existing planning documents and to directly support these types of initiatives, the City will during their review of the zoning code remove the restriction of residential uses by use permit versus include them as a permitted use by right as an amendment to the Zoning Ordinances of the Atwater Municipal Code.

6.0 Conclusion

This document was prepared by the Planning staff of the City of Atwater under the direction of the City Manager and the General Services Manager.

Appendix A

HCD Letter of Noncompliance Sept. 12, 2017

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



September 12, 2017

Mr. Scott McBride, Interim City Manager
City Of Atwater
750 Bellevue Road
Atwater, CA 95301

Dear Mr. McBride:

RE: Atwater's 5th Cycle (2016-2024) Adopted Housing Element

Thank you for submitting the City of Atwater's housing element adopted May 22, 2017 and received for review on June 26, 2017. The review was facilitated by communications with Mr. Richard James of the EMC Planning Group, the City's consultant. Pursuant to Government Code (GC) Section 65585(h), the Department is reporting the results of its review.

The adopted element meets most of the statutory requirements of State housing element law (GC, Article 10.6). The adopted element was found to be substantially the same as the revised element the Department's March 13, 2017 review determined met statutory requirements. However, the housing element cannot be found in full compliance until the City has amended zoning to permit a year round emergency shelter without discretionary action pursuant to GC Section 65583(a)(4)(A) and rezoned sites to address the unaccommodated need from the 4th cycle pursuant to GC 65584.09 as described below.

Pursuant to GC 65583(a)(4)(A), Program H-5.f, identified in the previous element, committed to amend the zoning ordinance to permit emergency shelters without discretionary action within one year of the July 18, 2016 adoption of the housing element. As noted in the current element on pages 4-22 and 5-27, Program H-5.f has not been implemented and therefore, the element cannot be found to meet statutory requirements.

In addition, pursuant to GC Section 65584.09, a jurisdiction that failed to identify or make available adequate sites to accommodate all of the previous cycle's housing need must zone or rezone adequate sites to accommodate all of the previous cycle's unmet housing need within the first year of the next housing element cycle. However, as this year has passed and Program H-1.h to address the 19-unit shortfall have not been the completed, the housing element is out of compliance and will remain out of compliance until the actions have been completed to address the 19-unit shortfall.

Once the City has adopted zoning to permit emergency shelters without discretionary review and has rezoned sites to accommodate the 19-unit shortfall from the 4th cycle, a copy of the resolution(s) or ordinance(s) should be transmitted to the Department. The Department will review the documentation and issue correspondence identifying the updated status of the City's housing element compliance.

In addition to the actions included in Program H-1.h to rezone sites to address the 19-unit shortfall, the element also includes a rezone program for identifying adequate sites for the 5th cycle planning period to accommodate the 155 unit regional housing need for lower-income households. As a result, Program H-1.h commits to rezone at least 10.1 acres to R-3 by December 19, 2019 with minimum densities of 20 units per acre to accommodate a total of 174 units (19 unit shortfall for 4th cycle plus the 155 unit shortfall for the 5th cycle). These sites rezoned pursuant to Program H-1.h for both the prior and current cycle regional housing need must permit rental and owner multifamily development without discretionary review (GC Section 65583.2(h) and (i)). The City must monitor and report on the results of these and other program actions through the annual progress report, required pursuant to GC Section 65400.

Please note, some other elements of the general plan must be updated on or before the next adoption of the housing element. The safety and conservation elements of the general plan must include analysis and policies regarding fire and flood hazard management (GC Section 65302(g)). Also, the land-use element must address disadvantaged communities (unincorporated island or fringe communities within spheres of influence areas or isolated long established "legacy" communities) based on available data, including, but not limited to, data and analysis applicable to spheres of influence areas pursuant to GC Section 56430. The Department urges the City to consider these timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: http://opr.ca.gov/docs/SB244_Technical_Advisory.pdf and http://opr.ca.gov/docs/Final_6.26.15.pdf.

For your information, on January 6, 2016, HCD released a Notice of Funding Availability (NOFA) for the Mobilehome Park Rehabilitation and Resident Ownership Program (MPRROP). This program replaces the former Mobilehome Park Resident Ownership Program (MPROP) and allows expanded uses of funds. The purposes of this new program are to loan funds to facilitate converting mobilehome park ownership to park residents or a qualified nonprofit corporation, and assist with repairs or accessibility upgrades meeting specified criteria. This program supports housing element goals such as encouraging a variety of housing types, preserving affordable housing, and assisting mobilehome owners, particularly those with lower-incomes. Applications are accepted over the counter beginning March 2, 2016 through June 30, 2018. Further information is available on the Department's website at: <http://www.hcd.ca.gov/grants-funding/active-funding/mpprop.shtml>.

The Department is committed to assisting Atwater in addressing all statutory requirements of housing element law. If you have any questions or need additional technical assistance, please contact Jess Negrete, of our staff, at (916) 263-7437.

Sincerely,



Jennifer Seeger
Assistant Deputy Director

Appendix B

City of Atwater Ordinance No. CS-1000



**CITY COUNCIL
OF THE
CITY OF ATWATER**

ORDINANCE NO. CS 1000

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ATWATER AMENDING TITLE 17 "ZONING," CHAPTER 17.40 "M-1 LIGHT INDUSTRIAL ZONE," SECTION 17.40.020 "PERMITTED USES," AND CHAPTER 17.42 "M-2 INDUSTRIAL ZONE," SECTION 17.42.020 "PERMITTED USES," OF THE ATWATER MUNICIPAL CODE TO ALLOW EMERGENCY SHELTERS IN INDUSTRIAL ZONES, TO REVISE THE EMERGENCY SHELTER DEFINITION, AND TO INCLUDE THE STANDARDS FOR EMERGENCY SHELTERS

WHEREAS, Government Code section 65583 requires that local governments identify zone(s) where emergency shelters are allowed as a permitted use; and

WHEREAS, the City of Atwater seeks to establish zones for emergency shelters and adopt development and management standards for those shelters; and

WHEREAS, the City Council finds it is in the interest of public health, safety, and welfare to establish guidelines and regulations for the safe development and management of emergency homeless shelters in the City.

NOW, THEREFORE, be it ordained by the City Council of the City of Atwater as follows:

SECTION 1: Chapter 17.40 "M-1, Light Industrial Zone," Section 17.40.020 "Principle Permitted Uses," is hereby amended to add the underlined text and to read in full as follows:

17.40.020 – Principle Permitted uses.

- A. Administrative and executive offices where accessory to a permitted industry.
- B. Research laboratory.
- C. Manufacture of precision instruments, electric or electronic equipment, optical equipment.
- D. Printing plants including letterheads and stationary job printing.

- E. Wholesaling, warehousing, and truck terminals.
- F. Cemeteries.
- G. Other uses as determined by the Planning Commission to be of the same general character as other permitted uses in this district, where all operations incidental to the manufacture take place within an enclosed structure, and where all noise, dust, vapor, odor, glare, or other possible nuisance is effectively confined to the premise.
- H. Retail establishments subject to compliance with all zoning ordinance and environmental requirements.
- I. Emergency Shelters for the homeless. "Emergency shelter" means housing with minimal supportive services for homeless persons that is limited to occupancy of six (6) months or less by a homeless person, where no individual or household may be denied emergency shelter because of an inability to pay. The standards for emergency shelters include the following:
 - a. Number of Beds. An emergency shelter may have up to sixty (60) beds.
 - b. Location Requirement. Emergency shelters shall have separation of at least 300 feet from residential zones, parks, and schools.
 - c. Hours of Operation. Facilities shall establish and maintain set hours for client intake and discharge. The hours of operation shall be consistent with the services provided and shall be posted in a publicly visible and accessible location on a sign that is no larger than one square foot.
 - d. Outdoor Activities. Outdoor activity and intake areas shall be screened from public view and from the view of adjacent properties.
 - e. Security. A security plan shall be submitted to the Sheriff's Department for review and approval prior to operation and shall be reviewed annually.
 - f. Lighting. On-site lighting shall be provided in all parking, pedestrian paths, and entry areas. Lights shall be shielded and directed away from adjacent uses.
 - g. On Site Staffing. A minimum of one (1) supervisory level staff member must be present on the site during hours of operation. Operator(s) must ensure that loitering does not occur on the property during non-shelter hours and must ensure that clients are not loitering, littering, or otherwise creating a nuisance to the neighborhood.
 - h. Parking. The emergency shelter shall provide on-site parking for all staff plus one (1) space per ten (10) occupants allowed at the maximum capacity.
 - i. Length of Stay. The maximum length of stay shall be no longer than six (6) months, as established by the California Health and Safety Code for emergency shelters.
 - j. Compliance with Federal, State, and Local Regulations. Operation of emergency shelters shall comply with all Federal, State, and Local requirements.
 - k. Compliance with Life Safety Regulations. Emergency shelters shall comply with all applicable Building, Fire, and Health and Safety codes.
 - l. A plot plan review for proposed facilities shall be submitted to responsible County departments for review and comment.

SECTION 2: Chapter 17.42 "M-2, Industrial Zone," Section 17.42.020 "Principle Permitted Uses," is hereby amended to add the underlined text to read in full as follows:

- A. Administrative and executive offices where accessory to a permitted industry.
- B. Research laboratory.
- C. Manufacture of precision instruments, electric or electronic equipment, optical equipment.
- D. Printing plants including letterheads and stationary job printing
- E. Wholesaling, warehousing, and truck terminals.
- F. Cemeteries.
- G. Other uses as determined by the Planning Commission to be of the same general character as other permitted uses in this district, where all operations incidental to the manufacture take place within an enclosed structure, and where all noise, dust, vapor, odor, glare, or other possible nuisance is effectively confined to the premise.
- H. Emergency Shelters for the homeless. "Emergency shelter" means housing with minimal supportive services for homeless persons that is limited to occupancy of six (6) months or less by a homeless person, where no individual or household may be denied emergency shelter because of an inability to pay. The standards for emergency shelters include the following:
 - a. Number of Beds. An emergency shelter may have up to sixty (60) beds.
 - b. Location Requirement. Emergency shelters shall have separation of at least 300 feet from residential zones, parks, and schools.
 - c. Hours of Operation. Facilities shall establish and maintain set hours for client intake and discharge. The hours of operation shall be consistent with the services provided and shall be posted in a publicly visible and accessible location on a sign that is no larger than one square foot.
 - d. Outdoor Activities. Outdoor activity and intake areas shall be screened from public view and from the view of adjacent properties.
 - e. Security. A security plan shall be submitted to the Sheriff's Department for review and approval prior to operation and shall be reviewed annually.
 - f. Lighting. On-site lighting shall be provided in all parking, pedestrian paths, and entry areas. Lights shall be shielded and directed away from adjacent uses.
 - g. On Site Staffing. A minimum of one (1) supervisory level staff member must be present on the site during hours of operation. Operator(s) must ensure that loitering does not occur on the property during non-shelter hours and must ensure that clients are not loitering, littering, or otherwise creating a nuisance to the neighborhood.
 - h. Parking. The emergency shelter shall provide on-site parking for all staff plus one (1) space per ten (10) occupants allowed at the maximum capacity.
 - i. Length of Stay. The maximum length of stay shall be no longer than six (6) months, as established by the California Health and Safety Code for emergency shelters.

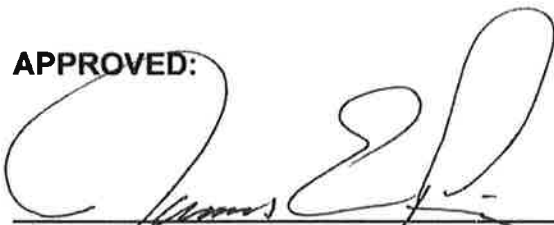
- j. Compliance with Federal, State, and Local Regulations. Operation of emergency shelters shall comply with all Federal, State, and Local requirements.
- k. Compliance with Life Safety Regulations. Emergency shelters shall comply with all applicable Building, Fire, and Health and Safety codes.
- l. A plot plan review for proposed facilities shall be submitted to responsible County departments for review and comment.

SECTION 3: EFFECTIVE DATE. This ordinance shall take effect and be in force thirty (30) days after the date of its passage and the City Clerk shall certify to the adoption of this ordinance and shall cause the same to be published in the Atwater Signal within fifteen (15) days from the adoption hereof.

SECTION 4: SEVERABILITY. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City Council declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the ordinance be enforced.

INTRODUCED: October 22, 2018
ADOPTED: November 13, 2018
AYES: Vineyard, Vierra, Creighton, Raymond, Price
NOES: None
ABSENT: None

APPROVED:


JAMES E. PRICE, MAYOR

ATTEST:


DON HYLER III, CITY CLERK

Appendix C

City of Atwater Ordinance No. CS-1014



CITY COUNCIL OF THE CITY OF ATWATER

ORDINANCE NO. CS 1014

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ATWATER MAKING THE FINDING THAT THE PROJECT IS CATEGORICALLY EXEMPT AND AMENDING TITLE 17 "ZONING", CHAPTER 17.06 "DEFINITIONS", AND RESIDENTIAL CHAPTERS 17.16, 17.17, 17.19, 17.21, 17.22, 17.24, AND 17.32 UNDER SECTIONS 17.16.020, 17.17.020, 17.19.020, 17.21.020, 17.22.020, 17.24.020, AND 17.32.020, "PERMITTED USES", OF THE ATWATER MUNICIPAL CODE TO ALLOW SUPPORTIVE HOUSING AND TRANSITIONAL HOUSING WITHIN THE RESIDENTIAL ZONE(S) AND DISTRICTS

WHEREAS, on October 13, 2007 the Governor of the State of California approved Senate Bill No2, Chapter 633, an act to amend Government Code sections 65582, 65583, and 65589.5 wherein along with other provisions requires that local governments identify and include "Supportive Housing" and Transitional Housing" within the defined uses of the residential zone(s) or districts under their jurisdiction as a permitted use; and

WHEREAS, the City of Atwater seeks to amend their municipal code to provide for compliance with the act and adopt new definitions and standards for those intended uses; and

WHEREAS, the City Council finds it is in the interest of public health, safety and welfare to include and define those uses in the municipal code.

NOW, THEREFORE, be it ordained by the City Council of the City of Atwater as follows:

Section 1: The following action was been reviewed under provisions of the California Environmental Quality Act and has been found to be exempt under Section 15061 (b) (3), "common sense" exemption. No changes to land use(s) are anticipated.

Section 2: Chapter 17.06 "DEFINITIONS", is hereby amended to add the underlined text and to read in full as follows:

CHAPTER 17.06 – DEFINITIONS

- 17.06.010 - Abut.
- 17.06.015 - Accessory building.
- 17.06.016 - Accessory buildings, exempt.
- 17.06.020 - Accessory living quarters or guest house.
- 17.06.025 - Accessory use.
- 17.06.030 - Alcoholic beverages.
- 17.06.035 - Alley.
- 17.06.040 - Amusement arcade.
- 17.06.045 - Amusement or recreation, commercial places of.
- 17.06.047 - Antenna array.
- 17.06.050 - Apartment.
- 17.06.055 - Apartment, efficiency.
- 17.06.060 - Apartment, studio.
- 17.06.065 - Architectural control.
- 17.06.067 - Attached wireless communication facility. (Attached WCF).
- 17.06.070 - Auction.
- 17.06.075 - Automobile and trailer sales lot.
- 17.06.080 - Automobile service station.
- 17.06.085 - Automobile wrecking yard.
- 17.06.090 - Awning.
- 17.06.095 - Balcony.
- 17.06.100 - Basement.
- 17.06.105 - Block.
- 17.06.110 - Boarding or rooming house.
- 17.06.115 - Boat trailer.
- 17.06.120 - Building.
- 17.06.125 - Building, area of.
- 17.06.130 - Building, height of.
- 17.06.135 - Building, main.

- 17.06.140 - Building setback line.
- 17.06.145 - Building site.
- 17.06.150 - Temporary.
- 17.06.155 - Bus.
- 17.06.160 - Business or commerce.
- 17.06.165 - Camper.
- 17.06.170 - Church.
- 17.06.172 - Collocation/site sharing.
- 17.06.174 - Community care facility.
- 17.06.175 - Condominium.
- 17.06.180 - Condominium conversions.
- 17.06.185 - Court.
- 17.06.187 - Crop cultivation.
- 17.06.190 - District.
- 17.06.195 - Dump.
- 17.06.200 - Duplex.
- 17.06.205 - Dwelling.
- 17.06.210 - Dwelling, group.
- 17.06.215 - Dwelling, multiple family.
- 17.06.220 - Dwelling, one-family.
- 17.06.225 - Dwelling, two-family.
- 17.06.230 - Dwelling unit.
- 17.06.235 - Employee.
- 17.06.237 - Equipment facility.
- 17.06.240 - Family.
- 17.06.245 - Fence.
- 17.06.250 - Fence, wall.
- 17.06.255 - Fence, solid.
- 17.06.258 - Fifth-wheel travel trailer.

- 17.06.260 - Floor area.
- 17.06.265 - Frontage.
- 17.06.270 - Garage, public.
- 17.06.275 - Garage sale.
- 17.06.280 - Grade.
- 17.06.285 - Guest.
- 17.06.290 - Guest room.
- 17.06.295 - Hedge.
- 17.06.297 - Height. Wireless communication facility (WCF).
- 17.06.300 - Home occupations.
- 17.06.305 - Industry, industrial operation.
- 17.06.310 - Junk.
- 17.06.315 - Junk yard.
- 17.06.320 - Kennel.
- 17.06.325 - Kitchen.
- 17.06.330 - Landscaping.
- 17.06.335 - Landscape plan.
- 17.06.340 - Loading.
- 17.06.345 - Loading space.
- 17.06.350 - Lot.
- 17.06.355 - Lot area.
- 17.06.360 - Lot corner.
- 17.06.365 - Lot coverage.
- 17.06.370 - Lot depth.
- 17.06.375 - Lot, key.
- 17.06.380 - Lot line.
- 17.06.385 - Lot line, front.
- 17.06.390 - Lot line, rear.
- 17.06.395 - Lot line, side.

- 17.06.400 - Lot, non-conforming.
- 17.06.405 - Lot, reversed corner.
- 17.06.410 - Lot, through.
- 17.06.415 - Lot width.
- 17.06.417 - Massage therapy.
- 17.06.420 - Medical office.
- 17.06.425 - Mobile living unit.
- 17.06.430 - Motel.
- 17.06.433 - Motor truck.
- 17.06.435 - Non-conforming building.
- 17.06.440 - Non-conforming use.
- 17.06.445 - Nuisance.
- 17.06.450 - Nursery school.
- 17.06.455 - Parapet.
- 17.06.460 - Parking area, private.
- 17.06.475 - Patio.
- 17.06.476 - Patio cover.
- 17.06.480 - Patio house.
- 17.06.485 - Person.
- 17.06.490 - Porch.
- 17.06.495 - Professional office.
- 17.06.500 - Rentable floor area.
- 17.06.505 - Residence.
- 17.06.510 - Restaurant.
- 17.06.515 - Restaurant, fast food.
- 17.06.520 - Rest home or convalescent home.
- 17.06.525 - Room.
- 17.06.530 - School, elementary, junior high, and high.
- 17.06.535 - Seating facilities.

17.06.538 - Semi trailer.

17.06.540 - Senior citizen housing.

17.06.545 - Setback.

17.06.547 - Setback. Wireless communication facility (WCF).

17.06.550 - Sign.

17.06.555 - Site plan control.

17.06.560 - Spot zoning.

17.06.565 - Story.

17.06.570 - Street.

17.06.575 - Street, centerline.

17.06.580 - Street, collector.

17.06.585 - Street, major.

17.06.595 - Strip commercial.

17.06.600 - Structural alteration.

17.06.605 - Structure.

17.06.610 - Structure, temporary.

17.06.612 - Support structure.

17.06.613 - Supportive Housing. "Supportive Housing" means housing with no limit on length of stay, that is occupied by the target population and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Supportive housing units are residential uses allowed in any zone allowing residential uses, subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone. "Target Population" means persons, including persons with disabilities, and families who are "homeless," as that term is defined by Section 11302 of Title 42 of the United States Code, or who are "homeless youths," that term is defined by paragraph (2) of subdivision (e) of Section 11139.3 of the Government Code.

17.06.615 - Trailer.

17.06.620 - Trailer park, mobile home park or trailer court.

17.06.625 - Trailer, travel.

17.06.627- Transitional Housing. "Transitional Housing" means rental housing operated under program requirements that call for termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future

point in time, which shall be no less than six (6) months from the beginning of assistance but no longer than one (1) year in duration. Transitional housing units are residential uses allowed in any zone allowing residential uses, subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone.

17.06.630 - Truck, pickup.

17.06.635 - Truck, tractor.

17.06.640 - Use.

17.06.645 - Vehicles.

17.06.647 - Wireless communication.

17.06.648 - Wireless communication facility (WCF).

17.06.650 - Yard.

17.06.655 - Yard, front.

17.06.660 - Yard, rear.

17.06.665 - Yard, side.

17.06.670 - Zero lot line.

Section 3: Residential Chapters: 17.16, 17.17, 17.19, 17.21, 17.22, 17.24, and 17.32 Under Sections: 17.16.020, 17.17.020, 17.19.020, 17.21.020, 17.22.020, 17.24.020, 17.32.020, "PERMITTED USES", is hereby amended to add the underlined text and to read in full as follows:

17.16.020 – Principal permitted uses.

A. One single-family dwelling per lot.

B. Supportive Housing as defined in Section 17.06.613

C. Transitional Housing as defined in Section 17.06.627

17.17.020 – Principal permitted uses.

A. One single-family dwelling per lot.

B. Supportive Housing as defined in Section 17.06.613

C. Transitional Housing as defined in Section 17.06.627

17.19.020 – Principal permitted uses.

- A. Two single-family dwellings, or one duplex per lot.
- B. Supportive Housing as defined in Section 17.06.613
- C. Transitional Housing as defined in Section 17.06.627

17.21.020 – Principal permitted uses.

- A. One single-family dwelling per lot.
- B. One mobile home per lot, providing:

1. Placed on a foundation system pursuant to Section 18551 of the Health and Safety Code.
2. Certified under the National Mobile Home construction and Safety Standards Act of 1974 (42 USC Section 5401, et. seq.).
3. A building permit has been obtained according to the requirements of Section 18551 (a) of the Health and Safety Code.

- C. Supportive Housing as defined in Section 17.06.613
- D. Transitional Housing as defined in Section 17.06.627

17.22.020 – Principal permitted uses.

- A. Single-family dwellings, duplex, and multi-family structures.
- B. Supportive Housing as defined in Section 17.06.613
- C. Transitional Housing as defined in Section 17.06.627

17.24.020 – Principal permitted uses.

- A. Single-family dwellings, duplex, and multi-family structures.
- B. Supportive Housing as defined in Section 17.06.613
- C. Transitional Housing as defined in Section 17.06.627

17.32.020 – Principal permitted uses.

- A. Dwellings subject to all restrictions and requirements of the R-3-2 district except as provided in this chapter. Up to 21 dwelling units per acre may be allowed (depending on environmental constraints.)

B. Accessory uses. Uses and structures which are customarily accessory and clearly incidental and subordinate to principal permitted uses and structures.

C. Supportive Housing as defined in Section 17.06.613

D. Transitional Housing as defined in Section 17.06.627

Section 4: If any section, subsection, sentence, clause, phrase, or word of this ordinance is for any reason held by a court of competent jurisdiction to be unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of the ordinance. The City Council of the City of Atwater hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause, phrase, and word thereof, irrespective of the fact that any one or more section(s), subsection(s), sentence(s), clause(s), phrase(s), or word(s) be declared invalid.

Section 5: This ordinance shall take effect and be in force thirty (30) days after the date of its passage, and the City Clerk shall certify to the adoption of this ordinance and shall cause the same to be published in the Atwater Signal within fifteen (15) days from the adoption hereof.

INTRODUCED: September 9, 2019
ADOPTED: September 23, 2019
AYES: Ambriz, Cale, Raymond, Creighton
NOES: None
ABSENT: Vierra

APPROVED:



PAUL CREIGHTON, MAYOR

ATTEST:



LUCY ARMSTRONG, CITY CLERK

Appendix D

Table 8 Housing Sites Summary for 4th Cycle

Table 8 Housing Sites Summary for 4th Cycle

Zoning	Very Low	Low	Moderate	Above Moderate
PD	--	121	375	761
RE	--	--	--	100
R-1	--	--	29	58
R-2	--	24	--	--
R-3	385	--	--	--
R-M	113	112	--	--
RT	--	134	--	--
Military Rehabilitation	--	80	--	--
Built During 4 th Cycle	--	--	68	--
Built During 5 th Cycle	--	--	--	95
Total Available	498	471	472	1,014
4 th Cycle RHNA Goal	517	402	488	974
Net (deficiencies to carry over)	(19)	43	(16)	40

Source: City of Atwater 2016.

Note: Based on Appendix A, with the following adjustments: 95 units of above moderate income housing added to reflect construction since January 2014 and not included in Appendix A; 68 units of moderate income housing added to reflect construction during 4th Cycle planning period and not included in Appendix A; and 80 units of low income housing added to reflect rehabilitation and long-term conversion of former Castle Air Force Base housing to civilian duplex rental use during 4th Cycle.

121 PD sites are medium or high density and assigned to low income

PD and R-1 are split 33 percent to moderate income and 67 percent to above moderate income

R-M is split 50 percent low income and 50 percent very low income

For affordability estimates, refer to Table 47.

The unaccommodated need from the 4th Cycle RHNA was added to the 5th Cycle housing needs. Refer to Table 1, Current RHNA and Prior Unaccommodated Need for Atwater's total housing target for the 5th Cycle planning period.

Appendix E

City of Atwater Ordinance No. CS-606

BILL NO. 8-86
ORDINANCE NO. CS 606

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF ATWATER AMENDING SECTIONS 17.38 C-G,
GENERAL COMMERCIAL DISTRICT, OF THE ATWATER
MUNICIPAL CODE

The City Council of the City of Atwater does hereby ordain as follows:

Section 1: That Section 17.38.015 of the Atwater Municipal Code shall be added to read as follows:

Section 17.38.015 Principal permitted uses. The following shall be permitted uses:

- A. Retail establishments;
- B. Banking and financial institutions;
- C. Business, professional and medical offices;
- D. Personal service establishments; and
- E. Restaurants and cafes.

Section 2: That Section 17.38.020 shall be amended to read as follows:

Section 17.38.020 Conditional uses. The following shall require a use permit by the Planning Commission.

- A. . . .
- L. . . .
- M. Uses as identified in section 17.36.040.
- N. Uses otherwise identified in section 17.38.015 as principal permitted uses, when located adjacent to an existing use allowed as a conditional use.

Section 3: This ordinance shall take effect and be in force thirty (30) days after the date of its passage and the City Clerk shall certify to the adoption of this ordinance and shall cause the same to be published in the Atwater Signal within 15 days from the adoption hereof.

INTRODUCED: June 23, 1986
ADOPTED: July 14, 1986
AYES: Rogers, Cardoza, Olzack, Zimmerman, Frontella
NOES: None
ABSENT: None

APPROVED:



JOE FRONTELLA, MAYOR

ATTEST:



FRANCES M. BARRETT, CITY CLERK

Appendix F

City of Atwater Ordinance No. CS-567

BILL NO. 24-84
ORDINANCE NO. C.S. 567

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF ATWATER ADOPTING CHAPTER 17.36 OF THE
ATWATER MUNICIPAL CODE ESTABLISHING THE C-C
CENTRAL COMMERCIAL DISTRICT

The City Council of the City of Atwater does hereby ordain as follows:

Section A: Chapter 17.36. Central Commercial District is hereby adopted to read as follows:

"Chapter 17.36

C-C, CENTRAL COMMERCIAL DISTRICT

Sections:

- 17.36.010 Purpose.
- 17.36.020 Principal permitted uses.
- 17.36.030 Accessory uses.
- 17.36.040 Conditional uses.
- 17.36.045 Prohibited uses.
- 17.36.050 Parking requirements
- 17.36.060 Sign regulations.
- 17.36.070 Development standards.
- 17.36.080 Other required conditions.
- 17.36.090 Site plan and design review.

Section 17.36.010 Purpose. To facilitate development and redevelopment of the central commercial core as an area of "pedestrian priority" by encouraging a broad mix of retail, service, financial, office and specialty uses with few constraints, but in compliance with the overall theme of the revitalization of this core area.

The Central Commercial District is to maintain and enhance the physical and economic vitality of the central city, both as a selfcontained unit and as the focus of the community's commercial, financial, cultural and administrative activities. The district encourages development of a well-balanced mix of uses, including some residential; creation of an attractive and inviting atmosphere and identity of the area; emphasis upon pedestrian convenience, safety and enjoyment, and minimizing the adverse effects of traffic.

This district is intended to prevent the development of uses which could disrupt or hinder the fulfillment of this broad purpose, but is not intended for general application throughout the city.

Section 17.36.020 Principal permitted uses. The following shall be permitted uses:

- a. Retail establishments,
- b. Banking and financial institutions,
- c. Business, professional and medical offices;

- d. Personal service establishments;
- e. Restaurants and cafes.
- f. Occasional sidewalk sales and similar promotional events by existing business;
- g. Uses not listed above, but found to be compatible with the above.

Section 17.36.030 Accessory uses. Incidental warehousing, storage and accessory uses, including repairs, operations and services, provided that such uses shall be clearly incidental to the sale of products at retail on the premises, and shall be so located, constructed and operated as not to be offensive or objectionable because of dust, gas, smoke, noise, fumes, odors, vibrations, appearance or otherwise.

Section 17.36.040 Uses requiring conditional use permit. The following uses shall require a conditional use permit:

- a. Dwelling units on other than ground floor;
- b. Theaters;
- c. Hotels and motels;
- d. Service stations and other highway-related uses;
- e. Minor manufacturing, where a minimum of 75 percent of the fabricated items is sold at the premises;
- f. Uses for public assembly;
- g. Sidewalk cafes and other uses not totally inside an enclosed building;
- h. Cocktail lounges;
- i. Any other uses the Planning Commission finds to be consistent with the purpose of this district, and which will not impair the present or potential use of nearby properties.

Section 17.36.045 Prohibited uses. The following uses shall be prohibited in this district:

- a. warehouses;
- b. arcades;
- c. automobile repair, except when incidental to a service station or a car sales business and conducted totally within an enclosed building.
- d. any similar use the Planning Commission finds not consistent with the purpose of this district.

Section 17.36.050 Parking requirements. Parking is required as specified elsewhere in this Title, with the following exceptions:

- a. On properties with mixed uses, if one use clearly does not need the parking facilities during the same hours as the other use does, the Planning Commission at their discretion may require the number of parking spaces for the one use requiring the higher number of spaces;
- b. Properties located within 300 feet of a public off-street parking lot shall have the option of paying \$1,500 per parking space in lieu of providing the required parking.

The 300 feet shall be measured by the most direct route along a public right-of-way.

Section 17.36.060 Signs. Signs shall comply with regulations elsewhere in this Title.

Section 17.36.070 Development standards. No new lots shall be created smaller than 7,500 square feet, and all new development shall comply with the following minimum requirements:

- a. Setbacks: none, except as specified in Section 17.34.060
- b. Building height limit: 2.5 stories above ground, not to exceed 35 feet
- c. Landscaping and trees as may be required by site plan review.

Section 17.36.080 Other required conditions. All principal permitted uses shall be conducted wholly within a completely enclosed building, except for occasional sidewalk sales and similar promotional events by several businesses at the same time.

A six ft. high solid fence or wall shall be required on the property line abutting any residential zone or land designated for future residential use.

Section 17.36.090 Site plan and design review. All proposed construction or remodeling, and all signs in the C-C zone shall require site plan approval and/or design review as specified elsewhere in this Title."

Section B: This ordinance shall take effect and be in force thirty (30) days after the date of its passage and the City Clerk shall certify to the adoption of this ordinance and shall cause the same to be published in the Atwater Signal within 15 days from the adoption hereof.

INTRODUCED: May 14, 1984

ADOPTED: May 29, 1984

AYES: Dash, Mitchell, Rogers, Zimmerman, Olzack

NOES: None

ABSENT: None

APPROVED:


GREGORY R. OLZACK, MAYOR

ATTEST:


DONNA E. LEGG, CITY CLERK

AREA #21

This area, which is also shown on Page K-37, includes all properties considered as the "Downtown Revitalization Area", and which is discussed in more detail in the adopted Revitalization Plan. This Plan recommends only pedestrian-traffic-generating commercial uses, and to avoid "dead" spaces, which take up room without bringing shoppers to the area.

Because this area has very different needs and requirements than other commercial areas, for example: parking, signs, setbacks, beautification and land uses, a new zone shall be developed for this central commercial area, in coordination with the property owners and merchants in that area.

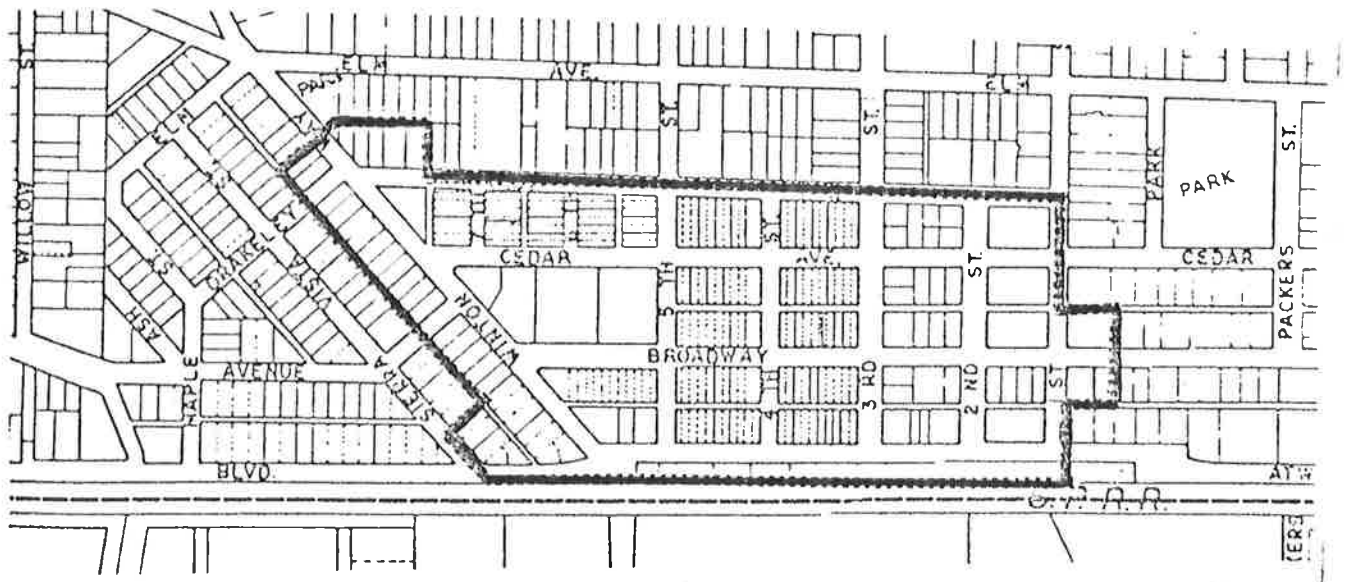


Figure 1

Vacant and Underutilized Parcels

Vacant and Underutilized Parcel Inventory Atwater, California

PARCEL NUMBER	ACRES	SIZE (SQUARE FEET)	GENERAL PLAN DESIGNATION	ZONING	EXISTING USE	REALISTIC CAPACITY
VACANT SITES WITH CC AND GC ZONING PRIOR TO JUNE 30, 2009						
001-063-061	0.85	37,232	COMM	GC	VACANT	13
001-104-001	0.26	11,451	COMM	CC	VACANT	4
002-201-005	0.20	8,512	DTRT	CC	VACANT	3
002-207-004	0.32	13,800	DTRT	CC	VACANT	5
002-207-007	0.44	18,975	DTRT	CC	VACANT	7
002-213-005	0.09	3,724	DTRT	CC	VACANT	1
002-213-006	0.06	2,601	DTRT	CC	VACANT	1
002-213-007	0.05	2,300	DTRT	CC	VACANT	1
002-213-012	0.18	8,012	DTRT	CC	VACANT	3
002-219-001	0.13	5,750	DTRT	CC	VACANT	2
002-219-010	0.38	16,441	DTRT	CC	VACANT	6
002-219-011	0.13	5,750	DTRT	CC	VACANT	2
002-253-034	0.16	6,764	COMM	GC	VACANT	2
002-253-035	0.14	5,998	COMM	GC	VACANT	2
002-253-036	0.17	7,394	COMM	GC	VACANT	3
003-170-001	0.14	6,051	DTRT	CC	VACANT	2
003-170-004	0.22	9,500	DTRT	CC	VACANT	3
003-211-009	0.50	21,708	COMM	GC	VACANT	7
003-211-010	0.49	21,212	COMM	GC	VACANT	7
003-211-011	0.47	20,489	COMM	GC	VACANT	7
003-211-012	0.46	20,044	COMM	GC	VACANT	7
004-022-004	0.06	2,625	COMM	GC	VACANT	2
004-022-018	0.05	2,248	COMM	GC	VACANT	2
004-110-003	1.95	85,143	INST	GC	VACANT	29

150-082-014	0.92	40,271	COMM	GC	VACANT	14
150-190-037	2.19	95,499	COMM	GC	VACANT	33
156-060-009	3.66	159,300	COMM	GC	VACANT	55
156-060-013	1.69	73,621	COMM	GC	VACANT	25
156-060-014	1.00	43,565	COMM	GC	VACANT	15
156-060-023	0.85	36,889	COMM	GC	VACANT	13
NON-VACANT SITES WITH CC AND GC ZONING PRIOR TO JUNE 30, 2009						
001-063-062	0.54	23,317	COMM	GC	RETAIL	0
001-092-034	0.22	9,701	COMM	CC	RETAIL	1
001-104-002	0.26	11,500	COMM	CC	OFFICE	3
001-104-004	0.13	5,750	COMM	CC	RESIDENTIAL	0
001-104-005	0.13	5,750	COMM	CC	RESIDENTIAL	0
001-104-006	0.13	5,750	COMM	CC	PROFESSIONAL OFFICE	1
001-104-007	0.13	5,701	COMM	CC	RESIDENTIAL	0
001-111-004	0.35	15,353	RES. TRAN.	GC	RETAIL	1
001-113-010	0.58	25,232	COMM	GC	PERSONAL SERVICE	0
001-121-001	0.13	5,701	COMM	CC	RESIDENTIAL	1
001-121-002	0.13	5,750	COMM	CC	RESIDENTIAL	1
001-121-004	0.13	5,750	COMM	CC	RESIDENTIAL	1
001-121-005	0.13	5,750	COMM	CC	PERSONAL SERVICE	0
001-121-018	0.13	5,750	COMM	CC	RETAIL	1
001-121-019	0.13	5,750	COMM	CC	RESIDENTIAL	1
001-121-024	0.53	22,887	COMM	CC	RETAIL/GAS	2
001-122-004	0.14	6,250	COMM	CC	PROFESSIONAL SERVICES	0
001-122-005	0.14	6,250	COMM	CC	PROFESSIONAL SERVICES	0
001-122-009	0.30	13,042	COMM	CC	PARKING	4
001-122-010	0.31	13,500	COMM	CC	BAR	0
001-122-011	0.46	20,250	HDR	GC	RESIDENTIAL	8
001-122-012	0.31	13,500	HDR	GC	RESIDENTIAL	4
001-122-014	0.43	18,637	COMM	CC	PROFESSIONAL SERVICE/RETAIL	0
001-122-015	0.34	14,662	COMM	CC	RETAIL	0
001-122-017	0.41	17,936	COMM	CC	PERSONAL SERVICE	0

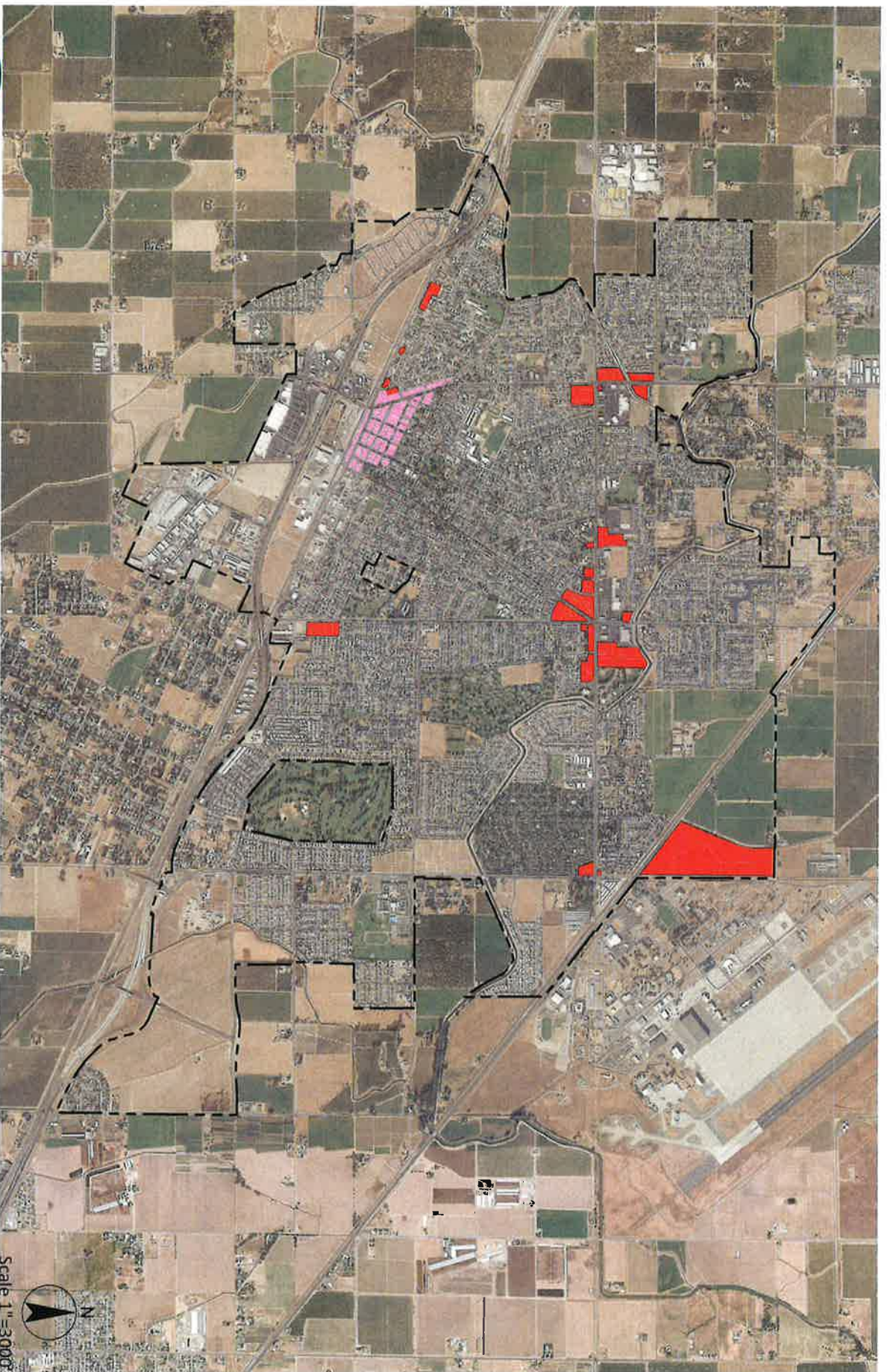
001-200-028	1.44	62,616	COMM	GC	PERSONAL SERVICE	0
002-182-026	0.27	11,654	DTRT	CC	RESIDENTIAL	2
002-182-027	0.23	9,846	DTRT	CC	RESIDENTIAL	2
002-182-028	0.17	7,247	DTRT	CC	RESIDENTIAL	2
002-182-031	0.26	11,444	DTRT	CC	RESIDENTIAL	2
002-201-002	0.24	10,611	DTRT	CC	RETAIL/RESIDENTIAL	2
002-201-004	0.36	15,732	DTRT	CC	PERSONAL SERVICE	0
002-202-001	0.19	8,205	DTRT	CC	RESIDENTIAL	2
002-202-002	0.11	4,932	DTRT	CC	RESIDENTIAL	2
002-202-003	0.12	5,250	DTRT	CC	RESIDENTIAL	2
002-202-004	0.12	5,400	DTRT	CC	RESIDENTIAL	2
002-202-005	0.09	4,050	DTRT	CC	RESIDENTIAL	2
002-202-006	0.21	9,255	DTRT	CC	RESIDENTIAL	3
002-203-001	0.16	7,106	DTRT	CC	PROFESSIONAL SERVICE	0
002-203-002	0.12	5,297	DTRT	CC	RESIDENTIAL	2
002-203-003	0.12	5,250	DTRT	CC	PERSONAL SERVICE	0
002-203-004	0.18	7,875	DTRT	CC	RESIDENTIAL	2
002-203-005	0.12	5,155	DTRT	CC	RESIDENTIAL	2
002-203-006	0.11	4,939	DTRT	CC	RESIDENTIAL	2
002-204-002	1.10	48,000	DTRT	CC	SCHOOL	0
002-204-004	0.28	12,042	DTRT	CC	RETAIL	0
002-204-006	0.55	23,787	DTRT	CC	POST OFFICE	0
002-204-007	1.08	47,118	DTRT	CC	RETAIL	0
002-205-002	0.17	7,475	DTRT	CC	RETAIL	0
002-205-003	0.13	5,750	DTRT	CC	RETAIL	0
002-205-004	0.27	11,842	DTRT	CC	RETAIL	0
002-205-005	0.14	6,223	DTRT	CC	RETAIL/PROFESSIONAL SERVICE	0
002-205-006	0.66	28,875	DTRT	CC	RETAIL/PROFESSIONAL SERVICE/RESIDENTIAL	5
002-206-003	0.19	8,100	DTRT	CC	RESIDENTIAL	2
002-206-004	0.18	8,039	DTRT	CC	RESIDENTIAL	2
002-206-005	0.16	7,178	DTRT	CC	RESIDENTIAL	2
002-206-006	0.43	18,858	DTRT	CC	RETAIL	0

002-207-005	0.12	5,175	DTRT	CC	RETAIL	0
002-207-006	0.13	5,750	DTRT	CC	PROFESSIONAL SERVICE	0
002-207-008	0.37	16,100	DTRT	CC	PROFESSIONAL SERVICE	0
002-208-001	0.30	13,225	DTRT	CC	PUBLIC	0
002-208-002	0.13	5,750	DTRT	CC	RETAIL	0
002-208-009	0.13	5,750	DTRT	CC	RETAIL	0
002-208-010	0.12	5,175	DTRT	CC	RETAIL	0
002-208-011	0.69	29,900	DTRT	CC	RESTAURANT	0
002-211-001	0.18	7,873	DTRT	CC	RESIDENTIAL	3
002-211-002	0.18	7,814	DTRT	CC	PROFESSIONAL OFFICE	0
002-211-003	0.18	7,755	DTRT	CC	RESIDENTIAL	2
002-211-005	0.26	11,240	DTRT	CC	RELIGIOUS	0
002-211-006	0.09	4,094	DTRT	CC	RESTAURANT	0
002-212-003	0.26	11,500	DTRT	CC	PUBLIC	0
002-212-004	0.13	5,750	DTRT	CC	RETAIL	0
002-212-005	0.07	2,875	DTRT	CC	RESTAURANT	0
002-212-006	0.10	4,313	DTRT	CC	RETAIL/RESIDENTIAL	2
002-212-007	0.03	1,437	DTRT	CC	PERSONAL SERVICE	0
002-212-008	0.20	8,625	DTRT	CC	RETAIL	0
002-212-010	0.40	17,250	DTRT	CC	PUBLIC UTILITY	0
002-212-011	0.05	1,962	DTRT	CC	STORAGE/RESIDENTIAL	1
002-212-012	0.09	3,787	DTRT	CC	RETAIL	0
002-213-001	0.13	5,750	DTRT	CC	RETAIL	0
002-213-002	0.13	5,750	DTRT	CC	PERSONAL SERVICE	0
002-213-003	0.07	2,875	DTRT	CC	RETAIL	0
002-213-004	0.33	14,375	DTRT	CC	RETAIL	0
002-213-008	0.07	2,875	DTRT	CC	RETAIL	0
002-213-009	0.07	2,875	DTRT	CC	RETAIL	0
002-213-013	0.15	6,363	DTRT	CC	RETAIL	0
002-214-001	0.15	6,554	DTRT	CC	RESIDENTIAL	2
002-214-002	0.11	4,650	DTRT	CC	PERSONAL SERVICE	0
002-214-003	0.17	7,396	DTRT	CC	RESIDENTIAL	2

002-214-004	0.08	3,682	DTRT	CC	RESIDENTIAL	1
002-214-007	0.08	3,655	DTRT	CC	RESIDENTIAL	1
002-215-001	0.13	5,750	DTRT	CC	RETAIL	1
002-215-002	0.13	5,750	DTRT	CC	PROFESSIONAL SERVICE	0
002-215-003	0.13	5,750	DTRT	CC	RESIDENTIAL	2
002-215-004	0.13	5,750	DTRT	CC	RESIDENTIAL	2
002-215-005	0.13	5,750	DTRT	CC	RESIDENTIAL	2
002-215-007	0.13	5,750	DTRT	CC	RESIDENTIAL	2
002-215-008	0.13	5,750	DTRT	CC	RETAIL	0
002-215-011	0.26	11,500	DTRT	CC	PERSONAL SERVICE/RETAIL	0
002-215-012	0.07	3,081	DTRT	CC	RETAIL	0
002-215-013	0.06	2,669	DTRT	CC	RESIDENTIAL	1
002-216-001	0.13	5,750	DTRT	CC	PERSONAL SERVICE	0
002-216-002	0.13	5,750	DTRT	CC	RETAIL	0
002-216-005	0.26	11,385	DTRT	CC	RESIDENTIAL	4
002-216-006	0.07	2,875	DTRT	CC	RETAIL	0
002-216-007	0.09	3,795	DTRT	CC	RETAIL	0
002-216-008	0.25	10,695	DTRT	CC	PROFESSIONAL SERVICE/RETAIL	0
002-216-009	0.39	16,838	DTRT	CC	RETAIL	3
002-219-002	0.13	5,750	DTRT	CC	RESIDENTIAL	2
002-219-012	0.25	10,885	DTRT	CC	RETAIL	4
002-221-012	0.45	19,591	COMM	GC	RESTAURANT	0
002-231-009	1.07	46,652	COMM	GC	PERSONAL SERVICE	4
002-252-008	0.24	10,431	COMM	GC	PROFESSIONAL SERVICE/PERSONAL SERVICE	0
002-252-009	0.21	9,138	COMM	GC	PROFESSIONAL SERVICE/PERSONAL SERVICE	0
002-252-016	0.32	13,843	COMM	GC	PROFESSIONAL SERVICE/PERSONAL SERVICE	0
002-252-017	0.55	24,000	COMM	GC	PROFESSIONAL SERVICE	0
002-252-018	0.42	18,295	COMM	GC	PROFESSIONAL SERVICE/PERSONAL SERVICE	0
002-253-018	0.40	17,362	COMM	GC	PROFESSIONAL SERVICE	1
002-253-021	0.40	17,218	COMM	GC	PERSONAL SERVICE	1

002-253-023	0.29	12,595	COMM	GC	RESTAURANT	0
002-253-024	0.29	12,531	COMM	GC	RETAIL	0
002-253-025	0.25	10,932	COMM	GC	PROFESSIONAL SERVICE	0
002-253-027	0.33	14,236	COMM	GC	RETAIL	0
002-253-028	0.16	7,090	COMM	GC	RESTAURANT	0
002-253-029	0.05	1,983	COMM	GC	RESTAURANT	0
002-253-030	0.39	16,944	COMM	GC	PROFESSIONAL SERVICE	0
002-253-031	0.58	25,364	COMM	GC	PROFESSIONAL SERVICE	0
002-253-033	0.18	7,991	COMM	GC	PROFESSIONAL SERVICE	0
002-253-040	1.38	60,113	COMM	GC	PARKING	0
002-253-042	0.68	29,605	COMM	GC	RETAIL	0
002-270-019	0.58	25,080	COMM	GC	RESTAURANT	0
002-270-020	0.38	16,376	COMM	GC	RETAIL	0
002-270-021	0.28	12,357	COMM	GC	RETAIL/RESTAURANT	0
002-270-022	0.51	22,114	COMM	GC	RETAIL	0
002-270-023	3.04	132,396	COMM	GC	RETAIL	0
003-170-002	0.33	14,216	DTRT	CC	GAS/RETAIL	0
003-170-003	0.21	8,957	DTRT	CC	CARWASH	0
003-170-030	0.45	19,800	DTRT	CC	RETAIL	0
003-170-031	0.79	34,488	DTRT	CC	TRANSPORTATION	0
003-211-002	0.27	11,721	COMM	GC	RETAIL	0
003-211-007	2.18	94,826	COMM	GC	PERSONAL SERVICE	2
003-211-008	0.41	18,008	COMM	GC	CARWASH	0
004-021-001	0.48	20,907	COMM	GC	RETAIL	0
004-022-001	0.06	2,625	COMM	GC	STORAGE	0
004-022-012	0.44	19,169	COMM	GC	RESTAURANT	0
004-022-013	0.40	17,506	COMM	GC	RETAIL	0
004-022-014	1.32	57,359	COMM	GC	RETAIL/PERSONAL SERVICE	0
004-022-015	0.06	2,625	COMM	GC	STORAGE	0
004-030-002	0.32	13,966	COMM	GC	RETAIL	0
004-030-007	0.31	13,631	COMM	GC	RETAIL	0
004-030-008	1.27	55,485	COMM	GC	RETAIL	10

004-110-001	1.06	46,194	COMM	GC	RESIDENTIAL	10
004-110-002	1.15	50,088	COMM	GC	RELIGIOUS	2
004-110-004	0.84	36,680	COMM	GC	RELIGIOUS	1
004-180-037	1.54	67,272	COMM	GC	RETAIL/PERSONAL SERVICE/RESTAURANT	0
004-180-038	1.40	61,080	COMM	GC	PROFESSIONAL SERVICE/PERSONAL SERVICE	0
051-030-006	32.22	1,403,444	COMM	GC	PUBLIC	0
051-030-007	4.89	213,091	COMM	GC	RESIDENTIAL	0
051-030-008	12.81	557,823	INST	GC	PROFESSIONAL SERVICE/MEDICAL	0
051-030-009	0.00		COMM	GC	PUBLIC	0
150-082-011	0.68	29,758	COMM	GC	RETAIL	6
150-082-012	0.52	22,589	COMM	GC	PRO.SRV	7
150-090-039	0.25	11,023	COMM	GC	RESIDENTIAL	2
150-090-040	0.80	34,849	COMM	GC	RETAIL/PERSONAL SERVICE	0
150-090-042	0.80	35,021	COMM	GC	RESTAURANT	0
150-090-045	1.67	72,722	COMM	GC	RETAIL	2
150-160-002	1.76	76,619	COMM	GC	PERSONAL SERVICE	6
150-160-007	0.25	11,013	COMM	GC	RETAIL	0
150-190-020	0.69	29,929	COMM	GC	RESTAURANT	0
150-190-024	1.00	43,559	COMM	GC	RESTAURANT	0
150-190-029	0.73	31,821	COMM	GC	RESTAURANT	0
150-190-033	0.73	31,864	COMM	GC	RESTAURANT/PERSONAL SERVICE	0
156-040-010	0.23	10,167	COMM	GC	RETAIL	0
156-060-010	1.16	50,728	COMM	GC	MEDICAL	6
156-060-011	1.93	83,855	COMM	GC	CARWASH	16
156-060-012	0.30	13,198	COMM	GC	RETAIL	1
156-060-022	0.97	42,446	COMM	GC	RESTAURANT/RETAIL/PROFESSIONAL SERVICES	0



Legend

--- City Limits
--- Property Lines

General Commercial (C-G)
Central Commercial (C-C)

**Vacant and Underutilized Parcels
Atwater, California**

October, 2019

