



# A G E N D A

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**GONZALES PLANNING COMMISSION**  
CITY COUNCIL CHAMBERS – 117 FOURTH STREET  
GONZALES, CA 93926  
**MONDAY, NOVEMBER 24, 2025**  
**6:00 P.M.**

## **CALL TO ORDER**

## **PLEDGE OF ALLEGIANCE**

1. **ROLL CALL-** Chairperson Tencia Vargas, Chair Pro Tem Alex Ramirez, Commissioner Gloria Velasquez Commissioner Adrian Paco, and Commissioner Delia Gutierrez

## **PUBLIC NOTICE**

This meeting is being conducted in accordance with the State of California Executive Order N-29-20, dated March 17, 2020, regarding the COVID-19 pandemic. The public may participate in person or online via Zoom <https://us06web.zoom.us/j/82206111989> or call 1-1669-900-6833 and use Meeting ID: 822 0611 1989. If you wish to make a general public comment or comment on a specific agenda item, please use the Raise Hand function. You will be allowed two minutes to make your comments.

If you choose not to attend the meeting but wish to comment on a specific agenda item, please submit your comment limited to 250 words or less by noon on the day of the meeting to the City Clerk at [cityclerk@ci.gonzales.ca.us](mailto:cityclerk@ci.gonzales.ca.us)

## **BUSINESS FROM THE PUBLIC**

2. Business from the Public not on the Agenda; any member of the Public may address the Commission for a period not to exceed two minutes on any subject not on the Agenda. The Commission will listen to all communications, but may take no action.

## **CONSENT AGENDA**

All matters listed under the Consent Agenda are considered routine by the City Commission and will be adopted by one action of the Commission unless any Commission Member has a question or wishes to make a statement or discuss an item. In that event, the Chairperson will remove the item from the Consent Calendar for separate consideration.

3. Planning Commission – Regular Meeting – July 14, 2025 Minutes

Any writing or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at City Hall located at 147 Fourth Street, Gonzales, California, during normal business hours.

## REGULAR AGENDA

4. Consider Approval of Resolution No. PC 2025-10, A Resolution of the Planning Commission of the City of Gonzales Recommending that the City Council Adopt an Ordinance Amending Chapter 12.56, Table 1, Summary of Zoning Districts and Permitted Uses of Title 12, Part 3 Zoning Districts
  - a) Staff Report
  - b) Public Comment
  - c) Commission Discussion
  - d) Commission Action

**Staff Recommended Action**-Adopt Resolution No. PC 2025-10
  
5. Consider Approval of Resolution No. PC 2025-11, A Resolution of the Planning Commission of the City of Gonzales Approving a Conditional Use Permit for Salad Bowl Boxing to Operate at 201 Alta Street, Gonzales, CA 93926
  - a) Staff Report
  - b) Public Comment
  - c) Commission Discussion
  - d) Commission Action

**Staff Recommended Action**-Adopt Resolution No. PC 2025-11

## BUSINESS FROM PLANNING COMMISSION

6. Oral Communications

## BUSINESS FROM COMMUNITY DEVELOPMENT DIRECTOR

7. Oral Communications

## ADJOURNMENT

In compliance with the American Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (831) 675-5000. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (CFR 35.102-35.104 ADA Title II). This is a public meeting and as such, can be seen live by people present or online and is being recorded; therefore; anything you say or do here is public information. The recordings are available online.

I, Alejandrina Ponce, Development Services Technician/Administrative Analyst with the City of Gonzales, do hereby certify that a copy of the foregoing Planning Commission Meeting Agenda was posted at City Hall, Council Chambers, and on the City's website by Thursday, November 20, 2025, at 5:00p.m.

Alejandrina Ponce  
Alejandrina Ponce

11/20/2025  
Date



**MINUTES**

**GONZALES PLANNING COMMISSION  
MONDAY, JULY 14, 2025  
6:00 P.M.**

**CALL TO ORDER**

The meeting was called to order at 6:04 PM by Chair Gloria Velasquez.

**PLEDGE OF ALLEGIANCE**

The flag salute was recited by all present.

Community Development Director Kinison Brown commented that translation services by Ana were available in Spanish if needed by the public. Interpreter addressed the public in Spanish to approach her table if they needed any translation assistance.

**1. ROLL CALL**

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>
Tencia Vargas	Chairperson	Present
Alex Ramirez	Chair Pro Tem	Present
Adrian Paco	Commissioner	Present
Gloria Velasquez	Commissioner	Present
Delia Gutierrez	Commissioner	Present

**STAFF PRESENT**

Community Development Director Taven Kinson Brown and Administrative Assistant II Esthela Palmerin.

**PUBLIC NOTICE**

This meeting is being conducted in accordance with the State of California Executive Order N-29-20, dated March 17, 2020, regarding the COVID-19 pandemic. The public may participate in person or online via Zoom <https://us06web.zoom.us/j/82206111989> or call 1-1669-900-6833 and use **Meeting ID: 82206111989**. If you wish to make a general public comment or comment on a specific agenda item, please use the Raise Hand function. You will be allowed three minutes to make your comments.

Attachment: 7-14-25 PC Mtg Minutes (3418 : PC Minutes of the July 14, 2025 Meeting)

If you choose not to attend the meeting but wish to comment on a specific agenda item, please submit your comment limited to 250 words or less by noon on the day of the meeting to the City Clerk at [cityclerk@ci.gonzales.ca.us](mailto:cityclerk@ci.gonzales.ca.us)

**BUSINESS FROM THE PUBLIC**

- 2. Business from the Public not on the agenda; any member of the Public may address the Commission for a period not to exceed three minutes on any subject not on the agenda. The Commission will listen to all communications but may take no action.

There was none.

**CONSENT AGENDA**

- 3. Approve the Planning Commission – Regular Meeting – March 10, 2025, Minutes

<b>RESULT:</b>	<b>APPROVED</b>
<b>MOVER:</b>	Chairperson Gloria Velasquez
<b>SECONDER:</b>	Commissioner Adrian Paco
<b>AYES:</b>	Gloria Velasquez, Adrian Paco, Tencia Vargas, Alex Ramirez
<b>ABSTAINED:</b>	Delia Gutierrez
<b>ABSENT:</b>	None

**REGULAR AGENDA**

- 4. Reorganization of Planning Commission – Nomination of Chair and Chair Pro Tem

Community Development Director Kinison Brown open the floor to the Planning Commission members for nominations of Chairperson and Chair Pro Tem. He said nominations for Planning Commissioner must be made at the first meeting of the year.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS] Tencia Vargas was nominated for Chairperson</b>
<b>MOVER:</b>	Gloria Velasquez
<b>SECONDER:</b>	Alex Ramirez
<b>AYES:</b>	Gloria Velasquez, Adrian Paco, Tencia Vargas, Alex Ramirez
<b>ABSENT:</b>	None

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS] Alex Ramirez was nominated for Chair Pro Tem</b>
<b>MOVER:</b>	Gloria Velasquez
<b>SECONDER:</b>	Delia Gutierrez
<b>AYES:</b>	Gloria Velasquez, Adrian Paco, Tencia Vargas, Alex Ramirez, Delia Gutierrez
<b>ABSENT:</b>	None

- 5. Consider Approval of **Resolution No. PC 2025-07**, A Resolution of the Planning Commission of the City of Gonzales Recommending that the City Council Approve Common Sense Exemptions to the California Environmental Quality Act (CEQA) as Supported by the Housing Element Update CEQA Exemption Technical Memorandum Prepared in February of 2025; **Resolution No. PC 2025-08**, A Resolution of the Planning Commission of the City of Gonzales Recommending that the City Council of The City Of Gonzales Approve GPA 2025-01, Making Findings Under CEQA, Amending The Land Use Element of the General Plan, Adopting the 2023-2031 Housing Element Update;

Attachment: 7-14-25 PC Mtg Minutes (3418 : PC Minutes of the July 14, 2025 Meeting)

**Resolution No. PC 2025-09**, A Resolution of the Planning Commission of the City of Gonzales Recommending to the City Council to Adoption an Ordinance, Making Findings Under CEQA, and Amending Title 12 (Zoning Regulations) with Associated Zoning Map and Text Changes, to Implement the new 6th Cycle Housing Element

**Staff Report:** Community Development Director Kinison Brown presented via PowerPoint. The following were the subjects addressed: Housing Element Overview, Meeting the Regional Housing Needs Allocation (RHNA), HCD Review and Comments, Rezone to Meet RHNA, Zoning Text Amendments, Environmental Review, Schedule, and Recommendation.

Chairperson Vargas opened the public hearing at 7:09 PM.

**Public Hearing:** No comments from the public.

Chairperson Vargas closed public hearing at 7:09 PM.

**Commission Discussion:** Chair Pro Tem Ramirez, Chairperson Velasquez, Commissioner Gutierrez, and Commissioner Paco shared their concerns about low-income, H2A housing, City’s infrastructure, parcels 1-6, Chapter 12, low barrier navigation, zoning areas, sewage on apartment buildings, table on the RHNA, and higher density on rezoning areas.

Community Development Director Kinison Brown provided an explanation of the process which included new concept designed to accessible housing, utility extension of infrastructure, permission of zoning extensions, construction of industrial wastewater treatment plan, advance planning on electricity from PG&E, and development of highly anticipated long-term supply of housing units.

Community Development Director Kinison Brown elaborated on workforce housing and inconsistency in housing capacity. He also addressed Matt Gourley’s comments on the zoning restrictions and asked Mr. Gourley to expand on the subject.

Mr. Gourley provided an explanation on potential contamination on industrial zones to residents, state funding, valuable land for commercial and industrial use, new community center alternative, and H2A housing outside city limits.

**RESULT:** APPROVED RESOLUTION NO. PC 2025-07  
**MOVER:** Chairperson Tencia Vargas  
**SECONDER:** Commissioner Delia Gutierrez  
**AYES:** Tencia Vargas, Adrian Paco, Alex Ramirez, Gloria Velasquez, Delia Gutierrez  
**ABSENT:** None

**RESULT:** APPROVED RESOLUTION NO. PC 2025-08  
**MOVER:** Chairperson Tencia Vargas  
**SECONDER:** Commissioner Gloria Velasquez  
**AYES:** Tencia Vargas, Adrian Paco, Alex Ramirez, Gloria Velasquez, Delia Gutierrez  
**ABSENT:** None

**RESULT:** APPROVED RESOLUTION NO. PC 2025-09  
**MOVER:** Chairperson Tencia Vargas  
**SECONDER:** Commissioner Adrian Paco  
**AYES:** Tencia Vargas, Adrian Paco, Alex Ramirez, Gloria Velasquez, Delia Gutierrez  
**ABSENT:** None

Attachment: 7-14-25 PC Mtg Minutes (3418 : PC Minutes of the July 14, 2025 Meeting)

**BUSINESS FROM PLANNING COMMISSION**

6. Oral Communications

There was none.

**BUSINESS FROM COMMUNITY DEVELOPMENT DIRECTOR**

7. Oral Communications

Community Development Director Kinison Brown reported on major actions were scheduled for final vote and recommendations on August 4<sup>th</sup>; public hearing on the Vista Lucia plan on the 18<sup>th</sup>; LAFCo expansion of the City, and economic development, and the current technician vacancy.

**ADJOURNMENT**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Chairperson Tencia Vargas
<b>SECONDER:</b>	Commissioner Delia Gutierrez
<b>AYES:</b>	Tencia Vargas, Adrian Paco, Alex Ramirez, Gloria Velasquez, Delia Gutierrez
<b>ABSENT:</b>	None

The meeting was adjourned at 7:40 PM.

**ATTEST:**

\_\_\_\_\_  
**Alejandrina Ponce**, Development Services Technician/  
Administrative Analyst

\_\_\_\_\_  
**Tencia Vargas**, Chairperson

Attachment: 7-14-25 PC Mtg Minutes (3418 : PC Minutes of the July 14, 2025 Meeting)



# City of Gonzales

PLANNING COMMISSION

AGENDA  
ITEM

4

## COMMUNITY DEVELOPMENT DEPARTMENT

### STAFF REPORT

**DATE:** November 24, 2025

**TO:** Honorable Chair Vargas and Planning Commission

**FROM:** Taven Kinison Brown, Community Development Director

**THROUGH:** Carmen Gil, City Manager

**SUBJECT:** Resolution No. PC 2025-10 Recommending Adoption of an Ordinance Amending Chapter 12.56

### RECOMMENDATION

Staff recommends that the Planning Commission adopt Resolution No. PC 2025-10, A Resolution of the Planning Commission of the City of Gonzales Recommending that the City Council Adopt an Ordinance Amending Chapter 12.56, Table 1, Summary of Zoning Districts and Permitted Uses of Title 12, Part 3 Zoning Districts.

### BACKGROUND

In an effort to incentivize investment in the city's industrial park and potentially find new interest in long-vacant under-utilized industrial properties, staff has volunteered several new uses and more streamlined permitting processes for the district.

Additionally, the community is unpleasantly aware that the city has no zoned and available land areas to accept ministorage and RV recreational vehicle storage. Neighborhood character in many instances is being defined by "extra" vehicles blocking driveways, parking in front yards crushing landscapes and sometimes preventing the safe passage of pedestrians along sidewalks, forcing walkers and children to enter the street. Code Enforcement has been problematic as our citizens have no other local options to store their RVs and meet their personal storage needs.

Staff has reviewed Table 1 of Section 12.56 *Summary Of Zoning Districts And Permitted Uses* to see

where particular additions and enhancements could be made within the Industrial District, where there are vacant and available properties to effect positive change for the City’s residential neighborhoods, as well as other additions and streamlined processes to effect increased investment and economic return in the Industrial District.

Public notice was provided in the local Salinas Valley Tribune, appearing on October 29, 2025. (20 days before action of the Planning Commission).

## ANALYSIS

The City has on occasion, opportunity to improve land use flexibility, reflect existing conditions, and better serve the needs of the City and district users. There are potential public benefits in allowing additional uses in the Industrial District and simplifying the permitting process to more easily permit such uses, such as allowing:

- **Recreational Vehicle, Equipment Storage and Ministorage uses** to support decongestion of public streets and residential areas by providing legal, designated storage areas, potentially improving neighborhood visual and traffic conditions.
- **Retail uses** that are neighborhood and city-serving, that are compatible with the mixed industrial-commercial character, and unlikely to generate adverse environmental effects beyond those previously analyzed.
- **Medical services** that have a negligible impact to traffic generation and infrastructure demand and can serve a vital public health and safety function in an industrial context; and
- **Caretaker or live/work dwelling units.** Such allowed land uses in the industrial district can strengthen business models by deterring vandalism and theft.

Table 1 of Section 12.56 of the City Code sets out permitted and conditionally permitted uses in the City of Gonzales by zoning district. Notations of “C” mean that a particular use within a district designation requires a Conditional Use Permit, “P” indicates a Permitted Use, “T” indicates a requirement for a Temporary Use Permit, and an unchecked box,  means that a use is presently disallowed in that district.

Staff has informally approached community members on occasion to determine public interest in allowing **Recreational Vehicle and Equipment Storage and Ministorage** in underutilized and vacant industrial areas and has found great interest.

Staff has clarified the particular **Retail Uses** to be (P) permitted in the Industrial District to enhance services for workers, adjacent neighborhoods and provide utility to the citizens of Gonzales, as follows:

- **“Retail:** Hardware store, tool sharpening and general sales, outdoor equipment, landscape materials, industrial and agricultural clothing and PPE (Personal Protective Equipment), and other similar classes as determined by the Community Development Director.”

To facilitate access to urgent care or occupational health services within proximity to industrial operations, **Medical** services will be changed from a Conditional Use Permit “C” requiring Planning Commission approval, to needing only site plan approval “P” from the Community Development Director.

To strengthen existing and proposed business operations by deterring vandalism and theft, **Caretaker or live/work dwelling units**, attached or detached will be changed from a Conditional Use Permit “C” requiring Planning Commission approval, to needing only site plan approval “P” from the Community Development Director.

Specific amendments are therefore proposed for the Industrial District to enhance its utility and reflect existing patterns of use. The following uses would be newly permitted (P), with applicable site plan review:

- **Recreational Vehicle and Equipment Storage Yards** (Change from  to “P”)
- **Ministorage (Self-Storage)** (Change from “C” to “P”)
- **Retail Sales** (Change from  to “P”)
- **Medical Services** (Change from “C” to “P”)
- **Caretaker or live/work dwelling units.** (Change from “C” to “P”)

Another way to view the suggested amendments to Table 1 of Chapter 12.56 would look like the summarized table below:

**TABLE 1  
PERMITTED AND CONDITIONALLY PERMITTED USES**

Use	R-1	R-1D	R-2	MHP	HC	NC	MU	MU-CC	I	OS	PF
<b>Residential Uses</b>											
Caretaker or live/work dwelling units, attached or detached									€ P		
<b>Services</b>											
Ministorage									€ P		
Medical					P	C	P	P	€ P		P
<b>Industrial Uses</b>											
Retail: Hardware store, tool sharpening and general sales, outdoor equipment, landscape materials, industrial and agricultural clothing and PPE (Personal Protective Equipment), and other similar classes as determined by the Community Development Director.									P		
<b>Vehicle Sales, Service And Related Activities</b>											
Recreational vehicle and equipment storage yard					C				P		

The newly proposed, “P” permitted uses are compatible with existing infrastructure capacity, circulation patterns, and surrounding land uses.

**ENVIRONMENTAL REVIEW**

In support of the City of Gonzles 2010 General Plan, a Draft Environmental Impact Report (EIR) (Vol. 1 and Vol. 2.) (SCH#20091211017) was completed and released on August 2, 2010, for public review of 45 days. On December 3, 2010, Vol. 3 of the Final EIR and the City’s responses to comments was made available to each public agency, group and individual that submitted comments to the Draft EIR (**See Attachment 1 to the attached Resolution No. PC 2025-10**). On January 18, 2011, the City Council determined that the Final EIR reflected the City’s independent judgement and analysis as to the potential environmental effects of the 2010 General Plan.

Despite its 15-year age, the underlying goals and objectives regarding growth, land use patterns, and quality of life, remain valid in the City of Gonzales General Plan and the supporting EIR. The General Plan continues to prioritized preserving small-town character and enhancing economic opportunity and investment. As the community still holds these values and there has been no major community disruption, growth or decline in this timeframe, the General Plan EIR is still timely here in 2025.

An addendum to a previous EIR may be prepared if only minor changes or additions are necessary to make the prior document adequate for the current project and the changes involve no new significant impacts or impacts substantially greater than previously identified in the EIR.

In consideration of the present effort to amend *Chapter 12.56, Table 1 Summary of Zoning Districts and Permitted Uses*, an Addendum to the 2010 City of Gonzales General Plan Environmental Impact Report has been prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15164 (See **Attachment 2 to the attached PC Resolution 2025-10**).

The CEQA Guidelines provide that an EIR addendum need not be circulated for public review but is attached to the EIR. The decision-making body considers the addendum together with the certified EIR when making a decision on the current project.

Pursuant to CEQA Guidelines §15164, staff recommends that the Planning Commission recommend that the City Council determine that the proposed amendments do not require a Subsequent or Supplemental EIR. The proposed changes:

1. **Do not constitute substantial changes** to the 2010 General Plan described in the original EIR that would involve new significant environmental effects or a substantial increase in the severity of previously identified effects.
2. **Do not involve new information** of substantial importance that was not known at the time the previous EIR was certified, which would trigger further CEQA review.

Staff recommends that the Planning Commission recommend that the City Council determine that the proposed amended uses are compatible with existing infrastructure capacity, circulation patterns, and surrounding land uses and will not have a negative environmental effect.

## **FINDINGS**

### **Section 1. Environmental Findings**

A. The Lead Agency finds that the proposed zoning text amendments are within the scope of the previously certified EIR.

*No new significant impacts would result, and preparation of a subsequent EIR is not required. The Addendum shall be attached to the original EIR.*

### **Section 2. Findings for Amendment of the Zoning Code.**

B. The amendments to the zoning code are consistent with the general plan.

*The City General Plan land use designation of Industrial/Manufacturing would be affected by these text amendments. The General Plan provides that:*

*“The primary purpose of this designation is to define those areas that are appropriate for heavy industrial and manufacturing uses, the location of which may create land use conflicts with residential uses and schools. The emphasis is on agricultural services, but other types of industry compatible with the policies in the General Plan are encouraged. The designation permits industrial parks, light manufacturing, warehousing, wineries, auto and farm equipment sales or repair establishments, feed stores, lumber yards, construction supply companies, and similar*

*compatible uses. Compatible highway serving uses like gas stations, restaurants and motels and truck stops are permitted in this area.”*

*The proposed amendments and streamlining provisions are consistent with the Industrial / Manufacturing General Plan land use designation.*

- C. The proposed zoning and/or amendment will be beneficial to and not detrimental to the public health, safety, or welfare.
1. **Recreational Vehicle, Equipment Storage and Ministorage uses** to support decongestion of public streets and residential areas by providing legal, designated storage areas, potentially improving neighborhood visual and traffic conditions.
  2. **Retail uses** that are neighborhood and city-serving, that are compatible with the mixed industrial-commercial character, and unlikely to generate adverse environmental effects beyond those previously analyzed.
  3. **Medical services** that have a negligible impact to traffic generation and infrastructure demand and can serve a vital public health and safety function in an industrial context; and
  4. **Caretaker or live/work dwelling units.** Such allowed land uses in the industrial district can strengthen business models by deterring vandalism and theft.

*Allowing the additional uses of recreational vehicle and equipment storage yards, ministorage, industrial serving and neighborhood serving retail, emergency medical services, and caretaker live/work units (aka: 24-hour on-site security) in the Industrial District and streamlining the permitting process to permit such uses more easily, will provide enhancement to the public health, safety, and welfare.*

## **CONCLUSION**

Staff recommends that the Planning Commission adopt Resolution No. PC 2025-10, A Resolution of the Planning Commission of the City of Gonzales Recommending that the City Council Adopt an Ordinance Amending Chapter 12.56, Table 1, Summary of Zoning Districts and Permitted Uses of Title 12, Part 3 Zoning Districts.

### **Attachments:**

1. Public Hearing Notice
2. Resolution No. PC 2025-10 with Attachments

PROOF OF PUBLICATION

STATE OF CALIFORNIA -  
County of Monterey

This space is for the county clerk's filing stamp

I am a citizen of the United States and a Resident of the County aforesaid: I am Over the age of eighteen years and not a Party to or interested in the above-Entitled matter. I am the principal clerk of the printer of The King City Rustler, Greenfield News, Soledad Bee, and Gonzales Tribune (Salinas Valley Tribune) newspapers of general Circulation by The Superior Court of the County of Monterey, State of California: that the notice of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspapers and not in any supplement thereof on the following dates, to wit:

Notice of  
Public Hearing  
10/29

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Executed on: 10/29/25

At King City, California

Julie Digges  
Julie Digges, Office Manager

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Gonzales will conduct a Public Hearing on Monday, November 24, 2025, at 6:00pm in the City Council Chambers at 117 Fourth Street, Gonzales, California, to consider the items referenced below.

- Adopt Resolution No. PC 2025-10, "A Resolution of the Planning Commission of the City of Gonzales Recommending that the City Council Adopt an Ordinance Amending Chapter 12.56, Table 1, Summary of Zoning Districts and Permitted Uses of Title 12, Part 3 Zoning Districts."
  - Specific amendments are proposed for the Industrial District to enhance its utility and reflect existing patterns of use. In Table 1 of Chapter 12.56, Conditional Use Permit requirements are noted with a "C", and Permitted Uses are noted with a "P." The following uses are being considered to be changed to "P," Permitted Uses, with applicable site plan review:
    - Recreational Vehicle and Equipment Storage Yards (Change from "Not Permitted" to "P")
    - Ministorage (Self-Storage) (Change from "C" to "P")
    - Retail Sales (Change from "Not Permitted" to "P")
    - Medical Services (Change from "C" to "P")
    - Caretaker or live/work dwelling units. (Change from "C" to "P")
  - Limited Retail Sales and Medical Services are proposed to be permitted in the Industrial Zone - not every form of retail sale or medical service.
- The Planning Commission will consider a second item on November 24, 2025:
- Adopt Resolution No. PC 2025-11, "A Resolution of the Planning Commission of the City of Gonzales Approving a Conditional Use Permit for Salad Bowl

Boxing to Operate at 201 Alta Street, Gonzales, CA 93926."

All documents prepared for the above-described actions are available for review in the offices of the City Clerk, 147 Fourth Street, Gonzales, CA; between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

People interested should appear at the above public hearing in order to make their comments known. People who are unable to attend may direct their written comments to the City Clerk. Should you be unable to attend the meeting, you may direct written comments to Taven M. Kinison Brown, Community Development Director, P.O. Box 647 / 147 Fourth St, Gonzales, CA 93926; or by e-mail at tkinisonbrown@ci.gonzales.ca.us.

En caso de que usted necesite ayuda en leer o en entender este aviso de audiencia pública, usted puede ponerse en contacto con la oficina del Edificio Municipal en 147 Fourth Street o llamar al número (831) 675-5000, y el aviso será traducido para usted.

Dated, the 24th day of October 2025, at Gonzales, California for publication October 29, 2025.

/s/ Taven M. Kinison Brown,  
Community Development Director.  
25267 - PUB SVT 10/29/2025

Attachment: Public Hearing Notice (3416 : Resolution No. PC 2025-10 Recommending Adoption of an Ordinance Amending Chapter 12.56)

**RESOLUTION NO. PC 2025-10**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GONZALES  
RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE  
AMENDING CHAPTER 12.56 TABLE 1 SUMMARY OF ZONING DISTRICTS AND  
PERMITTED USES OF TITLE 12, PART 3 ZONING DISTRICTS**

**WHEREAS**, the California Constitution authorizes the City of Gonzales (“City”) in Article XI, Section 7 to make and enforce within its limits all local, police, sanitary, and other ordinances and regulations not in conflict with general laws; and

**WHEREAS**, Table 1 of Section 12.56 of the City Code sets out permitted and conditionally permitted uses in the City of Gonzales by zoning district. Notations of “C” mean that a particular use within a district designation requires a Conditional Use Permit, “P” indicates a Permitted Use, “T” indicates a requirement for a Temporary Use Permit, and an unchecked box, , means that a use is presently disallowed in that district; and

**WHEREAS**, the City has on occasion, opportunity to improve land use flexibility, reflect on improvements that could be made to existing conditions, and better serve the needs of the City and district users; and

**WHEREAS**, there are potential public benefits in allowing additional uses in the Industrial District, and streamlining the permitting process to more easily permit such uses, such as:

- **Recreational Vehicle, Equipment Storage and Ministorage uses** to support decongestion of public streets and residential areas by providing legal, designated storage areas, potentially improving neighborhood visual and traffic conditions.
- **Retail uses** that are neighborhood and city-serving, that are compatible with the mixed industrial-commercial character, and unlikely to generate adverse environmental effects beyond those previously analyzed.
- **Medical services** that have a negligible impact to traffic generation and infrastructure demand and can serve a vital public health and safety function in an industrial context; and
- **Caretaker or live/work dwelling units.** Such allowed land uses in the industrial district can strengthen business models by deterring vandalism and theft.

**WHEREAS**, staff has approached community members on occasion to determine public interest in allowing **Recreational Vehicle and Equipment Storage and Ministorage** in underutilized and or vacant industrial areas; and

**WHEREAS**, the City proposes to now add and streamline several permitted uses particular to the Industrial District; and

**WHEREAS**, specific amendments are proposed for the Industrial District to enhance its utility and reflect existing patterns of use. The following uses would be newly permitted (P), with applicable site plan review:

- **Recreational Vehicle and Equipment Storage Yards** (Change from  to “P”)
- **Ministorage (Self-Storage)** (Change from “C” to “P”)
- **Retail Sales** (Change from  to “P”)
- **Medical Services** (Change from “C” to “P”)
- **Caretaker or live/work dwelling units.** (Change from “C” to “P”)

**WHEREAS**, to enhance services for local workers, and to provide utility to the citizens of Gonzales, staff has clarified the particular **Retail Uses** to be (P) permitted in the Industrial District as follows:

- **“Retail:** Hardware store, tool sharpening and general sales, outdoor equipment, landscape materials, industrial and agricultural business clothing and PPE (Personal Protective Equipment), and other similar classes as determined by the Community Development Director;” and

**WHEREAS**, to facilitate access to urgent care or occupational health services within proximity to industrial operations, **Medical Services** has been changed from a Conditional Use Permit “C” requiring Planning Commission approval, to needing only site plan approval “P” by the Community Development Director; and

**WHEREAS**, to strengthen existing and proposed business operations by deterring vandalism and theft, **Caretaker or live/work dwelling units**, has been changed from a Conditional Use Permit “C” requiring Planning Commission approval, to needing only site plan approval “P” by the Community Development Director; and

**WHEREAS**, the newly proposed “P” permitted uses are compatible with existing infrastructure capacity, circulation patterns, and surrounding land uses; and

**WHEREAS**, staff has prepared revisions to the City of Gonzales Code, Table 1 of Chapter 12.56 Permitted and Conditionally Permitted Uses to principally allow Recreational Vehicle and Equipment Storage, Ministorage Uses, particular Retail Uses, Medical Services and Caretaker or live/work dwelling units, to complement the industrial uses allowed in the City’s Industrial District); and

**WHEREAS**, in support of the City of Gonzales 2010 General Plan, a Draft Environmental Impact Report (EIR) (Vol. 1 and Vol. 2.) (SCH#20091211017) was completed and released on August 2, 2010, for public review of 45 days (See Attachment 1 - <https://gonzalesca.gov/government/information-center/general-plan>); and

**WHEREAS**, on December 3, 2010, Vol. 3 of the Final EIR and the City’s responses to comments was made available to each public agency, group and individual that submitted comments to the Draft EIR (See Attachment 1); and

**WHEREAS**, on January 18, 2011, the City Council determined that the Final EIR reflected the City’s independent judgement and analysis as to the potential environmental effects of the 2010 General Plan and

**WHEREAS**, an addendum to a previous EIR may be prepared if only minor changes or additions are necessary to make the prior document adequate for the current project and the changes

involve no new significant impacts or impacts substantially greater than previously identified in the EIR; and

**WHEREAS**, in consideration of the present effort to amend *Chapter 12.56 Summary of Zoning Districts and Permitted Uses*, an Addendum to the 2010 City of Gonzales General Plan Environmental Impact Report has been prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15164 (See Attachment 2); and

**WHEREAS**, the CEQA Guidelines provide that an EIR addendum need not be circulated for public review but is attached to the EIR. The decision-making body considers the addendum together with the certified EIR when making a decision on the current project; and

**WHEREAS**, on Monday, November 24, 2025, at a duly noticed public hearing, the Planning Commission considered the prepared Addendum to the City of Gonzales General Plan EIR and considered revisions to the City of Gonzales Code, Table 1 of Chapter 12.56 Permitted and Conditionally Permitted Uses.

**NOW, THEREFORE, BE IT ORDAINED** that the Planning Commission of the City Gonzales:

1. Recommends that the City Council adopt an ordinance that amends *Chapter 12.56 Summary Of Zoning Districts And Permitted Uses* Of Title 12, Part 3 Zoning Districts as summarized below, and as fully included in City Council Draft Ordinance 2025-XX):

**TABLE 1  
PERMITTED AND CONDITIONALLY PERMITTED USES**

Use	R-1	R-1D	R-2	MHP	HC	NC	MU	MU-CC	I	OS	PF
<b>Residential Uses</b>											
Caretaker or live/work dwelling units, attached or detached									€ P		
<b>Services</b>											
Ministorage									€ P		
<b>Medical</b>					P	C	P	P	€ P		P
<b>Industrial Uses</b>											
Retail: Hardware store, tool sharpening and general sales, outdoor equipment, landscape materials, industrial and agricultural clothing and PPE (Personal Protective Equipment), and other similar classes as determined by the Community Development Director.									P		
<b>Vehicle Sales, Service And Related Activities</b>											
Recreational vehicle and equipment storage yard					C				P		

Attachment: Resolution No. PC 2025-10 with Attachments (3416 : Resolution No. PC 2025-10 Recommending Adoption of an Ordinance

**PASSED AND ADOPTED** this 24<sup>th</sup> day of November 2025, by the Planning Commission of the City of Gonzales, by the following vote:

**AYES:            COMMISSIONER:**

**NOES:            COMMISSIONER:**

**ABSTAIN:        COMMISSIONER:**

**ABSENT:         COMMISSIONER:**

\_\_\_\_\_  
**Tencia Vargas, Chairperson**

**ATTEST:**

\_\_\_\_\_  
**Mary Villegas, Deputy City Clerk**

**Attachment: Resolution No. PC 2025-10 with Attachments (3416 : Resolution No. PC 2025-10 Recommending Adoption of an Ordinance**

## ATTACHMENT 1

City of Gonzales 2010 General Plan, Environmental Impact Report (EIR)  
(Vol. 1, Vol. 2. and Vol.3) (SCH#20091211017).

<https://gonzalesca.gov/government/information-center/general-plan>

or

- [https://gonzalesca.gov/sites/default/files/2018-08/EIR-Volume-1\\_0.pdf](https://gonzalesca.gov/sites/default/files/2018-08/EIR-Volume-1_0.pdf)
- [https://gonzalesca.gov/sites/default/files/2018-08/EIR-Volume-2\\_0.pdf](https://gonzalesca.gov/sites/default/files/2018-08/EIR-Volume-2_0.pdf)
- [https://gonzalesca.gov/sites/default/files/2018-08/EIR-Volume-3\\_0.pdf](https://gonzalesca.gov/sites/default/files/2018-08/EIR-Volume-3_0.pdf)

**ATTACHMENT 2**

October 2025 Addendum to the City of Gonzales 2010 General Plan, Environmental Impact Report (EIR) (Vol. 1, Vol. 2. And Vol.3) (SCH#20091211017)

Attachment: Resolution No. PC 2025-10 with Attachments (3416 : Resolution No. PC 2025-10 Recommending Adoption of an Ordinance



## CEQA Addendum for Zoning Text Amendments To Uses in the Industrial District



**Project Title:** An Ordinance Amending Chapter 12.56 – Table 1 Summary of Zoning Districts and Permitted Uses of Title 12, Part 3 Zoning Districts.

**CEQA Addendum** to the *Gonzales 2010 General Plan Environmental Impact Report*, Certified January 2011 **Lead Agency:** City of Gonzales

### Introduction

This document is an addendum to the Gonzales 2010 General Plan Environmental Impact Report (2010 GP EIR) which was certified by the City of Gonzales in January 2011 by adoption of Resolution No.2011-01 (SCH#2009121017).

Table 1 of Section 12.56 of the City Code sets out permitted and conditionally permitted uses in the City of Gonzales by zoning district. Notations of “C” mean that a particular use within a district designation requires a Conditional Use Permit, “P” indicates a Permitted Use, “T” indicates a requirement for a Temporary Use Permit, and an unchecked box,  means that a use is presently disallowed in that district.

In accordance with the California Environmental Quality Act, this addendum analyzed the City’s proposal to add and streamline several permitted uses particular to the Industrial District to enhance the district’s utility and reflect existing patterns of use. Specifically, the following uses would be newly permitted (P), with applicable site plan review:

- **Recreational Vehicle and Equipment Storage Yards** (Change from  to “P”)
- **Ministorage (Self-Storage)** (Change from “C” to “P”)
- **Retail Sales** (Change from  to “P”)
- **Medical Services** (Change from “C” to “P”)
- **Caretaker or live/work dwelling units.** (Change from “C” to “P”)

Industrial uses were analyzed in the 2010 GP EIR, and the City finds now that:

1. No substantial changes are proposed that involve new environmental effects or a substantial increase in the severity of previously identified effects;
2. No substantial changes in circumstances are evident that involve new environmental effects or a substantial increase in the severity of previously identified effects;
3. No new information has emerged that would materially change the analyses or conclusion set forth in the 2010 GP EIR:
  - a. The project will not have one or more significant effects not previously discussed;
  - b. A significant effect previously examined will not be substantially more severe;

- c. Mitigation measures or alternatives found to not be feasible would not now, in fact, be feasible (not relevant); or
- d. New mitigation measures or alternatives would substantially reduce one or more significant effects, and the project proponent has not declined to adopt the measure or alternative (not relevant).

As a result of these findings, the City of Gonzales, acting as lead agency, finds that the preparation of an Addendum to the 2010 GP EIR is the appropriate level of review under CEQA. This addendum will be used to support City Council approval of the several added and streamlined permitted uses particular to the Industrial District.

**Description of the Proposed Zoning Text Changes / Project Description**

This Addendum addresses proposed amendments to the zoning regulations for the Industrial District to enhance its utility and reflect existing patterns of use. Specifically, the following uses would be newly permitted (P) by-right, with applicable site plan review:

- **Recreational Vehicle, Equipment Storage and Ministorage uses** to support decongestion of public streets and residential areas by providing legal, designated storage areas, potentially improving neighborhood visual and traffic conditions.
- **Retail uses** that are neighborhood and city-serving, that are compatible with the mixed industrial-commercial character, and unlikely to generate adverse environmental effects beyond those previously analyzed.
- **Medical services** that have a negligible impact to traffic generation and infrastructure demand and can serve a vital public health and safety function in an industrial context; and
- **Caretaker or live/work dwelling units.** Such allowed land uses in the industrial district can strengthen business models by deterring vandalism and theft.

These changes are intended to improve land use flexibility, reflect existing conditions, and better serve the needs of the city and the district’s users.

**Environmental Analysis Summary**

The proposed zoning changes, particular to Industrial Land Use allowances, were evaluated for consistency with the previously certified EIR. The following findings are made:

<b>Environmental Topic</b>	<b>EIR Conclusion</b>	<b>Addendum Finding</b>
Land Use and Planning	Less than Significant	No new impact; consistent assumptions
Population and Housing	Less than Significant	Less than Significant, no new impact.

<b>Environmental Topic</b>	<b>EIR Conclusion</b>	<b>Addendum Finding</b>
Agricultural Resources	Significant and Unavoidable	No new impact to agricultural resources; consistent assumptions
Aesthetics	Less than Significant	No new impact; consistent assumptions
Traffic/Transportation	Less than Significant with Mitigation	No change in trip generation assumptions, no conflict with GP mitigation measures
Air Quality	Less than Significant with Mitigation	No impact to Air Quality, no conflict with GP mitigation measures regarding exposure to toxic air contaminants and strong odor.
GHG Greenhouse Gas Emissions	Significant and Unavoidable	2010 mitigation measures directing the City to prepare a Climate Action Plan, GHG Best Management Practices and Adoption of the Green Building Code are in place, and the documents have been prepared. The provisions of the CAP, BMPs and Green Building Code are in effect city-wide. The project does not contravene these measures.
Energy Conservation	Less than Significant	Less than Significant
Noise	Less than Significant	No change to land use interface or noise sources
Hydrology and Water Quality	Less than Significant	Less than Significant
Utilities/Services	Adequate Capacity	No additional demand generated
Public Services	Less than Significant with Mitigation	No change to land use intensity, nor impact to public facilities.
Parks and Recreation	Less than Significant	Less than Significant
Biological Resources	Less than Significant with Mitigation	No increased impact to riparian resources, or protected wetlands.

Environmental Topic	EIR Conclusion	Addendum Finding
Cultural Resources	Less than Significant with Mitigation	All City Projects, regardless of zoning designation are subject to protecting cultural resources. No increased impact from the project.
Mineral Resources	Less than Significant	Less than Significant
Geology and Soils	Less than Significant	Less than Significant
Hazards and Hazardous Materials	Less than Significant with Mitigation	The project will have a less than significant effect on site specific reviews of potential land use conflicts involving the location of new schools, and does not involve development in areas of very high wildfire potential east of Iverson Road.
Health and Wellness	Less than Significant, as determined through June 2018 Addendum to 2010 GP EIR SCH#2009121017	No increased impact or contravene of Health and Wellness policies or programs.

### Environmental Analysis

Pursuant to CEQA Guidelines §15164, the Lead Agency has determined that the proposed amendments do not require a Subsequent or Supplemental EIR. The proposed changes:

1. **Do not constitute substantial changes** to the project (2010 General Plan) described in the original EIR that would involve new significant environmental effects or a substantial increase in the severity of previously identified effects.
2. **Do not involve new information** of substantial importance that was not known at the time the previous EIR was certified that would trigger further CEQA review.

### Justification:

- **Recreational Vehicle, Equipment Storage and Ministorage uses** support decongestion of public streets and residential areas by providing legal, designated storage areas, potentially improving neighborhood visual and traffic conditions.
- **Medical services** are low impact uses with limited traffic or infrastructure demand and serve a vital function in an industrial context.

- **Retail uses** that are generally small-scale and neighborhood/city-serving, and compatible with mixed industrial-commercial character, are unlikely to generate adverse environmental effects beyond those previously analyzed.
- **Caretaker or live/work dwelling units.** Such allowed land uses in the industrial district can strengthen business models by deterring vandalism and theft.

The proposed uses are compatible with existing infrastructure capacity, circulation patterns, and surrounding land uses.

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## Conclusion

Based on the above, the Lead Agency finds that the proposed zoning text amendments are within the scope of the previously certified EIR. No new significant impacts would result, and preparation of a subsequent EIR is not required.

This Addendum shall be attached to the original EIR.

---

## Prepared by:

Taven M. Kinison Brown  
Community Development Director  
City of Gonzales, CA

Phone: 831.675.4203

Cell: 831-529-6388

Email: tkinisonbrown@ci.gonzales.ca.us

## Attachments:

- Exhibit A: City of Gonzales 2010 General Plan, Environmental Impact Report (EIR) (Vol. 1, Vol. 2, and Vol.3) (SCH#20091211017).
  - [https://gonzalesca.gov/sites/default/files/2018-08/EIR-Volume-1\\_0.pdf](https://gonzalesca.gov/sites/default/files/2018-08/EIR-Volume-1_0.pdf)
  - [https://gonzalesca.gov/sites/default/files/2018-08/EIR-Volume-2\\_0.pdf](https://gonzalesca.gov/sites/default/files/2018-08/EIR-Volume-2_0.pdf)
  - [https://gonzalesca.gov/sites/default/files/2018-08/EIR-Volume-3\\_0.pdf](https://gonzalesca.gov/sites/default/files/2018-08/EIR-Volume-3_0.pdf)
- Exhibit B: City Council Draft Ordinance No. 2025-XX), inclusive of Chapter 12.56 Table 1 Matrix Additions.

**ATTACHMENT 3**

City Council Draft Ordinance No. 2025-XX), inclusive of  
Chapter 12.56 Table 1 Matrix Additions

Attachment: Resolution No. PC 2025-10 with Attachments (3416 : Resolution No. PC 2025-10 Recommending Adoption of an Ordinance

**ORDINANCE NO. 2025-XX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
GONZALES, CALIFORNIA, AMENDING *CHAPTER 12.56 SUMMARY  
OF ZONING DISTRICTS AND PERMITTED USES* OF TITLE 12,  
PART 3 ZONING DISTRICTS.**

**WHEREAS**, the California Constitution, authorizes the City of Gonzales (“City”) in Article XI, Section 7 to make and enforce within its limits all local, police, sanitary, and other ordinances and regulations not in conflict with general laws; and

**WHEREAS**, Table 1 of Section 12.56 of the City Code sets out permitted and conditionally permitted uses in the City of Gonzales by zoning district. Notations of “C” mean that a particular use within a district designation requires a Conditional Use Permit, “P” indicates a Permitted Use, “T” indicates a requirement for a Temporary Use Permit, and an unchecked box,  means that a use is presently disallowed in that district; and

**WHEREAS**, the City has on occasion, opportunity to improve land use flexibility, reflect existing conditions, and better serve the needs of the City and district users; and

**WHEREAS**, there are potential public benefits in allowing additional uses in the Industrial District, and streamlining the permitting process to more easily permit such uses, such as:

- **Recreational Vehicle, Equipment Storage and Ministorage uses** to support decongestion of public streets and residential areas by providing legal, designated storage areas, potentially improving neighborhood visual and traffic conditions.
- **Retail uses** that are neighborhood and city-serving, that are compatible with the mixed industrial-commercial character, and unlikely to generate adverse environmental effects beyond those previously analyzed.
- **Medical services** that have a negligible impact to traffic generation and infrastructure demand and can serve a vital public health and safety function in an industrial context; and
- **Caretaker or live/work dwelling units.** Such allowed land uses in the industrial district can strengthen business models by deterring vandalism and theft.

**WHEREAS**, staff has approached community members on occasion to determine public interest in allowing **Recreational Vehicle and Equipment Storage and Ministorage** in underutilized and or vacant industrial areas, and has found great interest; and

**WHEREAS**, staff has clarified the particular **Retail Uses** to be (P) permitted in the Industrial District to enhance services for workers, adjacent neighborhoods and provide utility to the citizens of Gonzales, as follows:

- “**Retail:** Hardware store, tool sharpening and general sales, outdoor equipment, landscape materials, industrial and agricultural clothing and PPE (Personal Protective Equipment), and other similar classes as determined by the Community Development Director;” and

**WHEREAS**, to facilitate access to urgent care or occupational health services within proximity to industrial operations, **Medical** services will be changed from a Conditional Use Permit “C” requiring Planning Commission approval, to needing only site plan approval “P” by the Community Development Director; and

**WHEREAS**, to strengthen existing and proposed business operations by deterring vandalism and theft, **Caretaker or live/work dwelling units**, attached or detached will be changed from a Conditional Use Permit “C” requiring Planning Commission approval, to needing only site plan approval “P” by the Community Development Director; and

**WHEREAS**, the City proposes to now add and streamline several permitted uses particular to the Industrial District to enhance its utility and reflect existing patterns of use. Specifically, the following uses would be newly permitted (P), with applicable site plan review:

- **Recreational Vehicle and Equipment Storage Yards** (Change from  to “P”)
- **Ministorage (Self-Storage)** (Change from “C” to “P”)
- **Retail Sales** (Change from  to “P”)
- **Medical Services** (Change from “C” to “P”)
- **Caretaker or live/work dwelling units.** (Change from “C” to “P”)

**WHEREAS**, the proposed new “P” principally permitted uses are compatible with existing infrastructure capacity, circulation patterns, and surrounding land uses; and

**WHEREAS**, staff has prepared revisions to the City of Gonzales Code, Table 1 of Chapter 12.56 Permitted and Conditionally Permitted Uses to principally allow Recreational Vehicle and Equipment Storage, Ministorage Uses, particular Retail Uses, Medical Services and Caretaker or live/work dwelling units, to complement the industrial uses allowed in the City’s Industrial District (See Attachment 3); and

**WHEREAS**, CEQA. In support of the City of Gonzles 2010 General Plan, a Draft Environmental Impact Report (EIR) (Vol. 1 and Vol. 2.) (SCH#20091211017) was completed and released on August 2, 2010, for public review of 45 days; and

**WHEREAS**, CEQA, On December 3, 2010, Vol. 3 of the Final EIR and the City’s responses to comments was made available to each public agency, group and individual that submitted comments to the Draft EIR; and

**WHEREAS**, CEQA. On January 18, 2011, the City Council determined that the Final EIR reflected the City’s independent judgement and analysis as to the potential environmental effects of the 2010 General Plan; and

**WHEREAS**, CEQA. In consideration of the present effort to amend *Chapter 12.56 Summary of Zoning Districts and Permitted Uses*, an Addendum to the City of Gonzles 2010 General Plan, Environmental Impact Report (EIR) (Vol. 1 and Vol. 2 and Vol. 3.) (SCH#20091211017) has been prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15164; and

**WHEREAS**, an addendum to a previous EIR may be prepared if only minor changes or additions are necessary to make the prior document adequate for the current project and the changes involve no new significant impacts or impacts substantially greater than previously identified in the EIR; and

**WHEREAS**, the CEQA Guidelines provide that an EIR addendum need not be circulated for public review but is attached to the EIR. The decision-making body considers the addendum together with the certified EIR when making a decision on the current project; and

**WHEREAS**, on Monday, November 25, 2025, at a duly noticed public hearing the Planning Commission considered the addendum and the proposed revisions to the City of Gonzales Code, Table 1 of Chapter 12.56 Permitted and Conditionally Permitted Uses; and

**WHEREAS**, notice of the public hearing on this Ordinance was given and published by the City of Gonzales in the manner required by law, and the public hearing on this Ordinance was held on \_\_\_\_\_, 2025 before the City Council.

**NOW THEREFORE, BE IT ORDAINED** by the City Council of the City Of Gonzales as follows:

### **ORDINANCE NO. 2025-XX**

#### **SECTION 1. Findings for Amendment of the Zoning Code.**

The City Council hereby makes the following findings concerning the amendments for the Zoning Code proposed by city staff and the Planning Commission to address public necessity, provide for the general convenience of the population and to improve the general welfare, pursuant to Gonzales City Code Section 12.44 - Amendments:

**Finding 1.** The amendments to the zoning code are consistent with the general plan.

The City General Plan designation for the subject zoning code text amendments is Industrial/Manufacturing. The General Plan provides that:

“The primary purpose of this designation is to define those areas that are appropriate for heavy industrial and manufacturing uses, the location of which may create land use conflicts with residential uses and schools. The emphasis is on agricultural services, but other types of industry compatible with the policies in the General Plan are encouraged. The designation permits industrial parks, light manufacturing, warehousing, wineries, auto and farm equipment sales or repair establishments, feed stores, lumber yards, construction supply companies, and similar compatible uses. Compatible highway serving uses like gas stations, restaurants and motels and truck stops are permitted in this area.”

There are potential public benefits in allowing additional uses in the Industrial District and streamlining the permitting process to permit such uses more easily.

- **Recreational Vehicle, Equipment Storage and Ministorage uses** to support decongestion of public streets and residential areas by providing legal, designated storage areas, potentially improving neighborhood visual and traffic conditions.
- **Retail uses** that are neighborhood and city-serving, that are compatible with the mixed industrial-commercial character, and unlikely to generate adverse environmental effects beyond those previously analyzed.
- **Medical services** that have a negligible impact to traffic generation and infrastructure demand and can serve a vital public health and safety function in an industrial context; and

- **Caretaker or live/work dwelling units.** Such allowed land uses in the industrial district can strengthen business models by deterring vandalism and theft.

The City Council finds that enabling these additional and streamlined permitted processes would provide for the general convenience of the population and improve the general welfare.

**Finding 2.** That the proposed zoning and/or amendment will be beneficial to and not detrimental to the public health, safety, or welfare.

The proposed changes to Chapter 12.56 Table 1 below (summarized), will not be detrimental to the public health, welfare and safety. These changes will be inserted into the respective sections of Table 1 of Section 12.56 of the City Code indicating the Permitted and Conditionally permitted uses in the City of Gonzales by zoning district (See full Table 1 in Attachment 3).

Use	R-1	R-1D	R-2	MHP	HC	NC	MU	MU-CC	I	OS	PF
<b>Residential Uses</b>											
Caretaker or live/work dwelling units, attached or detached									€ P		
<b>Services</b>											
Ministorage									€ P		
Medical					P	C	P	P	€ P		P
<b>Industrial Uses</b>											
Retail: Hardware store, tool sharpening and general sales, outdoor equipment, landscape materials, industrial and agricultural clothing and PPE (Personal Protective Equipment), and other similar classes as determined by the Community Development Director.									P		
<b>Vehicle Sales, Service And Related Activities</b>											
Recreational Vehicle And Equipment Storage Yard					C				P		

Further supporting the evidence presented above for Finding 1, allowing the additional uses of recreational vehicle and equipment storage yards, ministorage, industrial serving and neighborhood serving retail, emergency medical services, and caretaker live/work units (aka: 24-hour on-site security) in the Industrial District and streamlining the permitting process to more easily permit such uses, will provide for enhancement to the public health, safety, and welfare.

**SECTION 2. Compliance with the California Environmental Quality Act.**

The City Council has considered the Addendum to the City of Gonzales 2010 General Plan, Environmental Impact Report (EIR) (Vol. 1, Vol. 2. And Vol.3) (SCH#20091211017) and finds it to be timely, relevant, true and supportive of the minor zoning code enhancements for the particular allowed and permitted uses under consideration.

**SECTION 3.** The above recitals are all true and correct and are hereby adopted as findings.

**SECTION 4: EFFECTIVE DATE.**

This Ordinance shall take effect and be in full force after thirty (30) calendar days after its final passage and adoption. Within fifteen (15) calendar days after its adoption, the Ordinance, or a summary of the Ordinance, shall be published once in a newspaper of general circulation.

This Ordinance was introduced and first read by the City Council of the City of Gonzales at a regular meeting on the \_\_\_\_ of \_\_\_\_\_ 2025, thereafter; adopted at a regular meeting of the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2025, by the following vote:

**AYES: COUNCIL MEMBERS:**

**NOES: COUNCIL MEMBERS:**

**ABSTAIN: COUNCIL MEMBERS:**

**ABSENT: COUNCIL MEMBERS:**

\_\_\_\_\_

\_\_\_\_\_  
**Jose L. Rios, The Honorable Mayor**

**ATTEST:**

\_\_\_\_\_  
**Mary Villegas, Deputy City Clerk**

Attachment: Resolution No. PC 2025-10 with Attachments (3416 : Resolution No. PC 2025-10 Recommending Adoption of an Ordinance

## ATTACHMENT 1

City of Gonzales 2010 General Plan, Environmental Impact Report (EIR)  
(Vol. 1, Vol. 2. and Vol. 3) (SCH#20091211017).

- [https://gonzalesca.gov/sites/default/files/2018-08/EIR-Volume-1\\_0.pdf](https://gonzalesca.gov/sites/default/files/2018-08/EIR-Volume-1_0.pdf)
- [https://gonzalesca.gov/sites/default/files/2018-08/EIR-Volume-2\\_0.pdf](https://gonzalesca.gov/sites/default/files/2018-08/EIR-Volume-2_0.pdf)
- [https://gonzalesca.gov/sites/default/files/2018-08/EIR-Volume-3\\_0.pdf](https://gonzalesca.gov/sites/default/files/2018-08/EIR-Volume-3_0.pdf)

**ATTACHMENT 2**

October 2025 Addendum to the City of Gonzales 2010 General Plan, Environmental Impact Report (EIR) (Vol. 1, Vol. 2. And Vol. 3) (SCH#20091211017)

Attachment: Resolution No. PC 2025-10 with Attachments (3416 : Resolution No. PC 2025-10 Recommending Adoption of an Ordinance

**ATTACHMENT 3**

Full copy Revised Table 1 - Chapter 12.56

**CHAPTER 12.56**

**SUMMARY OF ZONING DISTRICTS AND PERMITTED USES**

**SECTION:**

- 12.56.010: Districts Designated
- 12.56.020: Overlay Districts
- 12.56.030: Locations And Boundaries; Map
- 12.56.040: List Of Permitted And Conditional Uses By Zoning District
- 12.56.050: Other Uses

**12.56.040 LIST OF PERMITTED AND CONDITIONAL USES BY ZONING DISTRICT:**

Table 1 of this section sets out permitted and conditionally permitted uses in the city by zoning district.

For explanation of numbers in table 1 of this section, see notes at end of table.

C - Conditional use permit

P - Permitted

T - Temporary use land permit

**TABLE 1**

**PERMITTED AND CONDITIONALLY PERMITTED USES**

Use	R-1	R-1D	R-2	MHP	HC	NC	MU	MU-CC	I	OS	PF
<b>Residential Uses</b>											
Accessory buildings and uses	P1	P1	P1	P1						P	P
Accessory dwelling unit (ADU)	P	P	P				P	P			
Boarding house			P2				P2				
Caretaker or live/work dwelling units, attached or detached									€ P		
Condominium			C				P	C			
Duplex	P	P	P				C	C			
Home occupation/business/office	P	P	P	P			P	P			
Manufactured structure (residential)	P3	P3	P3				P3			C3	
Mobile home park				C							
Multiple-family	P	P	P				P	C			
Residential care facility, large	P	P	P				C	C			C
Residential care facility, small	P	P	P				P	C			
Second single-family dwelling			P				P	C			

Attachment: Resolution No. PC 2025-10 with Attachments (3416 : Resolution No. PC 2025-10 Recommending Adoption of an Ordinance

Use	R-1	R-1D	R-2	MHP	HC	NC	MU	MU-CC	I	OS	PF
Single-family attached	C	C	P				P	C			
Single-family detached	P	P	P				P				
Single room occupancy units (SRO)							P	P			
Agricultural Uses											
Agricultural services									P		
Breeding, raising and keeping of animals										C	P
Dairy											
Employee housing, large											
Livestock farming											
Plant nurseries									P	C	
Temporary agricultural stands having no permanent electricity, plumbing or paving					T	T	T	T	T	T	
Community Service											
Art, dance, music or craft studios/school					C	P	P	P			C
Church, other institutions for religious observance	C	C	C		C	C	C	C			
Club, lodge, hall, fraternal organization					C		C	C			
Convalescent hospital					C						
Emergency shelters							P	P			
Galleries, arts and crafts					P	P	P	P			
Golf course										C	C
Hospital					C						
Kennel									C		
Large/small family daycare	P4	P4	P4			C4	C4				C4
Outdoor recreation services										C	C
Park, playground	P	P	C	C	C	C	C	C		C	C
Private sports recreation club					P	P	P	C	C		
Public building: police, fire, community center, library	C	C	C		C	C	C	C			C
Public utility service yard, station, facility	C	C	C	C	C		C		C		C
Publicly owned historic sites	C	C	C		C		C	C	C	C	C
School, public or private, nursery school	C	C	C		C		C				C
Vocational or trade school					C		P	C	C		C
Commercial											
Banks, savings and loan					P	P	P	P			
Commercial recreation and amusement establishment					C	C	C	C	C		
Hotel					P		P	C			

Use	R-1	R-1D	R-2	MHP	HC	NC	MU	MU-CC	I	OS	PF
Motel					P		P	C			
Outdoor entertainment					C		C	C			
Personal service					P	P	P	P			
Restaurant					P	P	P	P	C		
Restaurant, fast food					P	P	C		C		
Restaurant limited to up to 6 seats					P	P	P	P	P		
Retail sales, new clothing, used clothing, footwear, furniture, appliances, small food market, drugstore,					P	P	P	P	**		
Retail sales for industrial uses					P		P	P	P		
Sale of alcoholic beverages for consumption off premises					P	C	P	P			
Sale of alcoholic beverages for consumption on premises as part of restaurant					C	P	P	C	P		
Sale of alcoholic beverages for consumption on premises without food service (bar/nightclub)							C	C			
Shopping center					C	C					
Super drugstore					C	C					
Supermarket/grocery					P	P	P	C			
Theater					P	C	P	C			
Video/movie/music rental					P	P	P	P			
Services											
Ambulance					C				P		
Appliance repair, small					P	P	P	P			
Carpet, furniture cleaning					C		P		P		
Equipment, vehicle, light/heavy, truck or trailer rental					C				P		
Laundromat, self-service for public					P	P	P	P			
Laundry, commercial									P		
Ministorage									C, P		
Pet grooming					P	P	P	P			
Photography studio					P	P	P	P			
Office Uses											
Business or professional					P	P	P	P	P		
Medical					P	C	P	P	C, P		P
Industrial Uses											
Industry, general: uses such as food processing, major manufacturing, major assembly									P		
Industry, limited: uses such as contracting, equipment repair, laundry and dry cleaning, limited manufacturing, paint supplies, janitorial services									P		

Use	R-1	R-1D	R-2	MHP	HC	NC	MU	MU-CC	I	OS	PF
Laboratory, research facility									C		
Maintenance and repair facility – major							C		P		
Maintenance and repair facility – minor					P	P	P	P	P		
Outdoor storage									P		
Retail: Hardware store, tool sharpening and general sales, outdoor equipment, landscape materials, industrial and agricultural clothing and PPE (Personal Protective Equipment), and other similar classes as determined by the Community Development Director.									P		
Warehousing									P		
Wholesale activities									C		
Vehicle Sales, Service And Related Activities											
Car wash					P	C			C		
Farm equipment sales and service					C				P		
Marine and boat sales and service					C				P		
New vehicle sales and rental					C				P		
Recreational vehicle and equipment storage yard					C				P		
Recreational vehicle sales and service					C				P		
Recycling facility, heavy, drop off									C		
Recycling facility, light, drop off					P	P			C		
Service station/self-service					C	C	C	C	C		
Truck terminal					C				C		
Used vehicle sales					C		P	C	C		
Vehicle body repair and painting									C		
Vehicle repair and service (garage)					C				P		
Vehicle tires and accessories, sales, service					C		C	C	C		
Other											
Adult entertainment facility											
Bird, animal preserve										P	
Cemeteries, columbarium, mausoleum											C
Conversion of single-family (any) to nonresidential use							C				
Mortuary and funeral services					C		C				C
Off-site directional sign	C	C	C	C	C	C	C	C	P	C	C
Parking structures or facilities					C		C	C	C		
Printing, photocopying, lithographic					C	C	C	C	C		
Stables, riding academies										C	C

Use	R-1	R-1D	R-2	MHP	HC	NC	MU	MU-CC	I	OS	PF
Temporary residence during construction of permanent residence	P	P	C								
Veterinary hospital without overnight boarding					C	P	P		P		

Notes:

1. Accessory Buildings: Accessory buildings and uses on the same lot with any of the above uses; provided, however, that no accessory building shall be constructed on a vacant lot unless concurrently with the construction of the main building.
2. Boarding House: A boarding house of more than two (2) persons other than the residents requires approval of a CUP.
3. Manufactured Homes: Manufactured homes certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 USC section 5401 et seq.) on a permanent foundation.
4. Family Daycare House: As defined in sections 1597.40 through 1597.465 of the California Health and Safety Code.

\*\* Retail Sales for Industrial Districts clarified in the Industrial Use Section

(Ord. 2010-67, 9-7-2010; amd. Ord. 2014-82, 10-6-14; Ord. 2016-92, 4-4-2016; Ord. 2020-120, 7-6-2020)



# City of Gonzales

PLANNING COMMISSION

AGENDA  
ITEM

5

## COMMUNITY DEVELOPMENT DEPARTMENT

### STAFF REPORT

**DATE:** November 24, 2025

**TO:** Honorable Chair Vargas and Planning Commission

**FROM:** Taven Kinison Brown, Community Development Director

**THROUGH:** Carmen Gil, City Manager

**SUBJECT:** Resolution No. PC 2025-11 Salad Bowl Boxing CUP

### RECOMMENDATION

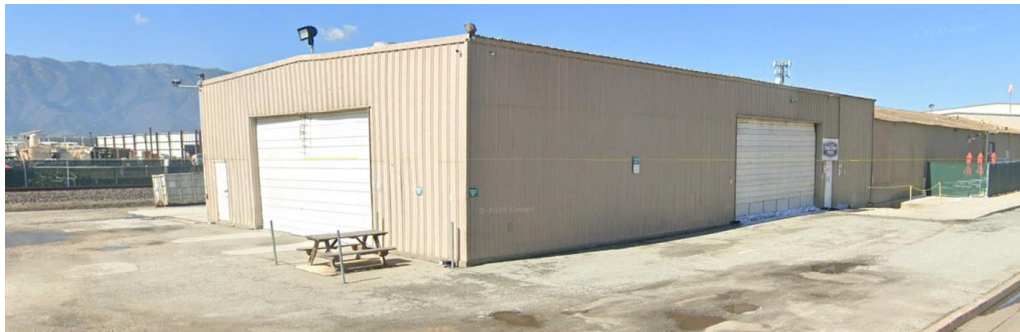
Staff recommends that the Planning Commission adopt Resolution No. PC 2025-11, A Resolution of the Planning Commission of the City of Gonzales Approving a Conditional Use Permit for Salad Bowl Boxing to Operate at 201 Alta Street, Gonzales, CA 93926.

### BACKGROUND

A request was received from Andres (Andy) Castro Mancera, the lead proprietor for Salad Bowl Boxing (SBB), to seek a Conditional Use Permit from the City of Gonzales to formalize operations and required permits to operate the Salad Bowl Boxing facility at 201 Alta Street, Gonzales, CA.

**Location:** The subject site is located within an approximate 3,000 square foot warehouse extension of the Alta Properties industrial building located at 201 Alta Street, Gonzales.





A non-striped free-form parking area is adjacent to the industrial building on the south side of the building. A pedestrian-activated crosswalk warning is configured at 3<sup>rd</sup> Street to cross Alta Street.

**Public Notice** of this request before the Planning Commission was provided in the local Salinas Valley Tribune, appearing on October 29, 2025, and directly mailed notices were sent to all property owners within 300 feet of the subject property.

### **ANALYSIS**

Subject to the granting of a conditional use permit, private sports recreation clubs are allowed in the Industrial District. Salad Bowl Boxing has been conceived as a health and wellness opportunity facility to keep community members healthy from a psychological, emotional and physical standpoint. Salad Bowl Boxing serves approximately 50 children, adolescents and adults monthly with boxing lessons, lower and upper body strength and conditioning regimens and speed and agility training, with life lessons and healthy mental practices encouraged with all activities.



The mission of Salad Bowl Boxing is in-line and consistent with the *City of Gonzales Youth 21<sup>st</sup> Century Success Initiative*. The Gonzales Youth 21<sup>st</sup> Century Success Initiative is a cradle to career

collective impact effort initiated by the City of Gonzales and the Gonzales Unified School District envisioned to strengthen a city-wide vibrant ecosystem that ensures every Gonzales child succeeds today and into the 21<sup>st</sup> Century.

The main proprietor and instructor have demonstrated a strong professional acumen with, “Safe Sport,” and “Green Level Coach” Certifications from the USA Boxing Association. The ***Mission Statement of the USA Boxing Association*** is: “To promote and grow Olympic-style amateur boxing in the United States and to inspire the tireless pursuit of Olympic gold and enable athletes and coaches to achieve sustained competitive excellence. Additionally, USA Boxing endeavors to teach all participants the character, confidence and focus they need to become resilient and diverse champions, both in and out of the ring.

### The Facility

The warehouse unit space used by SBB is approximately 3,000 square feet in area. Person doors are on the eastern Alta Street facing frontage and the western side facing the railroad tracks. Two not-used

*Gonzales boxer Izzy Pacheco (middle) is flanked by her coaches Andy Mancera and Kayla Acosta. Pacheco won two trophies, one for winning her bout and the other for winning the “Fight of the Night.” (Contributed)*

warehouse trucking and shipping roll up doors are on the eastern Alta facing frontage and the southern side of the building facing the free-form parking area. Photographs have been submitted showing the interior set-up and contents of the facility: exiting door signs, fire extinguishers, a water fountain and hand and face washing station, towel racks, mounted sanitizers, first aid kit, eyewash station, a wall-mounted room heating unit, light fixtures and an outside porta-potty that is serviced

weekly. The workout area includes open and padded floor areas, punching bags, speed bags, weight training benches and racks.

### Operations

Salad Bowl Boxing offers Boxing/Strength and Conditioning/Speed and Agility Training

- \$100 Monthly +\$50 annual Maintenance Fee
- \$50– Hourly Private Training Session
- \$25 Weekly Training Session
- \$10 Daily Training Session
- Monday, Wednesday and Friday 4:30- 8:30 pm
- Tuesday and Thursday 5:30 -8:30 pm
- Ages 7-17 (Minors) and 18-101 (Adults)

Equipment for boxers: hand wraps, mouth guards, jump ropes, boxing Velcro gloves, head gear, groin protectors, boxing boots and boxing lace up gloves.

### Notable draft Conditions of Approval

The Planning Commission may determine if additional or modified conditions of approval need to be applied. Conditions of note include:

- **Code Compliance.** All construction and improvements and uses shall be in accordance with zoning, building, fire, and other codes and ordinances of the City of Gonzales or agencies that have regulatory jurisdiction over the project.
- **Maintain Certifications with USA Boxing.** At all times of business operations, no less than one USA Boxing Association certified trainer shall be on premise, who shall maintain valid and posted “Safe Sport” and “Green Level Coach” certifications.

- **Maintain Certifications in First Aid, Cardio Pulmonary Resuscitation (CPR) and use of Automated External Defibrillator (AED).** During business operations, no less than one trainer shall be on premise who maintains these certifications.
- **Special Events.** Fundraisers, open houses, showcases, challenges, tournaments and other dedicated events are expected and encouraged at this facility.
  - Proprietors shall anticipate crowd sizes and provide restrooms, changing areas, handwash and drinking fountains, as necessary.
  - Arrange designated bus or van parking areas as may be expected as well as overflow car parking areas. Assure safe passage for all persons into and out of the facility in this busy commercial area.
- **Insurance:** Salad Bowl Boxing operating at 201 Alta Street, Gonzales, CA 93926 shall maintain general liability and professional insurance, sufficient to satisfy USA Boxing, and be continually renewed and in effect during the tenure of the business operations.

## **ENVIRONMENTAL REVIEW**

The application has been reviewed for compliance with the California Environmental Quality Act and has been determined to qualify for a Class 1 Categorical Exemption (Existing Facilities) pursuant to CEQA Guidelines 15301.

## **FINDINGS**

### **Findings necessary to Grant a Conditional Use Permit**

- A. The use is necessary or desirable in relation to the purposes and intent of the Gonzales general plan, zoning ordinance, and the economic, social and environmental status of the City because:

*Salad Bowl Boxing - A 501(c)3 nonprofit organization) was established in 2021 and operates a training facility that aims to uplift and empower the South Monterey Community - physically, psychologically, and emotionally. Salad Bowl Boxing provides a safe and healthy training ambiance that instills respect, humility, affability, discipline and consistency.*

- B. The use will be properly related to other uses, transportation facilities, and other public facilities in the area, and will not cause undue environmental impacts relating to noise, odor, pollution, etc. because:

*While located within an Industrial District, private sports recreation clubs are allowed subject to the issuance of a conditional use permit. City staff, including the Building Official, Fire Chief, Police Chief, Community Development Director and Youth and Recreational Program Managers have reviewed the proposal and have informed the conditions of approval that are to be applied to the proposal. While SBB will not have an environmental impact on transportation, public facilities, noise, odor or pollution, city staff has recommended conditions of approval to assure that the SBB participants are safe, secure and in a facility that meets health and safety codes.*

- C. The use will not adversely affect the health or safety of persons living or working in the vicinity, or be materially detrimental to the public welfare of the city and its residents because:

*Salad Bowl Boxing strives to promote health and wellness for every member as they participate in the training provided. The training facility provides a safe haven for members of the community regardless of their beliefs, ethnic background or social status. SBB offers training for minors and adults.*

**CONCLUSION**

Staff recommends that the Planning Commission adopt Resolution No. PC 2025-11, A Resolution of the Planning Commission of the City of Gonzales Approving a Conditional Use Permit for Salad Bowl Boxing to Operate at 201 Alta Street, Gonzales, CA 93926.

**Attachments:**

1. Resolution No. PC 2025-11

**RESOLUTION NO. PC 2025-11**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GONZALES  
APPROVING A CONDITIONAL USE PERMIT FOR SALAD BOWL BOXING TO  
OPERATE AT 201 ALTA STREET, GONZALES, CA 93926**

**WHEREAS**, a request was received from Andres Castro Mancera, the lead proprietor for Salad Bowl Boxing (SBB), to seek a Conditional Use Permit from the City of Gonzales, CA to formalize operations and required permits to operate the Salad Bowl Boxing facility at 201 Alta Street, Gonzales, CA; and

**WHEREAS**, public notice of this request before the Planning Commission was provided in the local Salinas Valley Tribune, appearing October 29, 2025, and direct mailed notices were sent to all property owners within 300 feet of the subject property; and

**WHEREAS**, subject to the granting of a conditional use permit, private sports recreation clubs are allowed in the Industrial District; and

**WHEREAS**, the mission of Salad Bowl Boxing is in-line and consistent with the *City of Gonzales Youth 21<sup>st</sup> Century Success Initiative*; and

**WHEREAS**, The Gonzales Youth 21<sup>st</sup> Century Success Initiative is a cradle to career collective impact effort initiated by the City of Gonzales and the Gonzales Unified School District envisioned to strengthen a city-wide vibrant ecosystem that ensures every Gonzales child succeeds today and into the 21<sup>st</sup> Century; and

**WHEREAS**, Salad Bowl Boxing has been conceived as a health and wellness opportunity facility to keep community members healthy from a psychological, emotional and physical standpoint; and

**WHEREAS**, Salad Bowl Boxing serves approximately 50 children, adolescents and adults monthly with boxing lessons, lower and upper body strength and conditioning regimens and speed and agility training, with life lessons and healthy mental practices encouraged with all activities; and

**WHEREAS**, the main proprietor and instructor have demonstrated a strong professional acumen with, “Safe Sport,” and “Green Level Coach” Certifications from the USA Boxing Association; and

**WHEREAS**, CEQA. The application has been reviewed for compliance with the California Environmental Quality Act and has been determined to qualify for a Class 1 Categorical Exemption (Existing Facilities) pursuant to CEQA Guidelines 15301; and

**NOW THEREFORE**, the Planning Commission of the City of Gonzales ordains as follows:

**SECTION 1. Recitals.** The above recitals are hereby incorporated herein by reference.

**SECTION 2. CEQA.** The application has been reviewed for compliance with the California Environmental Quality Act and has been determined to qualify for a Class 1 Categorical Exemption (Existing Facilities) pursuant to CEQA Guidelines 15301.

**SECTION 3. FINDINGS.** Findings to grant a Conditional Use Permit in the City of Gonzales are made as follows:

- A. The use is necessary or desirable in relation to the purposes and intent of the Gonzales general plan, zoning ordinance, and the economic, social and environmental status of the City because:

*Salad Bowl Boxing (A 501c3 nonprofit organization) was established in 2021 and is a training facility that aims to uplift and empower the South Monterey Community physically, psychologically, and emotionally.. Salad Bowl Boxing provides a safe and healthy training ambiance that instills respect, humility, affability, discipline and consistency.*

- B. The use will be properly related to other uses, transportation facilities, and other public facilities in the area, and will not cause undue environmental impacts relating to noise, odor, pollution, etc. because:

*While located within an Industrial District, private sports recreation clubs are allowed subject to the issuance of a conditional use permit. City staff, including the Building Official, Fire Chief, Police Chief, Community Development Director and Youth and Recreational Program Managers have reviewed the proposal and have informed the conditions of approval that may be applied to the proposal. While SBB will not have an environmental impact on transportation, public facilities, noise, odor or pollution, city staff has recommended conditions of approval to assure that the SBB participants are safe, secure and in a facility that meets all health and safety codes*

- C. The use will not adversely affect the health or safety of persons living or working in the vicinity, or be materially detrimental to the public welfare of the city and its residents because:

*Salad Bowl Boxing strives to promote health and wellness for every member as they participate in the training provided. The training facility provides a safe haven for members of the community regardless of their beliefs, ethnic background or social status. SBB offers training for minors and adults*

#### SECTION 4. STANDARD CONDITIONS OF APPROVAL.

1. **Revocation.** Failure to comply with the conditions specified herein as the basis for approval of this application and issuance of this Permit constitutes cause for the revocation of the Permit.
2. **No Nuisance/Use of Property.** Use of the property shall be conducted in such a way that it does not constitute a nuisance to the surrounding neighborhood. If the Planning Director/Planning Commission/City Council finds at any time that any use of the property constitutes such a nuisance or is otherwise detrimental to the neighborhood or to the community, such use shall be discontinued or modified as may be required. Failure to fully comply with all conditions of this approval may result in revocation of this permit.
3. **Code Compliance.** All construction and improvements and uses shall be in accordance with zoning, building, fire, and other codes and ordinances of the City of Gonzales or agencies that have regulatory jurisdiction over the project.
4. **Hold Harmless and Indemnification.** Except to the extent the City has constructed improvements on or about the property, the City and Applicant/Owner acknowledge that the City has not made an independent investigation of the design of the proposed use, or conditions affecting either design or use. Applicant/Owner shall indemnify and hold harmless the City, its elective and appointive boards, commissions, officers, agents and employees from all damages, injuries, claims and any and all liability and costs arising from or about the site or in connection with the conduct of business thereon. Applicant/Owner agrees to, and shall, defend City, its elective and appointive boards, commissions, officers, agents and employees, from any suits or actions at law or equity from damages caused, or alleged to have been caused, by reason of the aforesaid use of the involved site. Except as provided above, the terms of this paragraph shall apply to all damages and claims for damages of every kind suffered, or alleged to have been suffered, by reason of the aforesaid operations referred to herein, regardless of whether or not City has prepared, supplied or approved of plans and or specifications for use of the proposed site. To the extent that Applicant is required to indemnify and hold harmless the parties listed above, it shall have the right to control the litigation, including but not limited to contracting for counsel of its choice, and accepting or rejecting any settlement offer.
5. **Business License.** A business licenses shall be applied for and secured yearly by Salad Bowl Boxing as a non-profit corporation doing business within the city.

#### SECTION 5. SPECIAL CONDITIONS OF APPROVAL.

1. **Maintain Certifications with USA Boxing.** At all times of business operations, no less than one USA Boxing Association certified trainer shall be on premise, who shall maintain a valid and posted “Safe Sport” and “Green Level Coach” Certification.
2. **Maintain Certifications in First Aid, Cardio Pulmonary Resuscitation (CPR) and use of Automated External Defibrillator (AED).** During business operations, no less than one trainer shall be on premise who maintains these certifications.
3. **Hours of Operations and Lighting:** Primarily daytime hours.

- a. At times of dusk, dawn or darkness, operators shall ensure that there are exterior lights placed in a down-focused manner, illuminating entrances and exits and assuring safe passage to passenger pick-up and vehicle parking areas.
- 4. **Special Events.** Fundraisers, open houses, showcases, challenges, tournaments and other dedicated events are expected and encouraged at this facility.
  - a. Proprietors shall anticipate crowd sizes and provide restrooms, changing areas, handwash and drinking fountains, as necessary.
  - b. Arrange designated bus or van parking areas as may be expected as well as overflow car parking areas. Assure safe passage for all persons into and out of the facility in this busy commercial area.
- 5. **Insurance:** Salad Bowl Boxing operating at 201 Alta Street, Gonzales, CA 93926 shall maintain general liability and professional insurance, sufficient to satisfy USA Boxing, and be continually renewed and in effect during the tenure of the business operations.

**PASSED AND ADOPTED** by the Planning Commission of the City of Gonzales at a meeting held on this 24<sup>th</sup> day of November by the following vote:

**AYES: COMMISSIONERS:**

**NOES: COMMISSIONERS:**

**ABSTAIN: COMMISSIONERS:**

**ABSENT: COMMISSIONERS:**

\_\_\_\_\_  
**Tencia Vargas, Chairperson**

\_\_\_\_\_  
**Mary Villegas, Deputy City Clerk**

Attachment: Resolution No. PC 2025-11 (3417 : Resolution No. PC 2025-11 Salad Bowl Boxing CUP)