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Date: April 22, 2026  
To: Planning and Historic Preservation Commission  
From: Kathy Pease, Planning Consultant  
Dan Flores, Community Development Director  
Subject: Proposed Zoning Change to amend Section 18.98 of the City of Marysville's Municipal Code and amend the Downtown Specific Plan (Table 4.2) to allow automobile uses in the Mixed-Use Corridor (MU-C) with a Minor Use Permit and Commercial Recreation Facility-Indoor (entertainment uses) in the Mixed-Use Neighborhood (MU-N) Zoning districts with a Minor Use permit.

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### **Recommendation**

Provide a recommendation to the City Council to amend Section 18.98 of the City of Marysville's Municipal Code and amend the Downtown Specific Plan (Table 4.2) to allow automobile uses in the Mixed-Use Corridor (MU-C) with a Minor Use Permit and Commercial Recreation Facility-Indoor (entertainment uses) in the Mixed-Use Neighborhood (MU-N) Zoning districts with a Minor Use permit.

### **Summary of Proposed Amendments**

The City is considering a zoning change amendment to Section 18.98 of the City of Marysville's Zoning Code (allowed uses and permit requirements) of the Downtown Specific Plan zoning districts and to amend the corresponding Downtown Specific Plan Table 4.2, to allow automobile uses in the Mixed-Use Corridor (MU-C) district with a minor use permit and entertainment uses in the Mixed-Use Neighborhood (MU-N) districts with a Minor Use Permit. With the updated Downtown Specific Plan these existing uses are considered legal non-conforming. This change would allow these types of uses to expand or be established with a minor use permit.

### **Background**

Existing automobile uses can be found in the MU-C district. With the updated zoning districts within the Downtown Specific Plan, these uses were considered legal non-conforming, meaning that the uses could continue as long as they did not discontinue use for more than six months, but were not allowed if discontinued with the new zoning districts. This has led to confusion among property owners who have approached staff about proposals to expand

current businesses, relocate certain businesses or those that have desired to start a new business.

The city would like to provide flexibility and support economic development; therefore, it is recommended that the Planning Commission consider these uses with a Minor use permit. This would allow conditions to be included to ensure that potential impacts to surrounding businesses and residents can be reduced.

In addition, the city has been approached about an indoor entertainment use similar to a “Dave and Busters” or “Chuck e Cheese” proposal which does not appear to be allowed in the MU-N District. It is proposed that this use be allowed under a commercial recreation facility-indoor use, with a minor use permit as described below.

### **Proposed amendments**

#### **Auto, Boat, Motorcycle, and RV Repair**

The Specific Plan Table 4.2, Land Use Table, for the Mixed-Use Corridor (MU-C), would be changed from not allowed to allowed with approval of a Minor Use Permit.

As described in Table 4.2, for a Minor Use Permit, the applicant will be required to submit an application for minor use permit, along with plans and elevations, site plans and/or relevant data required to review the application. In order to approval the Minor Use Permit, City staff will be required to confirm that the intended use or structure complies with all applicable development standards and does not negatively impact adjoining properties. Approval of a Minor Use Permit is a staff-level, ministerial approval.

If staff have concerns, the City will retain the ability to refer the use to the Planning Commission for its consideration.

#### **Commercial Recreation Facility – Indoor**

Indoor entertainment refers to activities conducted within enclosed spaces, such as buildings or venues, designed to provide enjoyment and leisure. This includes a variety of uses, such as:

- Theater performances: Live music, dance, and theatrical productions.
- Gaming consoles and home theaters: Providing immersive audio-visual experiences.
- Indoor sports and recreation: Activities like basketball, volleyball, and table tennis.
- Indoor theme parks: Attractions designed for entertainment within a closed environment which can include jump houses, climbing walls, video arcades, etc.

On Table 4.2, Land Use Table, for the Mixed-Use Neighborhood (MU-N), this use would be changed to allowed with approval of a Minor Use Permit.

### **Consistency with the Intent of the Downtown Specific Plan Zones**

The proposed changes are consistent with the intent of the Downtown Specific Plan for the Mixed-Use Neighborhood Zone and Mixed-Use Corridor Zone, which are summarized below:

#### **Mixed-Use Corridor – Intent:**

The intent of the Mixed-Use Corridor Zone is to accommodate a concentration of commercial and mixed-use development and feature an enhanced streetscape that offers attractive gateways into Marysville, specifically E Street, a pleasant public realm, and a safe area for pedestrians and cyclists. Vehicle traffic along the state highways will be slowed and local businesses will benefit from the calmed traffic, transformed state highway design, and traveling commercial patrons. Pedestrian and cycling improvements are encouraged within this zone to foster safe and inviting boulevards for visitors and shop patrons. Located between the historic Downtown and Medical Arts Zone, the E Street and 12th Street corridors can be attractive to adaptive re-use, as well as new infill construction of primarily retail, commercial services, and lodging, but also residential development above ground-floor, non-residential development.

#### **Mixed-Use Neighborhood – Intent:**

The Mixed-Use Neighborhood Zone is intended to maintain the existing positive qualities of the zone and promote compatible retail, office, and services, along with single- and multi-family housing. This zone allows projects that are entirely commercial, entirely residential, or a mix of the two. This pedestrian-friendly zone is designed to accommodate new development that is compatible with the existing mostly smaller-scale buildings.. The zone supports adaptative reuse of historic structures throughout the area, including in Chinatown, where the intent is also to facilitate context-sensitive infill developments that are oriented to, and can benefit from the unique sense of place and amenities offered in this historically and culturally important place.

### **What the Specific Plan Requires for Amendments**

Section 7.5.2 of the Downtown Specific Plan addresses major and minor amendments. The proposed changes to the Downtown Specific Plan are minor amendments – the changes involve land uses that are already allowed under the Specific Plan, just changes to which Zones allow the subject land uses; the amendment would not lead to any new or increase environmental effects; and the amendments do not involve any changes to development standards.

In considering any amendment to the Specific Plan the appropriate decision-making body shall make the following findings:

- The proposed amendment aligns with the vision of the Specific Plan and the intent of the affected zone or zones.
- The proposed amendment would benefit the Specific Plan Area.

- The proposed amendment would be consistent with the General Plan.
- The proposed amendment would not adversely affect adjacent properties.
- The subject property or project can be properly served by public facilities and services.

The amendments are very minor in terms of their effect and align with the vision of the Specific Plan and the intent of the two affected Zones, as described previously. The Vision for the Downtown Specific Plan, included in Section 2.2 of the Specific Plan, is focused on creating more vibrant places to live, work, and visit. Consistent with the Vision, the additional uses allowed under the proposed amendments would lead to additional jobs, services, and entertainment options within the Downtown Specific Plan, if applications for such uses lead to investment. The additional services and entertainment options allowed under the proposed amendments, consistent with Vision bullet #2, would benefit the residents of the Specific Plan Area.

### **General Plan Consistency**

The General Plan allows a broad range of uses within the Specific Plan Area, including the subject uses. With appropriate conditions applied, future uses developed under the proposed amendment would not adversely affect adjacent properties.

### **Fiscal Impact/Funding Source**

The zoning code amendment is being paid for through the City's General Fund.

### **California Environmental Quality Act Finding**

The proposed amendments to allow the subject uses are addressed by the City's existing Environmental Impact Report for the 2050 General Plan and Downtown Specific Plan. The subject uses were assumed as a part of the analysis in the City's Environmental Impact Report for the 2050 General Plan and Downtown Specific Plan. There would be no new impacts or increased severity of impacts associated with the proposed amendments to the Specific Plan, and no need for any new mitigation, since these uses were already assumed as a part of overall development anticipated to occur under the new Plans.

### **Next Steps**

If the Planning Commission recommends approval of the zoning code amendments, this item would be considered by the City Council in May 2026. The action would require 20-day public notice.

Attachments:

- A. Zoning Code Text Amendments

**Attachment A**

The following would add uses shown in bold underlined below:

**Table 18.98.060**

**Allowed Uses and Permit Requirements for the Downtown Specific Plan Zone Districts**

<b>Land Use</b>	<b>Downtown Mixed Use</b>	<b>B Street Corridor</b>	<b>Commercial Mixed Use</b>	<b>Medical Arts</b>	<b>Mixed-Use Corridor</b>	<b>Mixed-Use Neighborhood</b>
<b>Residential</b>						
Accessory Dwelling Unit <sup>1</sup>		P			P	P
Assisted Living Facilities	P	U		P	P	P
Condominiums	P	P	P	P	P	P
Emergency Shelter			P	P		
Group Homes	P	P	U		P	P
Halfplex	P	P		P	P	P
Multiple-family residences	P	P	P	P	P	P
Live/Work Lofts	P	U	U	P	P	P
Residences w/office or retail	P	P	P	P	P	P
Residential accessory structure <sup>2</sup>	P	U			U	P
Aging adults housing	P	U		P	P	P
Single-family residence		U	U	P	P	P
Single-room occupancy		P	P	P	P	P
Two-family residence (attached or detached)		P		P		P
<b>Retail, Dining, Entertainment, and Services</b>						
Auto, boat, motorcycle, RV repair			P		<b><u>MU</u></b>	
Automobile, boat, motorcycle, all-terrain vehicle sales			P		P	

<sup>1</sup> Refer to Chapter 18.90 on regulations for Accessory Dwelling Units.

<sup>2</sup> Refer to Chapter 18.93 on Home Occupation regulations.

Proposed Minor Amendments to Downtown Marysville Specific Plan  
 April 22, 2026

Land Use	Downtown Mixed Use	B Street Corridor	Commercial Mixed Use	Medical Arts	Mixed-Use Corridor	Mixed-Use Neighborhood
Bank, financial institution, insurance	P	P	P	P	P	P
Bar, night club, lounge, tavern	P	P	P	P	P	U
Brewery, winery, distillery	P	P	P		P	U
With Accessory Tasting Room	MU	MU	U		U	
Car wash		U	P		U	
Commercial recreation facility – Indoor (Theater, video arcade/fun center, skating rink, bowling, billiards)	P	P	P		P	<u>MU</u>
Commercial recreation facility – Outdoor (Theme, amusement park, miniature golf, go-cart track)	U	U	P		U	
Convenience store	P	P	P	P	P	
Drive-through facilities			P		P	
Electric vehicle charging	P	P	P	P	P	
Gasoline, diesel fueling			P		P	
General retail sales and services	P	P	P	P	P	P
Grocery, specialty foods	P	P	P	P	P	P
Grocery, farmers market	P	P	P	P	P	P
Health/fitness facility	P	P	P	P	MU	MU
Hotel, motel, bed and breakfast	P	P	P	P	P	
Neighborhood retail sales	P	P	P	P	P	P
Personal services	P	P	P	P	P	P
Restaurant, cafe, coffee shop	P	P	P	P	P	P
Secondhand store	P	P	P		P	MU