

**Issue Matrix - 7th UPDATE TO THE LDC  
August 23, 2011**

Following is a summary of the amendments included in the 7<sup>th</sup> Update to comply with state law, clarify existing regulations, remove inconsistencies, and meet goals for regulatory reform including increased predictability in the regulations and streamlining of permit processes. The amendments are organized into Permit Process, Measurement, Landscape, Parking, and Minor Corrections categories. Within each category the individual amendments are listed in order of the associated code sections that would be amended. Each amendment is further analyzed and described in the Report to Planning Commission.

No.	PURPOSE	CODE SECTION	AMENDMENT DESCRIPTION
<p><b>Permit Process Amendments:</b> The following 32 amendments are proposed to improve the permit process and address inconsistencies in the existing regulations. The majority address various stages within the permit process including applications, noticing, findings for approval, grounds for appeal, and permit expiration. The amendments also address permit thresholds that have been identified as burdensome for projects with no adverse impacts, and would lower the permit process level for various uses and permit types.</p>			
1	Comply with State Law/ Clarification	98.0720 125.0431	<p><b><u>Condominium Conversion Map Notices</u></b></p> <ul style="list-style-type: none"> <li>• Corrects an incorrect reference from Section 66452.8 to 66452.17</li> <li>• Clarifies the requirement for “notice of intention to convert” to comply with the Subdivision Map Act, amended and renumbered pursuant to Assembly Bill 2016 (January 2009)</li> <li>• Corrects the reference to the definition of condominium within the California Civil Code</li> </ul>
2	Regulatory Reform	112.0102	<p><b><u>Expiration of Ministerial Applications</u></b></p> <p>Adds a provision for applications for ministerial actions (i.e. construction permits or maps) to expire after 2 years, and allows for extensions of the application time period as needed.</p>
3	Clarification	112.0301	<p><b><u>Notice of Availability of Local Coastal Program Amendments</u></b></p> <p>Clarifies the requirement for a “Notice of Availability” within the mailed notice section of the Land Development Code consistent with the City’s Local Coastal Program.</p>

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4	Clarification	112.0302	<p><b><u>Mailed Notice</u></b> Clarifies that where mailed notices are required for a development permit, each tenant address on the subject property is entitled to notice in addition to all owners and tenant addresses of surrounding properties within 300 feet of the property boundary.</p>
5	Regulatory Reform	112.0504	<p><b><u>Grounds for Appeal of Process Two Decisions</u></b> Clarifies the grounds for appeal of a Process Two level decision using similar criteria to that which is used for higher process level appeals of development permits.</p>
6	Regulatory Reform	112.0520	<p><b><u>Environmental Determination Appeals</u></b> Clarifies that if the City Council grants an appeal of an environmental determination, that the environmental document shall be revised and returned to the City Council for consideration together with the associated permit, map or other entitlement. The amendment would help to eliminate appeal loops by keeping the decision at the City Council level once an appeal is granted.</p>
7	Regulatory Reform	<p>113.0103 129.0102 129.0203 New 129.0901 New 129.0902 New 129.0910 New 129.0920 New 129.0930 New 129.0940 New 129.0950 New 129.0960 142.0402</p>	<p><b><u>Minor Construction Permit</u></b> <del>Creates a new streamlined process for review of development that would otherwise be exempt from any type of permit, but needs ministerial construction review by a single staff group (i.e historical review or landscape). Examples include historic review required for repair to a roof, window, or chimney on a designated historical structure, or for landscape review for the addition of parking spaces. Currently, a building permit and review by multiple staff disciplines is required for this type of work even though it technically meets the building permit exemption criteria. Instead, historic review (or landscape) staff would issue a minor construction permit approval directly to the customer with follow up inspection as applicable.</del></p>

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8	Regulatory Reform	125.0121 125.0122 New 125.0123 125.0124 125.0420 125.0461 126.0111	<p><b><u>Expiration of Tentative Maps/Map Waivers and Associated Development Permits</u></b></p> <ul style="list-style-type: none"> <li>• Lowers the decision process on Extensions of Time for tentative maps and map waivers to a Process Two (from Process Three and Four)</li> <li>• Specifies that the expiration date for associated development permits will automatically be extended with maps to coincide with extensions of the expiration date per the Map Act.</li> <li>• Specifies that permit applications for tentative maps and map waivers may be closed after 90 days of inactivity similar to the requirement for development permits.</li> </ul>
9	Regulatory Reform	125.0150 126.0115	<p><b><u>Tolling of Tentative Maps and Development Permits</u></b></p> <ul style="list-style-type: none"> <li>• Allows for an applicant to request a tolling (temporary stoppage) of the process per the Subdivision Map Act when a lawsuit involving the tentative map is pending.</li> <li>• Allows for tolling of development permits during a lawsuit.</li> </ul>
10	Clarification	125.0440 126.0205 126.0305 126.0404 126.0504 126.0604	<p><b><u>Discretionary Permit Findings</u></b></p> <ul style="list-style-type: none"> <li>• Modifies the permit finding (TM, NUP, CUP, NDP, SDP, PDP) that requires compliance with the LDC to clarify that it includes any deviations permitted by the code.</li> <li>• Deletes the PDP finding that a development must be beneficial to the community, but would continue to require that deviations are appropriate for the location and result in a more desirable project than would be achieved if designed in strict conformance to the zone.</li> </ul>

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11	Comply with State Law/ Clarification	125.0910 125.0940 125.0941 125.0950 125.1001 125.1010 125.1020 125.1030 125.1040 125.1050	<p><b><u>Easement/Public Right-of-Way Vacations</u></b></p> <ul style="list-style-type: none"> <li>• Clarifies that if an applicant proposes to vacate a public right of way or easement in conjunction with a tentative map, the notice of public hearing provided for the tentative map may also be used to satisfy the public notice requirement for the proposed vacation.</li> <li>• Updates references to the State Map Act and State Highway Code sections</li> <li>• Deletes references to Resolution of Intention</li> </ul>
12	Regulatory Reform	126.0113	<p><b><u>Modification of Development Permit Expiration Dates</u></b></p> <ul style="list-style-type: none"> <li>• Allows application for an amendment to a development permit (NUP, CUP, NDP, SDP, PDP, CDP or Variance) to modify or delete a permit condition that effects the expiration date of the permit. In such cases the development permit expiration date would automatically be extended until a decision on the development permit is final and all available administrative appeals of the project decision have been exhausted.</li> <li>• Allows for amendment to a development permit to allow existing land uses (that would not be permitted to establish as new uses) additional time to operate and eventually phase out consistent with the economic prosperity element of the General Plan.</li> </ul>

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No.	PURPOSE	CODE SECTION	AMENDMENT DESCRIPTION
13	Clarification/ Regulatory Reform	126.0203 126.0303 131.0222 131.0322 131.0422 131.0522 Table 131-05B 131.0622 Table 131-06B 141.0604 141.0625	<p><b><u>Pet Care Related Uses</u></b></p> <ul style="list-style-type: none"> <li>Boarding Kennels/Pet Day Care: Instead of requiring a Conditional Use Permit for boarding kennels which operate similar to other commercial service businesses, the amendment allows boarding kennels and pet day care as a limited use in specified commercial and industrial zones. Facilities with outdoor services (i.e. outdoor kennels/exercise areas) would be subject to a Neighborhood Use Permit.</li> <li>Vet Clinics: Instead of requiring a Conditional Use Permit for vet clinics which operate similar to medical offices or commercial services, the amendment allows indoor vet clinics that do not offer 24-hour service or overnights stays as limited uses in specified commercial and industrial zones. Require a Neighborhood Use Permit for vet clinics with outdoor service areas consistent with the proposed regulations for boarding kennels/pet day care.</li> </ul>
14	Clarification/ Regulatory Reform	126.0203 142.1205 Table 142-12A 142.1215 142.1260	<p><b><u>Discretionary Sign Permits</u></b></p> <ul style="list-style-type: none"> <li>Allows for applicants to request a Process Two Neighborhood Use Permit for reallocation of sign area or other deviations that meet the intent of the sign code.</li> <li>Removes outdated references to community identification signs, and replaces with updated term “neighborhood identification signs” or “community entry signs” as appropriate for consistency with Land Development Code.</li> </ul>
15	Regulatory Reform	126.0303 131.0112 131.0222 131.0322 131.0422 131.0522 131.0622 Table 131-05B 141.0612	<p><b><u>Instructional Studios</u></b></p> <ul style="list-style-type: none"> <li>Allows instructional studios (i.e. dance studios, art studios, and martial arts studios) to operate by right in certain zones similar to other commercial services such as yoga and personal training studios and fitness facilities, including multi dwelling unit residential zones.</li> <li>Removes this use category from the list of separately regulated uses that require discretionary use permits prior to operation.</li> </ul>

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No.	PURPOSE	CODE SECTION	AMENDMENT DESCRIPTION
16	Regulatory Reform	126.0502 126.0504 143.0110 143.0146	<p><b><u>Special Flood Hazard Areas</u></b></p> <ul style="list-style-type: none"> <li>• Exempts development that complies with the special flood hazard area regulations from a discretionary permit for environmentally sensitive lands.</li> <li>• Amends the supplemental regulations for special flood hazard areas to include the exceptions allowed under FEMA regulations (encroachments into the floodway).</li> </ul>
17	Clarification	126.0602 143.0402 Table 143-04A	<p><b><u>Planned Development Permits</u></b></p> <ul style="list-style-type: none"> <li>• Clarifies the requirement for a Process Three Planned Development Permit in cases where land use plans recommend processing of a Planned Development Permit if a discretionary action is required, and for residential development in urbanized communities.</li> <li>• Removes the existing list of specific community plans from the code since it is inaccurate.</li> <li>• Clarifies that a Process Three Planned Development Permit application may be requested to allow land uses consistent with a land use plan designation that otherwise would not be allowed per the underlying base zone.</li> </ul>
18	Clarification	126.0708	<p><b><u>Supplemental Findings for Coastal Development Permits</u></b></p> <p>Updates Section 126.0708, which was previously reorganized to separate Coastal Development Permit findings into standard CDP findings (subsection a) and supplemental CDP findings (subsection b) that apply to requested deviations to the Environmentally Sensitive Lands regulations within the coastal zone. References to subsections (c) and (d) should be deleted.</p>
19	Regulatory Reform	129.0119 129.0218 129.0643 129.0650 129.0744 129.0750	<p><b><u>Bonds and Expiration Dates for Grading Permits and Public Right-of-Way Permits</u></b></p> <ul style="list-style-type: none"> <li>• Allows grading permits and public right-of-way permits that are associated with a valid building permit to expire with the building permit to reduce the need to process extensions.</li> <li>• Establishes authority to collect bonds for grading in the public right-of-way to assure that temporary shoring in the public right-of-way is removed and the right-of-way is returned to the original condition in case a project is not completed.</li> </ul>

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No.	PURPOSE	CODE SECTION	AMENDMENT DESCRIPTION
20	Clarification/ Regulatory Reform	129.0203 143.0110	<p><b><u>Permits for Environmentally Sensitive Lands (ESL)</u></b>            The ESL regulations apply to all development with a potential to impact environmentally sensitive lands, including development exempt from building permits (i.e. patio structures, walls/fences).</p> <ul style="list-style-type: none"> <li>• Clarifies that the exemptions from a Building Permit in Section 129.0203 do not apply when a development permit is otherwise required for ESL.</li> <li>• Clarifies the discretionary permit requirement for premises containing ESL to allow new development that does not encroach further than the extent of legally graded areas (no encroachment into ESL) and that does not expand existing brush management zone one to be processed via Process One under specified circumstances.</li> </ul>
21	Regulatory Reform	129.0710(a)(7)	<p><b><u>Monitoring Wells</u></b>            Exempts monitoring wells in the public right of way from a Site Development Permit where the applicant is not the record owner of the underlying fee title. Monitoring wells are specifically exempt (from a Neighborhood Development Permit) where the applicant is the record owner of the underlying fee title at the proposed monitoring well location.</p>
22	Regulatory Reform	131.0422 Table 131-04B	<p><b><u>Guest Quarters in RM-1 Zones</u></b>            Allows guest quarters as a limited use on lots developed with a single dwelling unit in RM-1 zones, and specifies that guest quarters are allowed accessory to a single dwelling unit, but are not permitted accessory to multiple dwelling unit development.</p>
23	Regulatory Reform	131.0522 Table 131-05B	<p><b><u>Art Galleries, Surf Shops, and Small Consumer Retail Uses in CV Zones</u></b>            Allows art galleries, surf shops, and similar retail uses at a small scale in commercial visitor zones. Art galleries and surf shops are retail sales uses that are classified in the Consumer Goods, Furniture, Appliances, and Equipment category, and are currently not permitted in CV zones. This use category applies to uses that provide goods, large and small, functional and decorative, for use, entertainment, comfort, or aesthetics, which can be compatible with visitor serving CV zones if developed at a small scale.</p>

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24	Regulatory Reform/ Comply with State Law	131.0522 Table 131-05B 141.0613	<p><b><u>Specialized Practice Massage Establishments</u></b>            Massage is a police regulated business subject to Chapter 3 Article 3 Division 35.</p> <ul style="list-style-type: none"> <li>• Updates the requirements for proof of certification and proficiency in specialized practice massage in accordance with the California Business and Professions Code, Section 4600.</li> <li>• Modifies Section 141.0613(c) to allow the word “massage” to be used in the signage for specialized practice massage establishments. (The police permit number is already required to be displayed on any advertising for massage establishments per Chapter 3.)</li> <li>• Clarifies that specialized practice massage is permitted in Commercial–Visitor (CV) zones as an accessory commercial service use (i.e. day spas accessory to resort hotels).</li> </ul>
25	Comply with General Plan	131.0622 Table 131-06B 141.0404 141.0407 141.0617	<p><b><u>Public Assembly and Sensitive Receptors in Prime Industrial Lands</u></b>            Limits public assembly and sensitive receptors in prime industrial lands in accordance with General Plan policies for public safety, and retention of base sector manufacturing, research and development, and major distribution facilities.</p> <ul style="list-style-type: none"> <li>• Requires a conditional use permit for child care center facilities in industrial zones.</li> <li>• Specifies that “religious and educational facilities” and “private clubs, lodges and fraternal organizations” are not permitted in prime industrial lands consistent with the General Plan.</li> <li>• Indicates that assembly and entertainment is not permitted in prime industrial lands (footnote Chapter 13 use table for industrial zones).</li> </ul>
26	Comply with Housing Element/ Regulatory Reform	141.0302	<p><b><u>Companion Units</u></b>            A companion unit is allowed accessory to a single dwelling unit in compliance with Section 141.0302. The amendment would remove the requirement for double the minimum lot size and the restriction that limits concurrent development of a primary dwelling unit and companion unit. The amendment would also clarify that the property owner is required to live onsite in either the primary dwelling unit or the companion unit. The amendments are consistent with the City’s adopted Housing Element Implementation Chart, which identifies a need to promote ministerial approval of companion units consistent with State Law.</p>



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No.	PURPOSE	CODE SECTION	AMENDMENT DESCRIPTION
27	Clarification	141.0304	<p><b><u>Fraternity Houses, Sorority Houses, and Student Dormitories</u></b>            Consistent with the request submitted by the College Area Community Planning Board, the amendment clarifies that fraternity houses, sorority houses, and student dormitories shall be located in a designated area when the applicable land use plan contains one for such facilities. If there is no designated area, then such facilities may be located within a 1-mile radius of the boundary of the college or university campus in specified RM zones.</p>
28	Regulatory Reform	143.0126	<p><b><u>Emergency Permits for Environmentally Sensitive Lands</u></b>            Establishes a new emergency Site Development Permit process (Section 143.0126) for approval of emergency work within environmentally sensitive lands, similar to the existing process for approval of an emergency coastal permit within the coastal zone (Section 126.0718).</p>
29	Regulatory Reform	143.0212	<p><b><u>Interior Work Exemption from Historical Resource Survey Requirement</u></b>            Exempts structures 45 years and older from obtaining a historical resource survey prior to interior work, including any interior work that requires electrical or plumbing/mechanical permits. (Exemption does not apply to structures that have been designated historic.)</p>
30	Clarification	144.0350	<p><b><u>Recordation of Ownership Interest for Parcel Maps</u></b>            The Subdivision Map Act requires that a Parcel Map be signed by the subdivider, but it does not address a situation where the subdivider does not have ownership interest in the property. The amendment requires that a separate document be recorded in circumstances where the subdivider does not share ownership interest in order to protect interests of the property owner, trustees, and beneficiaries consistent with the intent of the Subdivision Map Act.</p>

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No.	PURPOSE	CODE SECTION	AMENDMENT DESCRIPTION
31	Clarification/ Regulatory Reform	151.0202	<p><b><u>Initiation Process in Planned Districts</u></b> Clarifies the initiation process for planned districts is the same as required for commencing a Process Five zoning or rezoning action (Section 123.0103), and removes the requirement for initiation of PDO amendments other than zoning or rezoning actions.</p>
32	Clarification/ Regulatory Reform	151.0203	<p><b><u>Notices Required in Planned Districts</u></b> Eliminates the existing requirement for an additional notice to be provided in planned districts, which has created confusion regarding the noticing requirement for planned districts. Applies noticing requirements consistently citywide.</p>
33	Clarification/ Regulatory Reform	151.0103 151.0401 1510.0107 1510.0303 1510.0309	<p><b><u>Separately Regulated Uses in Planned Districts</u></b></p> <ul style="list-style-type: none"> <li>• Clarifies the use regulations that apply to all PDOs in Section 151.0103 to protect the public health and safety and minimize detrimental effects to neighboring properties.</li> <li>• Deletes the existing list of uses in Section 151.0401 which is outdated.</li> <li>• Clarifies that all separately regulated use regulations identified in Chapter 14, Article 1 apply to planned districts except where a conflict is explicitly identified in the planned district for a specified use, and clarifies how the applicable permit process would be determined where a planned district is silent on a particular use where planned district-specific zones are applied.</li> <li>• The La Jolla Shores PDO applies only certain limited uses and does not apply the Chapter 14, Article 1 separately regulated use regulations in entirety. The proposal clarifies which separately regulated uses would apply in the Single Family zone, and Commercial Center zone in the La Jolla Shores planned district, including a change to require a Conditional Use Permit for schools, churches, electric distribution stations, and golf courses in the SF zone to minimize impacts to neighboring properties, and a change to provide a discretionary use permit process to conditionally approve sidewalk cafes in commercial center zones.</li> </ul>
<p><b>Measurement Amendments:</b> The following 10 amendments clarify how various things are defined or measured in the Land Development Code, particularly with respect to setbacks, height, and applicability to accessory buildings.</p>			

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No.	PURPOSE	CODE SECTION	AMENDMENT DESCRIPTION
34	Clarification/ Regulatory Reform	113.0246 New Diagram 113-02DD 113.0249 113.0252 131.0443	<p><b><u>Determining Property Lines/Setbacks for Resubdivided Corner Lots</u></b> Clarifies how to measure property lines and setbacks for resubdivided corner lots in older residential neighborhoods including Planned Districts. (Ch 11 applies to all residential zones including PDOs.) Adds new Diagram to help clarify the applicability in the context of an existing full length lot.</p>
35	Clarification	113.0270	<p><b><u>Measurement of Height in Coastal Height Limit Overlay Zone</u></b> Clarifies that the measurement of height in the coastal height limit overlay zone must comply with both the Prop D 1970 UBC calculation method and the City’s plumb line/overall height measurement methodology. Planned Districts such as the La Jolla PDO that do not apply the overall height measurement would continue to calculate height in accordance with existing PDO methodology. <b>In accordance with City Council action on August 2, 2011 staff will present information on the method for calculation of height to the LU&amp;H committee on September 14.</b></p>
36	Clarification	131.0145	<p><b><u>Applicability of Chapter 14 General Development Regulations</u></b> Creates new Section 131.0145 to clarify that Chapter 14 regulations apply to all base zones.</p>
37	Clarification	131.0431 Table 131-04D Footnote 2	<p><b><u>Minimum Street Side Yard for Variable Setbacks</u></b> Specifies in Table 131-04D (footnote 2) that the minimum street side yard setback is 10 feet. The 6<sup>th</sup> update allowed interior side yards to be reduced down to 4 feet, but did not specify that the minimum for street side yards is 10 feet when variable side setbacks are reapportioned.</p>
38	Clarification	131.0431 Table 131-04A through 131-04G 131.0448	<p><b><u>Non Habitable Accessory Buildings in Residential Zones</u></b> Clarifies applicability of Land Development Code regulations to non habitable accessory buildings, and that the limit in Section 131.0448 (25% maximum and allowable encroachment into the setback) applies only to non habitable structures (i.e. bathrooms, utility rooms, or storage rooms).</p>

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39	Clarification/ Regulatory Reform	131.0461 New Diagram 131- 04S	<p><b><u>Entry Way and Other Setback/Building Envelope Projections</u></b></p> <ul style="list-style-type: none"> <li>• Allows entry roofs up to 15 feet above grade to allow for raised entry way designs for dwelling units that are not on slab. (Existing standard is 12 feet)</li> <li>• Allows roof projections into the angled building envelope plane in RS, RX and RM-1 zones consistent with provision prior to 6<sup>th</sup> update for RM-1 zones.</li> </ul>
40	Regulatory Reform	131.0461	<p><b><u>Air Conditioner Units Accessory to Residential Uses</u></b></p> <p>Allows air conditioner units to be located within a side or rear yard, where sound attenuation features are incorporated as necessary to meet the City's noise ordinance (Chapter 5).</p>
41	Clarification	131.0543	<p><b><u>Maximum Setback Requirements for Commercial Zones</u></b></p> <p>The maximum setback requirement is intended to require that at least 70 percent of the street frontage of a commercial development is located as close as possible to the property line. The amendment clarifies that the remaining 30 percent of the street frontage is not required to observe the maximum setback and may be located farther back from the property line.</p>
42	Clarification/ Regulatory Reform	131.0531 131.0631 131.0660 142.1030	<p><b><u>Loading Docks</u></b></p> <p>Modifies Section 131.0660 to regulate only the visible portions of the wall as viewed from closest public right-of-way, and clarifies that the intent is for loading docks to be located in least visible areas. Transfers to Section 142.1030 with other loading area regulations for industrial zones.</p>
43	Regulatory Reform	141.0306	<p><b><u>Guest Quarters/Habitable Accessory Buildings</u></b></p> <p>Clarifies regulations applicable to habitable accessory buildings, which can be used for living or sleeping purposes similar to guest quarters. (Examples include home offices, game rooms or pool cabanas.) Regulates as a separately regulated use regardless of what the building is labeled by the designer, and removes the existing parking requirement and tree requirement for new habitable buildings accessory to a single dwelling unit.</p>

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<p><b>Landscape Amendments:</b> The following 2 amendments address inconsistencies in landscape related regulations.</p>			
44	Clarification	142.0412 143.0142(a)(4)(E)	<p><b><u>Brush Management</u></b></p> <ul style="list-style-type: none"> <li>• Updates Section 143.0142(a)(4)(E) to reflect the required 35-foot distance for Zone One and procedures for alternative compliance for consistency with Section 142.0412(n).</li> <li>• Clarifies that non combustibile construction in Zone One also includes one hour fire rated and/or heavy timber construction.</li> </ul>
45	Clarification	142.0402 Table 142-04A	<p><b><u>Landscape Regulations Applicability</u></b></p> <p>Clarifies the applicable landscape regulations sections in Table 142-04A.</p>
<p><b>Parking Amendments:</b> The following 5 amendments would address inconsistencies and help remove processing obstacles for projects with parking structures or previously conforming parking.</p>			
46	Regulatory Reform	113.0234 142.0560(k)	<p><b><u>Parking Structures</u></b></p> <p>Provides a floor area ratio exemption for parking structures that meet minimum design criteria including a combination of at least two of the following: at least one subterranean floor, part of a wrapped design, at least two elevations screened, or at least two elevations 40 percent or more open.</p>
47	Regulatory Reform	141.0306	<p><b><u>Exemption From Requirement to Pave Alley</u></b></p> <p>Clarifies that alley improvements are not required for the development of guest quarters or other residential accessory structures for consistency between Sections 141.0306 and 142.0611.</p>
48	Regulatory Reform	142.0510	<p><b><u>Previously Conforming Parking</u></b></p> <p>Removes the requirement (outside the beach impact area only) for conforming uses to obtain a Neighborhood Development Permit when the premises is previously conforming for parking in order to facilitate redevelopment and revitalization in older commercial districts.</p>

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49	Clarification	142.0530 Table 142-05F	<p><b><u>Outpatient Medical Clinics</u></b> Deletes outpatient medical clinics from the parking table. “Outpatient medical clinics” is a use category that was replaced with the use category: “urgent care facilities”, which requires the same parking as the medical office use category.</p>
50	Clarification	142.0560	<p><b><u>Driveway and Access Regulations</u></b> Clarifies that driveway upgrades may be required (i.e. for ADA compliance or for operational considerations) even where the proposed development does not involve demolition of the primary structure on a premises.</p>
<p><b>Minor Corrections:</b> The following would fix formatting errors, incorrect terms/references, and minor errors in Planned District Ordinances.</p>			
51	Formatting Error	113.0103	<p><b><u>Advertising Display Signs</u></b> Removes italics from “and billboards”, which is not a defined term in the code.</p>
52	Comply with State Law/ Incorrect Term	125.0310	<p><b><u>Lot Line Adjustments</u></b> Replaces the term “adjacent” with the term “adjoining” in accordance with the change in terminology in the Subdivision Map Act.</p>
53	Incorrect References	126.0203(a)	<p><b><u>When a Neighborhood Use Permit is Required</u></b> Guest quarters are no longer required to get an NUP. Deletes Guest Quarters from the list of uses that require a Neighborhood Use Permit (NUP). Also, replaces the term “outpatient medical clinics” with the term “urgent care facilities” for consistency with Land Development Code.</p>

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54	Incorrect References	126.0504(l)(3) 126.0504(o)	<p><b><u>Findings for Site Development Permit Approval</u></b>            Corrects the reference in Section 126.0504—should be 143.0725 Density Bonus Provisions instead of Density Bonus in Exchange for Donation of Land (143.0730). Corrects the reference in Section 126.0504(o) -- should be Section 126.0502(d)(7) instead of Section 126.0502(d)(6).</p>
55	Formatting Error	131.0422 Table 131-04B	<p><b><u>Satellite Antennas Use Category</u></b>            Removes italics from the term “satellite”, which is not a defined term in the code.</p>
56	Formatting Error/ Incorrect and Missing References	131.0431 Table 131-04G Footnotes 17, 18	<p><b><u>Residential Zones</u></b>            This section lists the applicable tables for various residential zones, but is missing a reference to Table 131-04G (RM zones). Adds Table 131-04G to the list and corrects the footnote references. Footnote #17 should be Section 131.0444(e) not (f) and Footnote#18 should be 131.0444(f) not (g).</p>
57	Formatting Error	131.0446(e) 131.0446(f)	<p><b><u>Underground Parking Structure</u></b>            Removes italics from “underground parking structure”, which is not a defined term in the code.</p>
58	Missing Reference	132.1402 Table 132-14A	<p><b><u>College Area Community Plan Implementation Overlay Zone (CPIOZ)</u></b>            Adds “College Area (see Diagram 132-14B)” and “C-761.1” to the list of community plan areas where CPIOZ applies. College Area is existing community plan within CPIOZ overlay zone.</p>
59	Incorrect Reference	142.0650	<p><b><u>Requirements for Park and Recreational Facilities</u></b>            Corrects the reference in Section 142.0650 to refer to Chapter 9, Article 6, Division 4 instead of Chapter 6, Article 3, Division 4.</p>
60	Incorrect References	151.0201	<p><b><u>General Planned District Ordinance (PDO) Provisions</u></b>            Corrects the reference in Section 151.0201(d) and (e) to refer to 151.0401 instead of Section 151.0105, which was moved to 151.0401 during the phase I reformat of the PDOs.</p>

**Issue Matrix - 7th UPDATE TO THE LDC**  
**August 23, 2011**

No.	PURPOSE	CODE SECTION	AMENDMENT DESCRIPTION
61	Missing Reference	153.0103	<p><b><u>Carmel Valley PDO</u></b>            Clarifies that Chapter 14, Article 2, Division 4 (landscape) applies to the Carmel Valley PDO by adding to the list of applicable regulations in Section 153.0103.</p>
62	Incorrect References	159.0307	<p><b><u>La Jolla PDO</u></b>            Corrects references in the La Jolla PDO to reflect the adopted 6<sup>th</sup> update changes related to measuring structure height. Section 113.0270(a)(4) was replaced by Section 113.0270(a)(4)(B)(i), and Section 113.0270(a)(5) was renumbered to Section 113.0270(a)(2)(B).</p>
63	Incorrect Reference	1512.0303 Table 1512-03C	<p><b><u>Mid City PDO</u></b>            Corrects the erroneous footnote reference in Table 1512-03C to clarify the allowable density for the MR-1250B zone when lots are less than 10,000 square feet.</p>
64	Formatting Errors/ Incorrect and Missing References	1516.0302 Table 1516-03D	<p><b><u>Old Town PDO</u></b></p> <ul style="list-style-type: none"> <li>• Adds Subsection (g) and footnotes and setbacks to Table 1516-03D that were accidentally omitted during the transfer from Chapter 10 to 15.</li> <li>• Clarifies the setbacks for side and rear yards.</li> <li>• Clarifies the footnotes for front and street yards.</li> <li>• Deletes reference to Figures 1 and 2, which do not exist.</li> </ul>
65	Incorrect References	1519.0202(d) 1519.0205 Appendix C.1	<p><b><u>Southeastern San Diego PDO</u></b></p> <ul style="list-style-type: none"> <li>• Repeals 1519.0202(d) per City Attorney request in order to allow code violations to be remedied as necessary through the applicable permit approval process.</li> <li>• Corrects the reference in Section 1519.0205(b) to refer to Section 151.0401 instead of Section 151.0105, which was moved to 151.0401 during the phase I reformat of the PDOs.</li> <li>• Corrects the reference in Appendix C.1 to refer to Section 151.0401 instead of Section 103.0105 which does not exist.</li> </ul>