

Following is a summary of the 55 amendments organized into Appeals, Zoning, Civic SD, Landscaping and Minor Corrections categories. Within each category the amendments are listed in order of the associated code sections to be amended.

No.	PURPOSE	CODE SECTION	AMENDMENT DESCRIPTION
<b>Appeals:</b> The following 3 amendments are proposed to be consistent with recent changes approved.			
1	Regulatory Reform	112.0603	<b><u>Process CIP- Two Appeal Hearing</u></b> Change the requirement to file an appeal from 12 business days to 10 business days, consistent with the other appeals recently approved.
2	Regulatory Reform	123.0203	<b><u>Appeal from Historical Resources Board Decision</u></b> Include language allowing the withdraw of an appeal consistent with Process Two appeals recently modified.
3	Regulatory Reform	Fee ordinance	<b><u>Appeal Fees</u></b> Increase appeal fees from \$100 to \$1,000 for Extension of Time and Map Waivers appealable to Council.
<b>Zoning:</b> The following 14 amendments will improve and streamline the permit process and clarify requirements.			
4	Regulatory Reform	126.0203 126.0205 131.0222 131.0322 131.0422 131.0522 131.0622 131.0540 141.0309	<b><u>Interim Ground Floor Residential</u></b> Allow interim ground floor residential within commercial zones up to 10 years with an NUP. Added to Residential Separately Regulated Uses as a Limited Use. Not allowed in Coastal.
5	Regulatory Reform	126.0503 143.0402 Table 143-04A 143.0915 143.0920	<b><u>When Supplemental Neighborhood Development Permit Regulations Apply for Affordable Housing, In-Fill Projects, and Sustainable Buildings</u></b> Clarification of applicable supplemental findings required and clean up language added in several sections.
6	Regulatory Reform	128.0310	<b><u>Draft or Final Environmental Document Distribution and Availability</u></b> Revise to require public distribution of environmental documents from 14 calendar days to a minimum of 3 days before advisory body and decision maker hearings.

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7	Regulatory Reform	131.0556	<b><u>Parking Lot Orientation</u></b> Increase development square footage from 50,000 to 100,000 that requires vehicular use area to be limited to 50 percent on the longest street frontage.
8	Regulatory Reform	141.0302	<b><u>Companion Units</u></b> Amend regulations to comply with recent state changes, clarify that structures can encroach into setbacks and clarify that CUs cannot encroach into street side yards setbacks.
9	Regulatory Reform	113.0103 131.0222 131.0322 131.0422 131.0522 131.0622 141.0315 151.0103 151.0401	<b><u>Permanent Supportive Housing (PSH)</u></b> Defining PSH and adding a Separately Regulated Use to allow by-right in residential and commercial zones where multi-family housing is permitted. PSH will provide affordable housing, health care, and supportive services to individuals and families.
10	Regulatory Reform	126.0205 126.0402 131.0222 131.0422 131.0522 131.0622 141.0420 151.0103 155.0238 156.0308	<b><u>Wireless Communication Facilities (WCF)</u></b> Amend regulations to be in compliance with the Federal Spectrum Act which allows applications to be a ministerial process and requires all WCF's whether approved by the City or deemed approved to comply with basic regulations and design requirements. New poles without a light would be an NUP, Process Two.
11	Regulatory Reform	131.0422 131.0522 141.0313 141.0406	<b><u>Transitional Housing Facilities</u></b> Allow as a limited use in multifamily zones and commercial zones that allow residential, no longer requiring a CUP for over 7 people.
12	Regulatory Reforms	142.0610	<b><u>When Public Improvements May be Required Incidental to a Building Permit</u></b> Allow public schools more flexibility with required public improvements through the joint use park agreement process.

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13	Regulatory Reform	142.1293	<b><u>Old Town San Diego Planned District Sign Regulations</u></b> Section added that clarifies that some signs within Old Town are subject to the Planned District Regulations.
14	Regulatory Reform	143.0720	<b><u>Density Bonus in Exchange for Affordable Housing Units</u></b> Clarify that per State requirement, applicant is not required to increase the density bonus.
15	Regulatory Reform	144.0211	<b><u>Lot Design Requirements for Tentative Maps</u></b> Lots usable by vehicular traffic require a 15' wide access street. Change to 15' for two or less units, and 20' for more than two units, to service two-way traffic.
16	Regulatory Reform	144.0240	<b><u>Street Light Improvements</u></b> Amend the code to clarify that residential subdivision of four dwelling units or less are exempt from the subdivision requirement to install a new street light.
17	Regulatory Reform	159.0211 Table 159.02A	<b><u>Uses Permitted with a Special Permit (Hotel/Motel/Timeshares)</u></b> Remove Finding (d)(3) that caps hotels/motels in La Jolla Zones 1-4, consistent with the Coastal Act that encourages visitor facilities/overnight accommodations to ensure maximum public access to coastal areas.
<b>Civic SD:</b> The following 17 items will provide more flexibility to encourage development, clarification, and corrections to the Centre City Planned District Ordinance			
18	Regulatory Reform	156.0301 156.0304 156.0309	<b><u>City Facilities</u></b> Exempt City facilities from meeting development standards such as minimum FAR, streetwall, etc. and eliminate need for development permit except for coastal & site development permits for historical resources.
19	Regulatory Reform	156.0302 156.0307 Figure B	<b><u>Centre City Base Zones</u></b> Eliminate the definitions for public safety facilities and remove the land use district. Add the Waterfront/Marine and Convention Center zones to Figure B Land Use Districts of the Centre City Planned District to be consistent with the Downtown Community Plan.
20	Clarification	156.0302	<b><u>Definition of Active Commercial Uses</u></b> Clarify definition of Active Commercial uses and reference Table 156.0308-A
21	Clarification	156.0305	<b><u>Definition of Lot Sizes</u></b> Clarify that references to square footages (5,000 etc.) mean typical lots of record in Downtown

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22	Regulatory Reform	156.0307 Table 156-0308-B	<b><u>Requirements for Active Commercial Uses</u></b> Reduce land use districts with active commercial use requirements; allow commercial uses on commercial streets (eliminate <i>active</i> commercial use requirement). Delete Table 156-0308-B for consistency.
23	Regulatory Reform	156.0307	<b><u>Employment Overlay Zone</u></b> Allow for more residential land use area in mixed use projects
24	Regulatory Reform	156.0308	<b><u>Requirements for Previously Conforming Uses</u></b> In Residential Emphasis zone, allow conversion and expansion of previously conforming commercial uses to commercial use permitted in the zone without complying with the 80% residential land use requirement.
25	Correction	Table 156-0308-A	<b><u>Non-Bonafide Eating Establishments w/ Alcohol</u></b> Non-bonafide Eating Establishment w/ Alcohol incorrectly requires a Conditional Use Permit, should be Neighborhood Use Permit per Section 156.0315.
26	Clarification	Table 156-0308-A	<b><u>Off-site Alcohol Beverage Sales</u></b> Add row for Off-site Alcohol Beverage Sales in Table 156-0308A in Separately Regulated Uses
27	Regulatory Reform	156.0309	<b><u>Minimum FAR</u></b> Minimum FARs don't apply in Lindbergh Field Safety Zones. Revise section FAR Regulations and TDR's.
28	Regulatory Reform	156.0309 Table 156.0309-B	<b><u>Affordable Housing FAR Bonus</u></b> Eliminate separate Centre City bonus calculations, clarify density bonus = FAR bonus Downtown Revise section to FAR Bonuses
29	Regulatory Reform	156.0309	<b><u>Public Open Space FAR Bonus</u></b> Revise hours open space must be open to public from 6 Am-10PM to 7AM-9 PM and increase FAR bonus from 0.5 or 1.0 to 1.0 or 2.0 to encourage urban open space.
30	Regulatory Reform	156.0309 Table 156.0309-B	<b><u>Three-Bedroom FAR Bonus</u></b> Eliminate the maximum size limit for 3-bedroom units; increase bonus from max 1.0 to 2.0 FAR
31	Regulatory Reform	156.0309	<b><u>Public Parking FAR Bonus</u></b> Revise to only allow bonus for below-grade parking (above grade already exempted from FAR calculations)
32	Clarification	156.0309	<b><u>Development Permit FAR</u></b> Clarify when a development permit controls FAR on adjoining properties
33	Regulatory Reform	156.0314	<b><u>Ballpark District Signs</u></b> Reduce process level from 5 to 3 for comprehensive sign plans directly north of Petco Park and from 3 to 2 for all others within the district

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34	Regulatory Reform	156.0315	<b><u>Living Unit Standards</u></b> Clarify that certain standards such as guest parking, personal storage, don't apply to living unit development.
<b>Landscaping:</b> The following 7 proposed amendments include corrections and clarifications to the Landscape Regulations			
35	Clarification	142.0403	<b><u>General Planting &amp; Irrigating Requirements</u></b> Modifying language in compliance with the Model Water Efficient Landscape Ordinance (MWELO) that requires weather based "smart" controller.
36	Regulatory Reform	142.0405	<b><u>Additional Yard Planning Area and Point Requirements</u></b> Eliminating 5-foot driveway edge requirement and revising language to remove redundancies and provide clarification pertaining to enhanced hardscape.
37	Clarification	142.0407	<b><u>Additional Vehicular Use Area Requirements</u></b> Adding a cross-reference to Section 142.0560(h)(5) for planning areas adjacent to parking spaces overhanging a raised curb or wheel stop.
38	Clarification	142.0411 Table 142.04F	<b><u>Additional Yard Planning Areas and Point Requirements</u></b> Clarifying that within 100 feet of native or naturalized vegetation does not include Zone One Brush Management and removing repetitive language.
39	Clarification	142.0412 143.0141	<b><u>Development Regulations for Sensitive Biological Resources</u></b> Clarify that areas designated for habitat mitigation cannot be used for Zone Two Brush Management.
40	Correction	142.0412	<b><u>Brush Management</u></b> Removing the word "or" not applicable in Section 142.0412(g)(2)
41	Clarification	143.0111	<b><u>Limited Exceptions from Environmentally Sensitive Lands Regulations</u></b> Clarifying that Zone Two Brush management is exempt from all steep hillside development regulations.
<b>Minor Corrections:</b> The following 14 items would correct formatting errors, incorrect terms, and incorrect section references.			
42	Incorrect Section	59.5.0404	<b><u>Construction Noise</u></b> Section references 21.04, correct section is 21.0104
43	Clarification	113.0103	<b><u>Definitions</u></b> Revising the Grading definition from "excavating" to "excavation"
44	Incorrect Section	126.0704	<b><u>Exemption from a Coastal Development Permit</u></b> Referencing incorrect section of the California Administrative Code

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45	Correction	126.0714	<b><u>Maintaining Utilization of a Coastal Development Permit</u></b> Section refers to a process in Section 126.0109 which was repealed and should have also repealed 126.0714.
46	Clarification	129.0504	<b><u>How to apply for a demolition/Removal Permit</u></b> Adding an "s" to fee
47	Clarification	129.0710	<b><u>How to Apply for a Public Right-of-Way Permit</u></b> Clarification that Community Entry Signs are a Process One approval consistent with the separately regulated sign regulations.
48	Correction	113.0103 131.0112	<b><u>Description of Use Categories and Subcategories</u></b> Clarify definition and include Shopkeeper Unit in the Residential Use Category.
49	Clarification	141.0307	<b><u>Guest Quarters or Habitable Accessory Buildings</u></b> Clarification that guest quarters and habitable accessory building can be converted to companion units consistent the Companion Unit regulations.
50	Incorrect Reference	141.0625	<b><u>Veterinary Clinics and Animal Hospitals</u></b> The limited use regulations referenced the incorrect section for deviations
51	Clarification	142.0910	<b><u>Mechanical and Utility Equipment Screening Regulations</u></b> Clarification that equipment and appurtenances need to be screened and not completely enclosed.
52	Clarification	142.1235	<b><u>Roof Signs in Commercial and Industrial Zones</u></b> Clarification that only one sign is allowed in lieu of ground of projecting sign.
53	Correction	143.0302 Table 143-03A	<b><u>When Supplemental Neighborhood Development Permit and Site Development Permit Regulations Apply</u></b> As part of the 11 <sup>th</sup> Update Multi Dwelling Units exceeding the development threshold no longer require a Site Development Permit. The requirement has been repealed.
54	Correction	145.3110 145.3111	<b><u>Swimming Pool Regulations</u></b> Repeal building regulations that predate the LDC. Swimming pool regulations are referenced in Chapter 11 and 13.
55	Clarification	143.0720	<b><u>Density Bonus in Exchange for Affordable Housing Units</u></b> Clarification that density bonuses are equivalent to FAR bonuses in Downtown.