

Following is a summary of the 56 amendments organized into Appeals, Zoning, Downtown Planned District Ordinance, 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
Appeals: The following 3 amendments are proposed to be consistent with recent changes approved.			
1	Regulatory Reform	112.0603	<u>Process CIP- Two Appeal Hearing</u> Change the period to file an appeal from 12 business days to 10 business days, consistent with the other appeals recently approved.
2	Regulatory Reform	123.0203	<u>Appeal from Historical Resources Board Decision</u> Include language allowing the withdraw of an appeal, consistent with Process Two appeals recently modified.
3	Regulatory Reform	Fee ordinance	<u>Appeal Fees</u> Increase appeal fees from \$100 to \$1,000 for Extension of Time and Map Waivers appealable to Council.
Zoning: The following 16 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	<u>Interim Ground Floor Residential</u> Allow interim ground floor residential within commercial zones for up to 10 years with a Neighborhood Use Permit outside of Coastal. Added to Residential Separately Regulated Uses as a Limited Use.
5	Regulatory Reform	126.0503 143.0402 Table 143-04A 143.0915 143.0920	<u>When Supplemental Neighborhood Development Permit Regulations Apply for Affordable Housing, In-Fill Projects, and Sustainable Buildings</u> Clarification of applicable supplemental findings required and clean up language added in several sections.
6	Regulatory Reform	128.0310	<u>Draft or Final Environmental Document Distribution and Availability</u> Revise to require public distribution of environmental documents before advisory body and decision maker hearings, consistent with CEQA Guidelines.

No.	PURPOSE	CODE SECTION	AMENDMENT DESCRIPTION
7	Regulatory Reform	142.0640	<u>Impact Fees for Financing Public Facilities</u> Exempt Permanent Supportive Housing and Transitional Housing Facilities from Development Impact Fees.
8	Regulatory Reform	131.0556	<u>Parking Lot Orientation</u> Increase development square footage from 50,000 to 100,000 square feet when requiring that vehicular use area to be limited to 50 percent on the longest street frontage.
9	Regulatory Reform	141.0302	<u>Companion Units</u> Amend regulations to comply with recent state changes, and clarification that the Companion Unit can only encroach into the interior and rear yard setbacks.
10	Regulatory Reform	141.0617	<u>Private Clubs, Lodges, and Fraternal Organizations</u> Clarify that this use is not permitted within the floodplains located in the Coastal Overlay Zone, consistent with similar uses.
11	Regulatory Reform	113.0103 131.0222 131.0322 131.0422 131.0504 131.0522 131.0622 141.0315 142.0525 151.0103 151.0401 156.0308 156.0313 157.0354 157.0401 1511.0401	<u>Permanent Supportive Housing (PSH)</u> Define Permanent Supportive Housing (PSH) and add a Separately Regulated Use to allow as a limited use in multifamily zones and commercial zones where residential housing is permitted.

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12	Regulatory Reform	126.0205 126.0402 131.0222 131.0422 131.0522 131.0622 141.0420 151.0103 155.0238 156.0308	<u>Wireless Communication Facilities (WCF)</u> Refine language and 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 require a Neighborhood Use Permit, Process Two.
13	Regulatory Reform	131.0422 131.0504 131.0522 141.0313 141.0406	<u>Transitional Housing Facilities</u> Allow as a limited use in multifamily zones and commercial zones that allow residential housing, no longer requiring a Conditional Use Permit when there are more than seven people.
14	Regulatory Reforms	142.0610	<u>When Public Improvements May be Required Incidental to a Building Permit</u> Allow public schools more flexibility meeting the required public improvements through a joint use park agreement with the City of San Diego.
15	Regulatory Reform	142.1293	<u>Old Town San Diego Planned District Sign Regulations</u> Clarification that all signs within Old Town Planned District (OTPD), except for Presidio Regional Park in the Presidio Subdistrict, are subject to OTPD Regulations.
16	Regulatory Reform	143.0720	<u>Density Bonus in Exchange for Affordable Housing Units</u> Clarify that per State requirements, applicants can provide a lesser percentage of density than allowed by the density bonus or not increase the density beyond what is required in exchange for affordable housing.
17	Regulatory Reform	144.0211	<u>Lot Design Requirements for Tentative Maps</u> Amend the code to require that lots usable by vehicular traffic, for more than two units, requires a 20-foot wide access street, to service two-way traffic.
18	Regulatory Reform	144.0240	<u>Street Light Improvements</u> Amend the code to clarify that residential subdivisions of four dwelling units or less are not required to install a new street light.

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19	Regulatory Reform	159.0211 Table 159.02A	<u>Uses Permitted with a Special Permit (Hotel/Motel/Timeshares)</u> Eliminate a Finding that restricts 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.
Downtown Planned District Ordinance: The following 17 items will provide more flexibility to encourage development, clarification, and corrections to the Downtown Planned District Ordinance.			
20	Regulatory Reform	156.0301 156.0304 156.0309	<u>City Facilities</u> Eliminate the requirement for City of San Diego capital improvement projects from obtaining a discretionary development permit, with the exception of coastal development permits or site development permits for historical resources; and exempt capital improvement program projects from having to meet minimum Floor Area Ratio (FAR) requirements.
21	Regulatory Reform	156.0302 156.0307 Figure B	<u>Centre City Base Zones</u> Eliminate the definition for public safety facilities, remove the associated land use district and add the Waterfront/Marine and Convention Center zones to Figure B Land Use Districts of the Centre City Planned District, consistent with the Downtown Community Plan.
22	Clarification	156.0302	<u>Definition of Active Commercial Uses</u> Clarify definition of Active Commercial uses and reference Table 156.0308-A
23	Clarification	156.0305	<u>Definition of Lot Sizes</u> Clarify that when citing lot areas, references to square footages are approximate.
24	Regulatory Reform	156.0307 Table 156-0308-B	<u>Requirements for Active Commercial Uses</u> Reduce active commercial use requirements in land use districts and allow commercial uses on commercial streets.
25	Regulatory Reform	156.0307	<u>Employment Overlay Zone</u> Mixed use development allows the 50% residential limitation to be exceeded through the Affordable Housing Regulations.
26	Regulatory Reform	156.0308	<u>Requirements for Previously Conforming Uses</u> 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.
27	Correction	Table 156-0308-A	<u>Non-Bonafide Eating Establishments w/ Alcohol</u> Corrected language clarifying that non-bonafide Eating Establishment w/ Alcohol require a Neighborhood Use Permit, not a Conditional Use Permit

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28	Clarification	Table 156-0308-A	<u>Off-site Alcohol Beverage Sales</u> Row added for Off-site Alcohol Beverage Sales under Separately Regulated Uses in Table 156-0308A.
29	Regulatory Reform	156.0309	<u>Minimum FAR</u> Clarify that capital improvement program projects or development limited by the density/intensity limits under the safety zones of the San Diego International Airport are not required to meet minimum FAR regulations.
30	Regulatory Reform	156.0309 Table 156.0309-B	<u>Affordable Housing FAR Bonus</u> Eliminate separate Centre City bonus calculations, modify FAR Bonus Table, and clarify that density bonus = FAR bonus Downtown.
31	Regulatory Reform	156.0309	<u>Public Open Space FAR Bonus</u> Increase FAR bonus for urban open space from 0.5 or 1.0 to 1.0 or 2.0 to encourage urban open space and revise the hours that open space must be open to the public from 6am-10pm to 7am-9pm.
32	Regulatory Reform	156.0309 Table 156.0309-B	<u>Three-Bedroom FAR Bonus</u> Eliminate the third bedroom maximum size of 1,300 square feet and increase the Floor Area Ratio for three-bedrooms from 1.0 to 2.0.
33	Regulatory Reform	156.0309	<u>Public Parking FAR Bonus</u> Revise to allow Floor Area Ratio bonus for below-grade parking.
34	Clarification	156.0309	<u>Development Permit FAR</u> Clarify that a development permit may control FAR on adjoining properties in certain circumstances. A development may consist of one or more individually owned parcels, but the permitted FAR for any individual parcels remain subject to the FAR limits within the development boundaries as defined by the development permit.
35	Regulatory Reform	156.0314	<u>Ballpark District Signs</u> Reduce process level from a Process Five to a Process Three for comprehensive sign plans directly north of Petco Park and from Process Three to a Process Two for all others within the Ballpark District.
36	Regulatory Reform	156.0315	<u>Living Unit Standards</u> Clarify that living unit projects are not subject to residential development regulations such as common indoor and outdoor open space, private open spaces, guest parking, personal storage, etc.
Landscaping: The following 6 proposed amendments include corrections and clarifications to the Landscape Regulations			

No.	PURPOSE	CODE SECTION	AMENDMENT DESCRIPTION
37	Clarification	142.0403	<u>General Planting & Irrigating Requirements</u> Modifying language to require weather based “smart” controller in compliance with the Model Water Efficient Landscape Ordinance (MWELO).
38	Regulatory Reform	142.0405	<u>Additional Yard Planning Area and Point Requirements</u> Remove the minimum 5-foot separation between driveway edges; this requirement is correctly located within the Parking Requirements, and clarification pertaining to enhanced hardscape.
39	Clarification	142.0407	<u>Additional Vehicular Use Area Requirements</u> Cross-reference added to Section 142.0560(h)(5) for planting areas adjacent to parking spaces overhanging a raised curb or wheel stop.
40	Clarification	142.0411 Table 142.04F	<u>Additional Yard Planning Areas and Point Requirements</u> Remove repetitive language and clarify excluded area within disturbed area in Permanente Revegetation and Irrigation Requirements table.
41	Correction	142.0412	<u>Brush Management</u> Remove the word “or” where it is not applicable in this section.
42	Clarification	143.0111	<u>Limited Exceptions from Environmentally Sensitive Lands Regulations</u> Clarify that Zone Two brush management activity is exempt from the steep hillside development area regulations if the brush management is the minimum necessary to comply with City fire codes, and no grading occurs in the brush management area.
Minor Corrections: The following 14 items would correct formatting errors, incorrect terms, and incorrect section references.			
43	Incorrect Section	59.5.0404	<u>Construction Noise</u> Replace section 21.04 with the correct section 21.0104.
44	Clarification	113.0103	<u>Definitions</u> Revise the grading definition to include “excavation” rather than “excavating.”
45	Incorrect Section	126.0704	<u>Exemption from a Coastal Development Permit</u> Replace section reference to California Administrative Code, Title 24, section 13250(b) with the correct reference to Title 14, section 13250(b).
46	Correction	126.0714	<u>Maintaining Utilization of a Coastal Development Permit</u> Remove section 126.0714, since it refers to a process in Section 126.0109 which was repealed and should have also repealed 126.0714.
47	Clarification	129.0504	<u>How to apply for a demolition/Removal Permit</u> Add an “s” to fee.

No.	PURPOSE	CODE SECTION	AMENDMENT DESCRIPTION
48	Clarification	129.0710	<u>How to Apply for a Public Right-of-Way Permit</u> Add reference to section 141.1101 to clarify that Community Entry Signs require a Process One approval, consistent with the separately regulated sign regulations.
49	Correction	113.0103 131.0112	<u>Description of Use Categories and Subcategories</u> Clarify Shopkeeper definition and add the use in the Descriptions of Use Categories and Subcategories within the Residential Use Category.
50	Clarification	141.0307	<u>Guest Quarters or Habitable Accessory Buildings</u> Clarify that guest quarters and habitable accessory building can be converted to companion units consistent the Companion Unit regulations.
51	Incorrect Reference	141.0625	<u>Veterinary Clinics and Animal Hospitals</u> Replace reference to section 141.0625(a) with the correct reference to 141.0625(b).
52	Clarification	142.0910	<u>Mechanical and Utility Equipment Screening Regulations</u> Clarify that equipment and appurtenances need to be screened, not completely enclosed.
53	Clarification	142.1235	<u>Roof Signs in Commercial and Industrial Zones</u> Clarify that only one sign is allowed in lieu of a ground or projecting sign.
54	Correction	143.0302 Table 143-03A	<u>When Supplemental Neighborhood Development Permit and Site Development Permit Regulations Apply</u> Remove language requiring a Site Development Permit for Multiple Dwelling Units that was repealed as part of the 11 th Code Update.
55	Correction	145.3110 145.3111	<u>Swimming Pool Regulations</u> Repeal swimming pool regulations that predate the Land Development Code.
56	Clarification	143.0720	<u>Density Bonus in Exchange for Affordable Housing Units</u> Clarify that density bonuses are equivalent to FAR bonuses in Downtown.