

Following is a summary of the 41 amendments organized into Zoning, 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
Zoning Rules: The following 32 amendments will improve the permit process, clarify requirements, and streamline the review process.			
1	Regulatory Reform	113.0103 113.0210 113.0234	<u>Attic and Gross Floor Area</u> Redefining Attic and Gross Floor Area consistent with the building code.
2	Regulatory Reform	113.0264 113.0267	<u>Determining Street Wall & Determining Street Wall Line</u> Street wall includes lengths of wall perpendicular to the street rather than parallel to the street which discourages articulation of buildings and affects landscape calculations.
3	Regulatory Reform	113.0273 129.0104	<u>Measuring Visibility Areas/ Construction Permits</u> Modify visibility areas at the intersection of a street and driveway to a standard measurement of 10'X10' measured from back side of the curb. Providing more space and visibility, and shorter crossing distances for pedestrians is much preferred and more effective than unnecessarily and arbitrarily clearing buildings, landscaping, street trees, etc. from a triangle that has nothing to do with actual sight lines.
4	Regulatory Reform	141.0612	<u>Mobile Food Truck Permit</u> Allow standing tables, shade structure and 6 square foot signs to help support the industry.
5	Regulatory Reform	126.0112	<u>Minor Modifications to a Development Permit</u> Sorrento Mesa development permits require minimum parking ratios in conflict with airport safety requirements, limiting development intensity. Propose changing the code to enforce only the current (typically lower) minimum parking requirements within industrial zones, without requiring any amendment to the development permit or requirement to obtain a determination of substantial conformance.
6	Regulatory Reform	128.0311	<u>Certification of an Environmental Document</u> Clarify language
7	Regulatory Reform	131.0112 131.0602 131.0622 141.0602	<u>Description of Use Categories and Subcategories</u> Amend the Industrial Use Category to expand R&D uses and amend the Industrial zones tables to allow agricultural, retail, and commercial flexibility to primary uses.

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8	Regulatory Reform	131.0422 131.0522 141.0303	<u>Continuing Care Retirement Communities (CCRC)</u> Allow by-right in zones that allow multi-family housing, subject to requirements. Permit CCRC as a conditional use in single family zones.
9	Regulatory Reform	113.0103 131.0522	<u>Behavioral Health Services (BHS)</u> Define and allow by-right in certain commercial and mixed-use zones
10	Regulatory Reform	132.1402 Table 132-14B	<u>Housing Development Process Improvements</u> Change CPIOZ Type B to CPIOZ Type A where applicable <ul style="list-style-type: none"> • Create Ministerial Process to amend/rescind existing permits where additional capacity exists • Other process improvements to reduce discretionary process for residential development where applicable
11	Regulatory Reform	131.0222 131.0322 131.0422 131.0522 131.0622 141.0619	<u>Street Vendor/Pushcart Amendment</u> Modify Pushcart regulations to conform to SB 946
12	Regulatory Reform	131.0431 Table 131-04C	<u>Development Regulations Table for Residential Zones</u> Clarification that the minimum lot size in the RS-1-2 zones within Encanto and Southeastern San Diego community planning areas is 5,000 square feet.
13	Regulatory Reform	113.0103	<u>Tiny Homes</u> Define and allow as a limited use

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14	Regulatory Reform	131.0222 131.0322 131.0422 131.0522 131.0622	<u>Use Regulations Table for Commercial Zones</u> Allow visitor accommodations in the CO-2-2 zones
15	Regulatory Reform	131.0507 131.0531 131.05439 131.0631 Table 131-05D & E Table 131-06C	<u>Development Regulations Tables for Commercial Zones</u> Correct inconsistency in residential use in CC zones and tables. Lot coverage should be eliminated. Currently 35% required in CV & CC 2-5. Parking controls lot coverage also discourages patios & gathering space. Setback applies to 70% of street frontage, not enough room to provide required parking.
16	Regulatory Reform	131.0550	<u>Pedestrian Paths</u> The current requirement provides more pedestrian access than required for ADA. Propose that this requirement apply to larger lots.
17	Regulatory Reform	131.0522	<u>Use Regulations Table for Commercial Zones</u> Allow the sale of intoxicating beverages in eating and drinking establishment in the CN zone.
18	Regulatory Reform	113.0103 143.0145 143.0146	<u>Special Flood Hazard Areas Regulations</u> Amend regulations to be consistent with FEMA regulations
19	Regulatory Reform	141.0305	<u>Fraternity Houses, Sorority Houses, and Student Dormitories</u> Amend regulations so that private student dormitories do not need to be recognized by the educational institution.
20	Regulatory Reform	113.0225 Article 2: Division 13 & 15 141.0504 141.1004	<u>Marijuana Outlets and Production Facilities</u> <ul style="list-style-type: none"> • Change Marijuana to Cannabis throughout the municipal code. • Add regulations for billboard advertising that apply to both licensed and unlicensed businesses, including enforcement regulations that include infractions and misdemeanors. • Clarify language for distance requirement • Change distance requirement to public direct physical access between uses.

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21	Regulatory Reform	141.1105	<u>Signs with automatic changing copy for EV Stations</u> Allow EV stations on private property to be exempt from advertising as it helps with the City's CAP goal. The service would be free to the city and the user.
22	Regulatory Reform	142.0530	<u>Nonresidential Uses – Parking</u> The parking regulations do not specify whether an accessory use requires the same parking ratio as its related primary use. The intent of the code change is to clarify that accessory uses require the same parking requirements as the functionally-related primary use, rather than treating the accessory use as a separate Permitted Use.
23	Regulatory Reform	142.0540	<u>Exception to Parking Regulations for Nonresidential Uses</u> Increase the small lot commercial parking exemption from 10,000 to 11,000. There are many commercial lots just over 10,000 that cannot utilize the exception that would be good redevelopment projects.
24	Regulatory Reform	142.0545	<u>Shared Parking Requirements</u> Amend regulations to provide more flexibility. Parking standard for commercial uses with dining should be simplified: Less than 10% = 4 spaces per 1,000 SF Less than 20% = 4.3 spaces per 1,000 SF
25	Regulatory Reform	142.0611	<u>Exemptions from Requirement to Provide Public Improvements Incidental to a Building Permit-</u> Tie value to Title 24 index
26	Regulatory Reform	142.1210 142.1255	<u>General Sign Regulations</u> Allow Special Event Signs within the Downtown PDO
27	Regulatory Reform	143.0110 Table 143-01A	<u>When Environmentally Sensitive Lands Regulations Apply</u> Allow for a third party, local or state agency that is not subject to the City's discretionary land use authority to elect to utilize the City's land use permitting process for development that is within the City's jurisdictional boundary to gain incidental take authorization under the VPHCP through issuance of a Certificate of Inclusion.
28	Regulatory Reform	112.0601 112.0602 112.0604 113.0103 126.0502 126.0707 132.0402 143.0110	<u>Capital Improvement Projects (CIP) and Public Projects</u> Defining a Public Project and Reducing the CIP & Public Project process for the following: <ul style="list-style-type: none"> • Discretionary process from a 5 to a 2 (does not apply to deviations from historical resources) • Projects that meet new exemption criteria & have CEQA review can be processed ministerially (still require CEQA analysis) • With the Coastal Overlay Appealable Area reduced from a Process 5 to a 2

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29	Regulatory Reform	131.0112 131.0222 131.0422 131.0522 131.0622 141.0803 141.0901 142.0413	<u>Vehicle Storage Facilities as a Primary Use</u> Eliminating the Impound Storage Yard Use Adding Vehicle Storage Facility (Separately Regulated Use) that allows of storage of operable vehicles as a primary use ministerially
30	Regulatory Reform	22.4035 142.1210(b)(5)(E)	<u>Special Event Signs</u> Eliminate section referencing incorrect Chapters. Eliminate approved for signs by Police Department
31	Regulatory Reform	155.0238	<u>Use Regulations Table of CU Zones</u> Allow Companion Units, Junior Units and guest quarters in the CU Zones where single-family units are allowed.
32	Regulatory Reform	142.0528	<u>Parking Standards Transit Priority Area Regulations</u> Clarify that bicycle parking is required and reformatting of existing language.
Landscaping: The following 5 proposed amendments and clarification to the Landscape Regulations			
33	Regulatory Reform	142.0402, Table 142-04A 142.0404 Table 142-04C 142.0405	<u>When Landscape Regulations Apply</u> Establish landscape area and point requirements for high-density residential development and residential components of mixed-use development.
34	Regulatory Reform	142.0407	<u>Additional Vehicular Use Area Requirement</u> Clarify that a combination of solar shade structures and trees are required for surface parking.
35	Regulatory Reform	142.0410	<u>Previously Conforming Properties Landscape Requirements</u> Adding a cross-reference to 142.0611 to clarify public improvement exemptions.
36	Clarification	142.0412	<u>Brush Management</u> Clarifying Zone One and Brush Management Requirements. Underground cistern considered a structure and not allowed in Zone Two (considered ESL). Clarifying structures allowed in Zone Two.

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37	Clarification	142.0413	<u>Water Conservation</u> Modifying language in compliance with the Model Water Efficient Landscape Ordinance (MWELO).
Minor Corrections: The following 4 items would correct formatting errors, incorrect terms, and incorrect section references.			
38	Clarification	113.0270 Table 1130-02KK	<u>Measuring Structure Height</u> Add a plan diagram for a scenario that includes a light well and other similar scenarios to clarify height.
39	Incorrect Section	141.0505	<u>Plant Nurseries</u> Section (d) incorrectly references 141.0504 the correct section is 141.0505
40	Clarification	143.0740	<u>Incentives in Exchange for Affordable Housing Dwelling Units</u> Clarify that a deviation includes the specific development regulation, such as height. Height can have more than one height requirement, however would only be one deviation.
41	Clarification	143.0720	<u>Density Bonus in Exchange for Affordable Housing Units</u> Incorrect reference to California McKinley-Vento Homeless Assistance Act, correct name is McKinney-Vento Homeless Assistance Act and for-sale affordable housing density bonus agreements should reference “monthly payment” not “rent.”