

Type of Amendment	Item Number	Name of Item	Why is this amendment needed?	What does this amendment do?	Code Section(s)
Align Policy	1	Sports Arenas and Stadiums	The development regulations for sports arenas and stadiums do not include adequate requirements for multi-modal transportation amenities to allow for walking, biking, and transit access and need to be amended to align with the Climate Action Plan. Sports arenas and stadiums must also obtain a separate Conditional Use Permit, even if permitted as part of a specific plan.	Adds additional development regulations for Sports Arenas and Stadiums to align with goals and policies in the Climate Action Plan to put more of a focus on active transportation. Includes parameters for design elements for buildings and parking structures. Specifies that Sports Arenas and stadiums included in a specific plan are exempt from the requirement to obtain a Conditional Use Permit.	141.0622
	2	Notice of Right to Appeal (NORA) Environmental Determination - Environmental Documents	Projects with an environmental document subject to a hearing officer or Planning Commission action are not required to post a NORA for the Environmental Determination. To improve transparency, the specific environmental documents need to be referenced.	Replaces the term environmental documents with negative declarations, mitigated negative declarations, and environmental impact reports to provide clarity.	112.0310(a)(1)-(2)
Clarifications	3	Rules for Calculation and Measurement - Maximum Permitted Density and Gross Floor Area	The property lines for calculating a project's maximum permitted density and gross floor area are determined when the development application is deemed complete. The trigger for defining property lines needs to be specified in the code to improve transparency.	Clarifies that the calculations for maximum permitted density and gross floor area are determined by the property lines in place when the development application for a project is deemed complete.	113.0222(d) 113.0234(e)
	4	Calculating Gross Floor Area - Parking Structures	There is an inconsistency when calculating gross floor area, as a structure's use determines if the square footage of an associated parking structure counts toward a project's density. A universal application is needed to ensure clarity and consistency.	States that parking structures are exempt from gross floor area calculations for all uses. In addition, it removes the requirement that parking structures be at least 40 percent open on at least two elevations, as it contradicts other requirements.	113.0234(d)(3)(A) 113.0234(d)(3)(B)(iv)
	5	Specific Plan and Community Plan Implementation Overlay Zone (CPIOZ) Supplemental Development Regulations	To improve application, guidance is needed when a base zone development regulation differs from a supplemental design regulation for an approved specific plan or a CPIOZ specified in Chapter 13, Article 2, Division 14.	Specifies that when there is a conflict between the development regulation of an applicable base zone and the supplemental design regulations for an approved specific plan or a CPIOZ specified in Chapter 13, Article 2, Division 14, the supplemental design regulations for an approved specific plan or a CPIOZ applies.	122.0107 132.1405
	6	Utilization of a Development Permit	To establish development permit utilization, an applicant must provide evidence that certain circumstances occurred before the expiration of a development permit. Included under evidence are "other facts demonstrating the occurrence of any of the circumstances described in Section 126.0108(b)," which may be subjective and may lead to inconsistent application.	Modifies the development permit utilization guidelines, removing providing "other facts" as a form of evidence to establish utilization. This change will lead to clear guidelines for applicants and reviewers.	126.0108(c)(5)

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	7	Utilized Development Permits - Complete Communities Housing Solutions Regulations	A project with a utilized development permit can alter its scope and remain a Process One, if it adheres to the development regulations of the base zone and overlay zone. This is also applicable to developments that use an incentive or waiver granted through the Affordable Housing Regulations to deviate from a development regulation, but is not applied to developments that use an incentive or waiver given through the Complete Communities Housing Solutions Regulations.	Extends the Process One allowance currently granted to projects that comply with the Affordable Housing Regulations to projects that comply with Complete Communities Housing Solutions Regulations. This would allow a project with a utilized development permit to remain a ministerial building permit and take advantage of the incentives and waivers given by the Complete Communities Housing Solutions Regulations.	126.0113(a)(2)
Clarifications	8	Public Right-of-Way Permits - Traffic Control Permits	For any work to occur in the public right-of-way or within a public service easement, an applicant is required to obtain a traffic control permit in addition to a Public-Right-of-Way permit, but the order of obtaining the permits is not specified.	Clarifies that a traffic control permit is required to be obtained along with the Public-Right-of-Way permit before work in the public right-of-way can commence.	129.0742
	9	Visitor Accommodations	Visitor accommodations are a commercial use to benefit visitors and tourism, and the California Business Code specifies that non-residential uses like visitor accommodations may allow for stays up to 30 consecutive days. Single room occupancy (SRO) hotels may be considered visitor accommodations or may be considered a residence, as they can be used for both purposes.	Adds clarifying language that visitor accommodations shall not be used for a stay of more than 30 consecutive days and exempts SRO hotels and SRO hotel rooms from this stay limitation.	131.0422- Table 131-04B 131.0522- Table 131-05B 131.0707- Table 131-07A
	10	Commercial Zones - Commercial Neighborhood Zone Use Hours	Uses within the Commercial-Neighborhood zones are prohibited from operating before 6 a.m. and after midnight due to a footnote applying to the entire zone. This footnote was incorporated when this zone was established and was not updated when additional uses were included in the Use Regulations.	Clarifies which uses within the Commercial-Neighborhood zones are prohibited from operating before to 6 a.m. and after midnight. Allows uses such as vehicle charging stations to operate at all times.	131.0522 - Table 131-05B
	11	Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) - Street Tree Requirements	The street tree requirement for lots that contain two or more ADUs and any JADU is calculated based on the lot area. This calculation does not consider undeveloped areas such as open space and environmentally sensitive areas.	Clarifies that a lot, with a combination of two or more ADUs and any JADU located in the Open Space-Residential Zone or on a parcel that contains environmentally sensitive lands, can calculate the required number of street trees based on the allowable developable area.	141.0302(b)(2)(F)(i)
	12	Density Calculation Exclusions - Live/Work Quarters and Watchkeeper's Quarters	The code is unclear as to whether the residential density from live/work quarters and watchkeeper's quarters count towards the maximum allowable density of the underlying base zone or land use plan.	Provides clarification that the density from live/work quarters and watchkeeper's quarters do not count toward the maximum allowable density of the underlying base zone or land use plan.	141.0311 141.0314(f)
	13	Sign Regulations - Signs with More than Two Faces	The development standard language for signs with more than two faces is inconsistent for projecting signs, roof signs, and ground signs in commercial and industrial zones.	Streamlines and simplifies the development regulations for signs with two or more faces by stating that signs may have more than two faces but cannot exceed twice the permitted sign area for projecting signs, roof signs, and ground signs in commercial and industrial zones.	142.1230 - Table 142-12D 142.1235 - Table 142-12F 142.1240 - Table 142-12H

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Clarifications	14	<b>Affordable Housing Regulations - Floor Area Ratio (FAR) Exemption</b>	The Affordable Housing Regulations are unclear regarding the applicability of the FAR exemption for affordable housing density bonus projects.	Adds clarifying language to specify that affordable housing density bonus projects that use the land use plan density to calculate a bonus are eligible for a FAR exemption.	143.0720(i) 143.0720(l)(13)
	15	<b>Transit Priority Area (TPA) Clarifications</b>	The City added the Sustainable Development Area (SDA) to the code in 2023 and applied it to specific programs. However, some programs continue to also apply to the TPA to be consistent with state law.	Ensures it clearly states that state mandated density bonus programs and the Multi-Dwelling Unit and Urban Lot Split Regulations apply within the SDA and TPA. This change only applies clarity and does not expand the use of either of these programs.	143.0720(i) 143.0720(l)(7) 143.0740(e) 143.1310(a)(3)(A)-(B)
	16	<b>Complete Communities Housing Solutions - Waiver Findings of Denial</b>	The Complete Communities Housing Solutions regulations do not allow for the denial of waivers from development standards in the event of an airport land use compatibility conflict.	Establishes a requirement that a waiver of a development standard cannot be approved if it is inconsistent with safety, noise, overflight, or airspace compatibility of Airport Land Use Compatibility Overlay Zone.	143.1010(j)(2)(E)
	17	<b>Complete Communities Housing Solutions - Pedestrian Circulation Space</b>	The Complete Communities Housing Solutions includes supplemental development requirements for pedestrian circulation improvements. These requirements may differ from those in the Street Design Manual, creating potential delays in project approvals.	Clarifies the pedestrian circulation space requirements for Complete Communities Housing Solutions projects and requires an urban parkway of at least 14 feet in width, which includes a clear path of travel of at least 8 feet in width and a buffer area of at least 6 feet in width. Premises less than 25,000 square feet may continue to provide an infrastructure amenity in the lieu of the urban parkway.	143.1025(a)(1)(i)-(iv)
	18	<b>Complete Communities Housing Solutions - Transition Planes</b>	The required transition planes for Complete Communities Housing Solutions projects adjacent to RS (Residential-Single Unit) zones is unclear.	Clarifies that for Complete Communities Housing Solutions Projects adjacent to RS (Residential-Single Unit) zones, the transition plane for the development shall be measured from the existing grade of the shared property line and extend 1/3 of the lot depth or width, or 25 feet, whichever is less. Lot depth is used when the shared property line is a rear property line and lot width is used when the shared property line is a side property line.	143.1025(e)(3)
	19	<b>Climate Action Plan - Consistency Regulation Applicability</b>	The Climate Action Plan Regulations apply to development that results in three or more dwelling units, however the regulations are unclear if they apply to existing or new dwelling units.	Clarifies that the Climate Action Plan Regulations apply to new development that brings the total number of dwelling units to three or more dwelling units on a premises.	143.1403(a)(1)
	20	<b>La Jolla Shores Planned District - Minor in Scope Development Criteria</b>	The La Jolla Shores Planned District needs additional clarification regarding the types of development that are considered minor in scope.	Clarifies that the following types of development in La Jolla Shores Planned District may be determined to be minor in scope and can be approved or denied in accordance with a Process One Building Permit: applications for improvements, additions, or alterations that increase the existing floor area by 10 percent or less and applications for improvements to patio covers, decks, fences, retaining walls, uncovered swimming pools, unlighted tennis courts, or single family residences.	1510.0201(d)

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Clarifications	21	Mission Beach Planned District - Minimum Interior Yards Exceptions	The Mission Beach Planned District allows minimum interior yard exceptions for specific structures. Additional language is needed to clarify exception applicability.	Clarifies that a structure 20 feet or less above the existing or proposed grade, whichever is lower, may observe a 3 foot setback and be placed anywhere between the standard 5 foot setback or the 3 foot reduced setback exception. In addition, if any portion of the structure's facade exceeds 20 feet, it shall not exceed a vertical plane established by a 45-degree angle sloping inward from the 3 foot reduced setback to the maximum permitted 30 foot height limit.	1513.0304(c)(3)(B)(i)-(v)
	22	Mission Beach Planned District - Landscaping	The Mission Beach Planned District landscaping guidelines need to be clarified on what can be used to meet the 50% combination of trees, shrubs, and ground cover in rear yards.	Provides additional details regarding the planting area requirements in rear yards, including requiring the planting to be at grade and that the ground cover must be living.	1513.0402(a)(1)
Compliance with State Law	23	Calculating Maximum Permitted Density	AB 682 (Bloom) specifies that if an inconsistency exists between the applicable land use plan density and base zone density, the higher density applies when calculating the density bonus for a development.	Clarifies that the highest density applies when calculating the density bonus for a development if the applicable land use plan and the base zone density are inconsistent.	113.0222(c)
	24	Child Care Facilities	SB 234 (Skinner) requires that small and large family child care homes be permitted in any zone that allows for residential.	Streamlines the limited use regulations for small and large family child care homes to ensure they align with the CA Health and Safety Code. Permits small and large child care homes as a limited use in the RM-5-12 (Residential-Multi Unit) Zone and removes the prohibition on child care facilities in areas zoned CV (Commercial-Visitor) that are also within the Coastal Overlay Zone.	131.0422 - Table 131-04B 141.0606(b)(1)(B) 141.0606(b)(2)(B)
	25	Accessory Dwelling Units (ADUs) - Front Setback Development Regulations	AB 2221 (Quirk-Silva) amended the Government Code to state that front setback requirements cannot be used to prohibit the construction of an ADU that is 800 feet or less.	Adds that an ADU with a gross floor area of 800 square feet or less shall be permitted on a premises with an existing or proposed dwelling unit regardless of the front yard setback.	141.0302(c)(2)(H)(i)-(iii)
	26	Junior Accessory Dwelling Unit (JADU) - Kitchen Requirements	The JADU kitchen requirements must be amended to ensure the City complies with Government Code Section 65862.22.	Amends JADU kitchen requirements by removing the sink, refrigeration facilities and working space requirements. In addition, language was included to specify that the kitchen shall be a reasonable size to the JADU.	141.0302(d)(2)(C)-(D)
	27	Affordable Housing Regulations - 100% Affordable Projects	AB 2334 (Wicks) expanded State Density Bonus Law for 100% affordable projects to include projects located in very low vehicle travel areas, where the driving is less than 85% of the regional or city average.	Implements changes to State density bonus programs for 100% affordable projects to include projects located in Mobility Zone 3, defined as a community planning area boundary with a Vehicle Miles Traveled (VMT) efficiency that is 85% or less of the regional average.	143.0720(i) 143.0720(l)(7) 143.0740(e)
	28	Affordable Housing Regulations - Density Bonus in Exchange for For-Sale and For-Rent Affordable Units	SB 290 (Skinner) clarified that for purposes of qualifying for a density bonus, affordable units for very low income or lower income households can be either rental or for-sale units.	Ensures consistent application of density bonus percentages, incentives, and additional bonuses available to projects that contain for-sale or rental affordable units consistent with state law.	143.0720(l)(2) 143.0720(l)(3) 143.0720(l)(4) 143.0720(l)(8)

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Compliance with State Law	29	Affordable Housing Regulations - Density Bonus and Incentives	State Density Bonus Law prohibits granting a density bonus or an incentive from triggering a general plan amendment or other discretionary approval.	Updates the Affordable Housing Regulations by specifying that granting of a density bonus or an incentive shall not require a general plan amendment or other discretionary approval.	143.0720(o) 143.0740(c)(3)
	30	Affordable Housing Regulations and Complete Communities Housing Solutions - Incentives and Waivers Denial	SB 290 (Skinner) eliminated adverse impacts on the physical environment as a reason a City or County can deny an incentive, concession, or waiver for a density bonus project.	Updates the Affordable Housing Regulations and Complete Communities Housing Solutions by removing the term "physical environment" as a reason to deny an incentive, concession, or waiver and ensures the language is consistent.	143.0740(c)(1)(B) 143.0743(b)(1) 143.1010(i)(3)(A)(ii) 143.1010(j)(2)(A)
	31	Affordable Housing Regulations - Density Bonus and Incentives for Commercial Development	AB 1551 (Santiago) expanded State Density Bonus Law to commercial development that constructs affordable housing, donates land for affordable housing, or financially contributes to the development of affordable housing units.	Adds the Density Bonus and Incentives for Commercial Development program to the Affordable Housing Regulations. This program currently expires on January 1, 2028. In addition, adds language that an application may only utilize the Employee Housing Incentive Program in Section 143.0742 or this program.	143.0742(c) 143.0747
Corrections	32	City Planning Department Name Change	As part of the Fiscal Year 2024 Budget, the Planning Department's name was changed to the City Planning Department. This change is not reflected in the Municipal Code.	Updates the San Diego Municipal Code to correctly reference the City Planning Department.	22.1801(b) Ch. 2, Article 2, Div 24 22.2402(a) 22.2402(c) 86.2102 98.0607 Ch. 15, Article 9, Appendix C- Building Color Guide
	33	Airport Approach Overlay Zone and Airport Environs Overlay Zone - Reference Removals	The Airport Approach Overlay Zone and Airport Environs Overlay Zone are no longer applicable, and several references need to be removed.	Removes references to the Airport Approach Overlay Zone and Airport Environs Overlay Zone under Site Development Permits and Mixed-Use Base Zone deviations that are no longer applicable.	126.0502(e) 131.0710(c)
	34	Coastal Overlay Zone - Coastal Map References	The Coastal Overlay Zone Development Regulations need to be updated to reflect recent mapping updates.	Amends references to Map No. C-730.1 (Official Coastal Development Permit Jurisdiction Map) and Map No. C-908 (Coastal Overlay Zone) in the Coastal Overlay Zone Regulations. In addition, updates the Diagram 132-04A (Coastal Overlay Zone), which is a reproduction of the Coastal Overlay Zone Boundary.	126.0702(b) 132.0402(a) 132.0402 - Diagram 132-04A

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Corrections	35	RE (Residential-Estate) Zones - Deletion	The City does not currently contain any parcels zoned RE.	Deletes the RE zones and removes references to those zones.	129.0203(a)(12) 131.0402 131.0422 - Table 131-04B 131.0431 131.0431 - Table 131-04C 131.0442(a) 131.0443(a) 131.0445(a) 131.0449(a) 131.0464(a) 132.1202- Table 132-12A 132.1205 142.0510(g) 142.0910(a) 143.0350(c) 143.0420- Table 143-04B 143.1303(a) 143.1310
	36	RS (Residential-Single Unit) Zones - Bedroom Regulations	The RS Zone development regulations, listed in Table 131-04D, include a reference to Bedroom Regulations, which no longer applies to this zone.	Removes references to Bedroom Regulations in the development regulations for RS zones.	131.0422 - Table 131-04D
	37	RM (Residential Multi-Unit) Zones - Maximum Lot Coverage	The maximum lot coverage requirement for zones RM-3-7 through RM-4-11 is incorrect. The applicable setback and floor area ratio should regulate the development intensity, consistent with the maximum lot coverage requirement for the RM-1-1 through RM-2-6 zones.	Corrects the development regulations for the RM zones to specify that the RM-3-7 through RM-4-11 zones do not have a maximum lot coverage consistent with the RM-1-1 through RM-2-6 zones.	131.0431 - Table 131-04G
	38	Commercial Zones - Maximum Setback Requirements	There is an inconsistency between the maximum setback requirements and the corresponding diagram for Commercial-Community, Commercial-Neighborhood, Commercial-Office, Commercial-Visitor zones. The maximum setback of the base zone should only apply to 70 percent of the street frontage. The remaining 30 percent of the street frontage is not required to observe the maximum setback and may be located farther from the property line.	Edits Diagram 131-05B (Maximum Setback Requirement) to align it with the setback requirements currently in Section 131.0543(a)(2) to clarify that the maximum setback of the base zone applies to only 70 percent of the street frontage. The remaining 30 percent is not required to observe the maximum setback, and it may be located farther from the property line for the Commercial-Community, Commercial-Neighborhood, Commercial-Office, Commercial-Visitor zones.	131.0543 - Diagram 131-05B
	39	Mixed Use Base Zones - Terminology related to Cannabis	The Mixed Use Base Zones Use Table uses the term "marijuana," which has been replaced with the term "cannabis" to align with State Law.	Replaces Marijuana Production Facilities and Marijuana Outlets with Cannabis Production Facilities and Cannabis Outlets in the Mixed Use Base Zone Use Table.	131.0707 - Table 131-07A
	40	Community Plan Implementation Overlay Zone (CPIOZ) - Barrio Logan	A revised illustration is now available for the Barrio Logan CPIOZ with the Buffer Zone depicted, which needs to be incorporated to reflect the modifications that the City Council approved to the Barrio Logan Community Plan.	Updates Diagram 132-14T (Barrio Logan Community Plan Implementation Overlay Zone) with a revised illustration of the Barrio Logan CPIOZ.	132.1403- Diagram 132-14T

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Corrections	41	Airport Land Use Compatibility Plan (ALUCP) - Safety Criteria	In Table 132-15I (Safety Compatibility Criteria for San Diego International Airport – Uptown, Balboa Park, and Centre City Neighborhoods), the people per acre figure of 240 for Safety Zone 4E was erroneously repeated for the maximum dwelling units allowed. This is incorrect since the Airport Land Use Compatibility Plan states that new dwelling units are prohibited within Safety Zone 4E.	Corrects Table 132-15I to reflect that new dwelling units are prohibited in Safety Zone 4E.	132.1515 - Table 132-15I
	42	Airport Land Use Compatibility Plan (ALUCP) - Visitor Accommodations	The footnotes for Table 132-15I (Safety Compatibility Criteria for San Diego International Airport – Uptown, Balboa Park and Centre City Neighborhoods) and Table 132.15J (Safety Compatibility Criteria for San Diego International Airport – Ocean Beach, Peninsula, Midway-Pacific Highway Neighborhoods) states that visitor accommodations shall have at most 56 rooms. This is an error that should instead state 56 rooms per acre.	Corrects the footnotes for Table 132-15I and Table 132.15J to state that the allowable density for visitor accommodations is 56 rooms per acre in the ALUCP.	132.1515 - Table 132-15I and Table 132-15J
	43	Sustainable Development Area (SDA) Additions	Placemaking on private property and outdoor dining regulations need to be amended to apply to the SDA instead of the Transit Priority Area (TPA).	Amends Placemaking on private property and outdoor dining regulations to ensure certain provisions apply to the SDA in place of the TPA.	141.0421(f) 141.0421(h) 141.0628(a)(5)(B)-(D)
	44	Affordable Housing Regulations - Parking Ratio for Affordable Housing	AB 2097 implementation removed parking minimums within half a mile of transit and deleted references to the Parking Standards Transit Priority Areas. Any remaining Parking Standards Transit Priority Areas references must be deleted from the code.	Deletes a reference to the Parking Standards Transit Priority Area included in Table 143-07D (Parking Ratios for Affordable Housing).	143.0744 - Table 143-07D
	45	Affordable Housing Regulations - Affordable Housing For All Incentives and Waivers References	Several sections of the code reference that "development consistent with the criteria in this section shall be entitled to incentives and waivers in accordance with Sections 143.0740 through 143.0743." This is incorrect and should read 143.0740 <u>and</u> 143.0743.	Replaces the word "through" with "and".	143.0746(a)(5) 143.0746(b)(6)
	46	Complete Communities Mobility Choices - Mobility Zone 4 Definition	The definition of Mobility Zone 4 needs to be amended as some projects qualify as being in both Mobility Zone 3 and Mobility Zone 4.	Amends the definition of Mobility Zone 4 to state it applies to areas where both the resident and employee Vehicle Miles Traveled (VMT) efficiency is greater than 85% of the regional average.	143.1103(a)(4)
	47	Central Urbanized Planned District - Floor Area Ratio (FAR) Exemptions	The 2022 LDC Update implemented SB 478 (Weiner), creating maximum floor area ratio standards for housing development projects greater than two units in multi-family zones. As part of this update, an error was recorded in Table 155-02A (Floor Area Ratio Exceptions) where the FAR for the RM-1-1 (Residential Multifamily) zone was changed to 0.1 instead of 1.0 in the Central Urbanized Planned District.	Amends the FAR for the RM-1-1 zone in the Central Urbanized Planned district to reflect the correct maximum FAR of 1.0.	155.0231 - Table 155-02A

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Regulatory Reforms	48	Consolidating of Processing	When an applicant needs multiple approvals for a single development, the applications are automatically consolidated and subject to the highest level of decision-making authority. This can cause delays in approving a project that would otherwise be approved ministerially but require discretionary approval for a public right-of-way vacation or public service easement.	Allows flexibility by not consolidating public right-of-way vacations and public service easements with other development applications unless the applicant requests it.	112.0103(a) 112.0103(d)
	49	Calculating Gross Floor Area - At Grade Unenclosed Spaces	The square footage of an at-grade unenclosed space, such as a carport beneath a home, is included when calculating the floor area ratio for residential development. Including this square footage reduces the development potential to expand the square footage of a home or build another home.	Removes the requirement to include the square footage of at-grade unenclosed spaces, located beneath a structure, when calculating the floor area ratio for a residential development.	113.0234(b)(3) 113.0234(b)(3) - Diagram 113-02P 113.0234(b)(3)-(5)
	50	Determining Property Lines - Resubdivided Corner Lots in Residential Zones	When a corner lot in a Residential zone is subdivided into two or more smaller lots, the applicable rear setback is applied to the existing interior side setback, which can limit the developable area for the newly created lots.	Determines the property lines for corner lots in Residential zones by applying the interior side setback to the newly created side setback and amends Diagram 113-02DD (Setbacks for Resubdivided Corner Lots) to reflect this change.	113.0246(f) 113.0246 - Diagram 113-02DD
	51	Exemptions from a Building Permit - Sidewalk Cafes	A building permit is required for any sidewalk cafe that includes a barrier. To improve the approval process, this requirement should only apply if the barrier impacts egress.	Streamlines the development of sidewalk cafes with barriers that do not impact egress by requiring them to be exempt from a building permit. A building permit will still be required for any sidewalk cafe that impacts egress under Section 129.0203(a)(24)(A).	129.0203(a)(24)(B)-(C)
	52	Behavioral Health Facilities	To address the homelessness crisis, a streamlined process to develop behavioral health facilities that can help people with mental illness and substance use disorders is needed. These types of facilities are currently permitted as Residential Care Facilities in the City. The Federal Fair Housing Amendments Act of 1998 (FHAA) prohibits discrimination in housing regulation and preempts all state laws to the extent they are less protective.	Streamlines the permitting process for Residential Care Facilities and strengthens the City's commitment to fair housing by permitting Continuing Care Retirement Communities, Transitional Housing, and Intermediate Care Facilities & Nursing Facilities in a similar process. Appropriate regulations for these facilities based on the location and zone of the facility are proposed to ensure compatibility with surrounding land uses. In addition, this item separates Hospitals, Intermediate Care Facilities & Nursing Facilities into two separate uses.	131.0222 - Table 131-02B 131.0322 - Table 131-03B 131.0422 - Table 131-04B 131.0522 - Table 131-05B 131.0622 - Table 131-06B 131.0707 - Table 131-07A 132.1510 - Tables 132-15D and 132-15E 132.1515 - Tables 132-15G, 132-15H, 132-15I and 132-15J 141.0312 141.0413 141.0423 141.0702(a)(1) 155.0238 - Table 155-02C 1516.0112 - Table 1516-01B 1516.0117 - Table 1516-01D 1516.0122 - Table 1516-01F
	53	Residential Zones - Commercial Use Regulations	A footnote should have been included in a previous code update to apply commercial use regulations in the RM (Residential - Multiple Unit) zones to the following uses: Wearing Apparel & Accessories and Instructional Studios. In addition, clarification is needed regarding the size limitations for the commercial use.	Modifies the Commercial Use Regulations for Residential Zones to include that the commercial use may only take up 10% of the gross floor area and only be on the ground floor of a mixed-use development. These regulations are also applied to Wearing Apparel & Accessories and Instructional Studios. In addition, adds Eating and Drinking Establishments as a permitted, but they are limited to a maximum of 2,000 square feet.	131.0420(a)(1) 131.0422 - Table 131-04B 131.0423(c)-(e)



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Regulatory Reforms	54	RS (Residential-Single Unit)- Side and Street Setbacks	The side and street side setbacks for the RS-1-1 through RS-1-7 zones are currently determined using a percentage of lot width, which can lead to variances for similarly situated properties and confusion for applicants and reviews.	Streamlines project reviews by replacing the percentage of lot width with a static number for minimum side and street side setbacks in the RS-1-1 through RS-1-7 zones. In addition, it specifies minimums for reallocated side and street side setbacks.	131.0431(b) - Table 131-04D 131.0443(a)(4)(A) 131.0443(a)(4)(B)(i)-(iii)
	55	Urgent Care Facilities	Urgent Care Facilities in the Commercial Base Zones are currently required to obtain a Neighborhood Development Permit to operate. This is inconsistent with the Mixed Use Base Zones, which allow them as a permitted use.	Reduces the process level for Urgent Care Facilities in all Commercial Base zones from a Neighborhood Use Permit to a Limited Use. This will ensure regulations are applied to Urgent Care Facilities consistently.	131.0522 - Table 131-05B 131.0707 - Table 131-07A 141.0624 141.0624(a)(3)-(4) 141.0624(b)
	56	Mixed Use Base Zones - EMX (Employment Mixed Use) Zones	The EMX Zones only allow residential uses as a secondary use. This limits the housing development potential for premises that are 5 acres or greater and contain at least 200,000 gross square feet of retail sales and/or eating and drinking establishments.	Allows the primary use to be residential in an EMX Zone if the development is located on premises that is 5 acres or greater and contains at least 200,000 gross square feet of retail sales and/or eating and drinking establishments.	131.0702 131.0704
	57	Community Plan Implementation Overlay Zone (CPIOZ) - Exception Filing Process Change	CPIOZ exemptions are currently filed with the City Clerk. This differs from the standard processes for development approvals and creates an unnecessary implementation step.	Requires that a CPIOZ exemption be recorded with a project's development permit. This improves efficiency by deleting the requirement for a separate filing process.	132.1403
	58	Community Plan Implementation Overlay Zone (CPIOZ) - Supplemental Development Regulation Alternative Compliance	Project permitting and implementation delays occur when a development cannot comply with CPIOZ supplemental development regulations for public right-of-way improvements due to the constraints of implementing individual developments along a corridor.	Amends the CPIOZ regulations in Chapter 13, Article 2, Division 14 to allow for alternative compliance through the payment into a citywide infrastructure fund if the City Engineer determines the installation of a supplemental development regulation for a public right-of-way improvement would create undesirable drainage, traffic or pedestrian circulation conditions.	132.1404
	59	Airport Land Use Compatibility Plan (ALUCP) - Airport Land Use Commission Review	A clearly outlined process does not exist for Airport Land Use Commission review for rezones and amendments to land use plans that are not included as part of a development project in Review Area 1 of the applicable Airport Land Use Compatibility Plan.	Requires an applicant with a project within Review Area 1 of the ALUCP to submit a rezone or a land use plan amendment to the Airport Land Use Commission to obtain a consistency determination.	132.1550(f)-(g)
	60	Accessory Dwelling Units (ADUs) - Side and Rear Yard Setback Requirements	Setback requirements for ADU structures over 16 feet in height must include a four foot setback on the side and rear property lines that abut residential uses. This requirement can be more restrictive than certain residential zones' base zone side and rear yard setbacks. When this occurs, the base zone setbacks should apply.	Allows flexibility for setbacks of ADU structures over 16 feet in height that abut a residential use by allowing the ADU home to follow the base zone side setback or the standard ADU 4 foot setback, whichever is less, for the interior side yard and rear yard setbacks.	141.0302(c)(2)(H)(iv)

Type of Amendment	Item Number	Name of Item	Why is this amendment needed?	What does this amendment do?	Code Section(s)
Regulatory Reforms	61	Monitored Perimeter Security Fence Systems	Monitored Perimeter Security Fence Systems are electrically charged security systems installed behind a perimeter fence. The existing fence regulations do not allow for these types of fences.	Adds design and general regulations for Monitored Perimeter Security Fence Systems. These fence systems would only be allowed in Industrial Base Zones.	142.0305 - Table 142-03A 142.0390
	62	Off-Street Loading Spaces - Research and Development Uses	Research and Development uses may need fewer off-street loading areas than other Industrial Uses, such as manufacturing, and align more with the off-street loading requirements for the Commercial Use Subcategory.	Reduces the required number of off-street parking spaces for Research and Development Uses and aligns the requirements with the Commercial Use Subcategory. In addition, other clarifying changes were made to Table 142-10B (Required Off-Street Loading Spaces).	142.1010 - Table 142-10B
	63	Complete Communities Housing Solutions - Public Space Alternative	Implementing the public space requirement for Complete Communities Housing Solutions Projects is challenging in certain circumstances. Additional flexibility is needed to encourage greater use of the program and the inclusion of more on-site amenities.	Amends the Infrastructure Amenities section of Complete Communities Housing Solutions to allow for a public space alternative that can be used to meet the former promenade requirement to encourage the construction of more public spaces.	143.1010(c)(6) 143.1020(b) 143.1020(b)(1)-(2) 143.1020(b)(6)-(7) 143.1020(b)(8) 143.1025(c)(4)(A)
	64	Complete Communities Housing Solutions - Building Standard Exemption for Centre City Planned District	Complete Communities Housing Solutions includes specific design standards for buildings over 95 feet. The Centre City Planned District requires design guidelines that are more detailed than the supplemental design standards included in Complete Communities Housing Solutions.	Exempts projects within the Centre City Planned District from the Complete Communities Housing Solutions supplemental design for buildings over 95 feet, as this is already addressed in the Centre City Planned District.	143.1025(c) 143.1025(c)(3)
	65	Old Town San Diego Planned District - Design Review Board Removal	The Old Town San Diego Planned District Design Review Board was established to provide additional review to projects proposed in Old Town San Diego. The Design Review has not met or been able to obtain a quorum in the past few years. To ensure projects are reviewed in a timely matter, it is necessary to remove the Design Review Board and its review oversight within the Old Town Planned District.	Deletes references to the Design Review Board as it would no longer exist. Additional review oversight will no longer be required for projects within the Old Town San Diego Planned District.	1516.0103 1516.0106(a) 1516.0112 - Table 15160-1B 1516.0117 - Table 1516-01D 1516.0121(b) 1516.0122 - Table 1516-01F 1516.0139 - Table 1516-01H 1516.0139 (I)(5) 1516.0139(n)(1) 1516.0140 - Table 1516-01K

Type of Amendment	Item Number	Name of Item	Why is this amendment needed?	What does this amendment do?	Code Section(s)
Regulatory Reforms	66	Indemnification	Indemnification language is required on development permits to ensure that applicants agree to defend, indemnify, protect, and hold harmless the City in any action arising from their development application. It is a Department standard procedure for the Development Services Department to include indemnification language on development permits.	Codifies standard indemnification language to ensure it is applied consistently to development permits to provide greater transparency to applicants.	126.0109
	67	Child Care Facilities - Floor Area Ratio (FAR) Bonus	There is a growing need for child care facilities citywide. The existing child care FAR Bonus incentive only applies to certain Commercial Base Zones and needs to be expanded to additional zones that allow this use.	Expands the child care FAR bonus to more zones that allow child care facilities. The child care FAR bonus allows for 10 square feet of additional gross floor area for each 1 square foot of gross floor area developed for a child care facility.	131.0431 - Table 131-04G 131.0446(e)-(f) 131.0531 - Table 131-05C 131.0531 - Table 131-05E 131.0546(b) 131.0631 - Table 131-06C 131.0632 131.0719 155.0242 - Table 155-02D 155.0243