

Following is a summary of the 77 amendments organized into Permit Process, 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	125.0124 126.0111	<b><u>Appeal Fees</u></b> Increase appeal fees from \$100 to \$1,000 for all appeals consistent with the approved Process 4s and CEQA appeals to Council.
<b>Zoning Rules:</b> The following 30 amendments will improve the permit process, clarify requirements, and streamline the review process.			
4	Regulatory Reform	113.0234	<b><u>Calculating Gross Floor Area</u></b> Propose that Gross Floor Area includes attic space where more than 6'-8" of vertical distance is between attic floor and ceiling in single family homes that are 2,500 square feet or less.
5	Regulatory Reform	113.0264 113.0267	<b><u>Determining Street Wall &amp; Determining Street Wall Line</u></b> 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.
6	Regulatory Reform	113.0273 129.0104	<b><u>Measuring Visibility Areas/ Construction Permits</u></b> 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.
7	Regulatory Reform	123.0606	<b><u>Expiration of a Mobile Food Truck Permit</u></b> Extend permit from one year to five years. This change will help support the industry and reduce permit processing that burdens small businesses.

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8	Regulatory Reform	126.0203 126.0205 131.0540	<b><u>Interim Ground Floor Residential</u></b> Allow interim ground floor residential within commercial zones up to 10 years with an NUP. In Coastal only allowed in the CN zones.
9	Regulatory Reform	126.0112	<b><u>Minor Modifications to a Development Permit</u></b> 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.
10	Regulatory Reform	126.0503 & 5 126.0505 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.
10A	Regulatory Reform	128.0310	<b><u>Draft or Final Environmental Document Distribution and Availability</u></b> Revise to require public distribution of environmental documents before advisory body and decision maker hearings consistent with CEQA requirements.
10B	Regulatory Reform	131.0112 131.0602 131.0622 141.0602	<b><u>Description of Use Categories and Subcategories</u></b> 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.
11	Regulatory Reform	131.0531 131.05439 131.0631 Table 131-05D & E Table 131-06C	<b><u>Development Regulations Tables for Commercial Zones</u></b> 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.
12	Regulatory Reform	131.0550	<b><u>Pedestrian Paths</u></b> The current requirement provides more pedestrian access than required for ADA. Propose that this requirement apply to larger lots.

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13	Regulatory Reform	131.0556	<b><u>Parking Lot Orientation</u></b> In all zones where the parking lot orientation regulation applies, as indicated in Table 131-05D or 131-05E, proposed development with greater than <del>50,000</del> <u>100,000</u> square feet of gross floor area and more than one street frontage shall locate no more than 50 percent of the vehicular use area between the longest street frontage providing public access to the premises and a building or buildings. (Changed as part of North Park CPU)
14	Regulatory Reform	131.0606	<b><u>Auto Auction (Use Category for Outdoor Storage &amp; Display-Separately Regulated Vehicle) in the International Business and Trade Zones</u></b> Allow (as a permitted use) auto auctions in the IBT-1-1 zone under the use category for Outdoor Storage & Display.
15	Regulatory Reform	132.1402 Table 132-14B	<b><u>Where the Community Plan Implementation Overlay Zone Applies</u></b> In CPIOZ "Type B" reduce process from SDP Process 3 to a NDP Process 2, consistent with Affordable/In-fill/Sustainable.
16	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
17	Regulatory Reform	141.0305	<b><u>Fraternity Houses, Sorority Houses, and Student Dormitories</u></b> Amend regulations so that private student dormitories do not need to be recognized by the educational institution.
18	Regulatory Reform	113.0225 Article 2: Division 13 & 15 141.0504 141.1004	<b><u>Marijuana Outlets and Production Facilities</u></b> <ul style="list-style-type: none"> <li>• Change Marijuana to Cannabis throughout the municipal code.</li> <li>• Add regulations for billboard advertising that apply to both licensed and unlicensed businesses, including enforcement regulations that include infractions and misdemeanors.</li> <li>• Clarify language for distance requirement</li> <li>• Change distance requirement to public direct physical access between uses.</li> </ul>
19	Regulatory Reform	141.1105	<b><u>Signs with automatic changing copy for EV Stations</u></b> 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.

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20	Regulatory Reform	142.0530	<b><u>Nonresidential Uses – Parking</u></b> 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.
21	Regulatory Reform	142.0540	<b><u>Exception to Parking Regulations for Nonresidential Uses</u></b> 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.
22	Regulatory Reform	142.0545	<b><u>Shared Parking Requirements</u></b> 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
23	Regulatory Reform	142.0611	<b><u>Exemptions from Requirement to Provide Public Improvements Incidental to a Building Permit-</u></b> Tie value to Title 24 index
23A	Regulatory Reform	142.1210 142.1255	<b><u>General Sign Regulations</u></b> Allow Special Event Signs within CC, Marina & Gaslamp PDOs in compliance with Special Events regulations.
24	Regulatory Reform	142.1293	<b><u>Old Town San Diego Planned District Sign Regulations</u></b> Adding section that clarifies that signs within Old Town are subject to the Planned District Regulations.
24A	Regulatory Reform	143.0110 Table 143-01A	<b><u>When Environmentally Sensitive Lands Regulations Apply</u></b> 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.
25	Regulatory Reform	143.0126 Table 143-01A	<b><u>Procedures for Emergency Authorization to Environmentally Sensitive Lands</u></b> Reduce process for the following for City Projects: <ul style="list-style-type: none"> <li>• Projects that meet ESL regulations- Change from Process 2 to 1 (still require CEQA analysis)</li> <li>• ESL deviations- Change from Process 5 to 2</li> <li>• Eliminate Process 5 for CIP projects</li> </ul>
26	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.

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27	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 20' to service two-way traffic.
28	Regulatory Reform	144.0240	<b><u>Street Light Improvements</u></b> Amend the code to clarify that residential subdivision of three dwelling units or less are exempt from the subdivision requirement to install a new street light. In the past staff has left it up to the decision maker as to whether to keep the condition in for a street light or to remove it based on the applicants pleading. It is an issue of proportionality and seems unreasonable to require an applicant for a two or three-unit condo map to pay 100-200k to put in a new street light.
29	Regulatory Reform	159.0211 Table 159.02A	<b><u>Uses Permitted with a Special Permit (Hotel/Motel/Timeshares)</u></b> Remove Finding (d)(3) to allow hotels/motels in La Jolla Zones 1-4
<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			
30	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.
31	Regulatory Reform	156.0302 156.0307 Figure B	<b><u>Centre City Base Zones</u></b> Eliminate Waterfront Marine, Convention Center/Visitor, Public Facilities zones as first two are not within City's jurisdiction (Unified Port District) and third is not necessary. Eliminate the definitions for public safety facilities and remove the land use district (only three sites are designated Public Facilities – two existing fire stations and a third site for a future fire station which is moving locations). 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.
32	Clarification	156.0302	<b><u>Definition of Active Commercial Uses</u></b> Clarify definition of Active Commercial uses and reference Table 156.0308-A
33	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
34	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)

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35	Regulatory Reform	156.0307	<b><u>Employment Overlay Zone</u></b> Allow for more residential land use area in mixed use projects
36	Regulatory Reform	156.0308	<b><u>Requirements for Previously Conforming Uses</u></b> In Residential Emphasis zone, allow conversion and expansion of existing commercial use to any commercial use permitted in the zone
37	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.
38	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
39	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.
40	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
41	Regulatory Reform	156.0309	<b><u>Public Open Space FAR Bonus</u></b> Revise hours open space must be open to public from 6-10 to 7-8 and increase FAR bonus from 0.5 or 1.0 to 1.0 or 2.0 to encourage urban open space.
42	Regulatory Reform	156.0309 Table 156.0309-B	<b><u>Three-Bedroom FAR Bonus</u></b> Enlarge maximum size from 1,300 to 1,500 SF; increase bonus from max 1.0 to 2.0 FAR
43	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)
44	Clarification	156.0309	<b><u>Development Permit FAR</u></b> Clarify when a development permit controls FAR on adjoining properties
45	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
46	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.

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<b>Landscaping:</b> The following 12 proposed amendments and clarification to the Landscape Regulations			
47	Regulatory Reform	142.0402, 142.0404, 142.0405 Table 142.04A & C	<b><u>When Landscape Regulations Apply</u></b> Establish landscape area and point requirements for high-density residential development and residential components of mixed-use development.
48	Clarification	142.0403 Table 142-04A	<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.
49	Regulatory Reform	142.0405	<b><u>Additional Yard Planning Area and Point Requirements</u></b> Eliminating requirement to have a minimum 5 foot between driveway edges and revising language to remove redundancies and provide clarification pertaining to enhanced hardscape.
50	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.
51	Clarification	142.0407 Table 142.04F	<b><u>Additional Vehicular Use Area Requirement</u></b> Clarifying that solar mounted shade structures applies to on-grade parking and removing redundant language
52	Regulatory Reform	142.0410	<b><u>Previously Conforming Properties Landscape Requirements</u></b> Adding a cross-reference to 142.0611 to clarify public improvement exemptions.
53	Clarification	142.0412	<b><u>Brush Management Zone 2</u></b> Underground cistern considered a structure and not allowed in Zone Two (considered ESL). Clarify in code or allow.
54	Clarification	142.0412 143.0121 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.
55	Clarification	142.0412	<b><u>Brush Management</u></b> Clarifying Zone One and Brush Management Requirements.
56	Correction	142.0412	<b><u>Brush Management</u></b> Removing the word “or” not applicable in the section
57	Clarification	142.0413	<b><u>Water Conservation</u></b> Modifying language in compliance with the Model Water Efficient Landscape Ordinance (MWELo).

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58	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 15 items would correct formatting errors, incorrect terms, and incorrect section references.			
59	Incorrect Section	59.5.0404	<b><u>Construction Noise</u></b> Section references 21.04, correct section is 21.0104
60	Clarification	113.0103	<b><u>Definitions</u></b> Revising the Grading definition from “excavating” to “excavation”
61	Clarification	113.0270 Table 1130-02KK	<b><u>Measuring Structure Height</u></b> Add a plan diagram for a scenario that includes a light well and other similar scenarios.
62	Incorrect Section	126.0704	<b><u>Exemption from a Coastal Development Permit</u></b> Referencing incorrect section California Administrative Code
63	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.
64	Clarification	129.0504	<b><u>How to apply for a demolition/Removal Permit</u></b> Adding an “s” to fee
65	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.
66	Correction	131.0112	<b><u>Description of Use Categories and Subcategories</u></b> When Shopkeeper Unit was defined it was not included in the Use.
67	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.
68	Incorrect Reference	141.0625	<b><u>Veterinary Clinics and Animal Hospitals</u></b> The limited use regulations referenced the incorrect section for deviations
69	Clarification	141.0802	<b><u>Outdoor Storage and Display of New, Unregistered Motor Vehicles as a Primary Use</u></b> Remove new & unregistered to operable. Inclusion of the words “new, unregistered” in the land use subcategory.
70	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.

No.	PURPOSE	CODE SECTION	AMENDMENT DESCRIPTION
71	Clarification	142.1235	<b><u>Roof Signs in Commercial and Industrial Zones</u></b> Clarify that only one sign is allowed in lieu of ground of projecting sign.
72	Incorrect Reference	143.0302 Table 143-03A	<b><u>When Supplemental Neighborhood Development Permit and Site Development Permit Regulations Apply</u></b> Remove incorrect reference
73	Clarification	143.0740	<b><u>Incentives in Exchange for Affordable Housing Dwelling Units</u></b> 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.