

Item Number	Ordinance Name	Code Sections	Name of Item	Type of Amendment	Why is this amendment needed?	What does the amendment do?
1	General Zoning	112.0302(c), 112.0303, 125.0940(a), 128.0305(a)(2)(A)	Noticing Requirements - Newspapers	Compliance with State Law	The municipal code requires that notices can only be published in newspaper with a daily circulation which is not consistent with State Law.	Removes the word daily and requires that notices must be published in a newspaper with general circulation.
2	General Zoning	112.0304	Posted Notice	Regulatory Reform	The posting of a Public Notice on the development site is required for many types of permits and processes. The 2021 Code Update included new size requirements, which have resulted in an onerous government regulation.	Revises the code language for posted notices to a reasonable size that will still maintain increased visibility with the posting requirements.
3	General Zoning	113.0103	Definition of a Junior Accessory Dwelling Unit (JADU)	Correction	The current definition for a JADU needs to be brought in line with recent code updates made to SDMC Section 141.0302(d)(2)(B).	Updates the definition of a JADU to include a requirement that a JADU be at least 150 square feet and that it can be within an attached or detached garage or an ADU.
4	General Zoning	113.0103	Definition of a Multiple Dwelling Unit	Correction	The definition of a multiple dwelling unit contains the terms companion unit and junior unit as exemptions which no longer are defined terms in the municipal code.	Removes the terms companion unit and junior unit from the definition of a multiple dwelling unit and replaces with the terms Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU).
5	General Zoning	113.0103 131.0701 141.0302(c)(2)(G) 141.0407(b)(3) 142.1305(a)(3) 142.1307(a)(3) 142.1307(d)(2) 143.0720(i) 143.0720(l) 143.0740 - Table 143-07A 143.0740 - Table 143-07B 143.0740(e) 143.0742(a)(1) 143.0744 - Table 143-07D 143.0745(c) 143.0746(a)(2) 143.0915(b)(2) 143.1001(a) 143.1001(b) 143.1002(a) 143.1010 143.1015(a) 143.1020(b) 143.1102(g) 143.1103(a)(2)	New Definition of a Sustainable Development Area (SDA)	Align Policy with the City's Climate, Equity and Housing Goals	A new definition for a geographic designation is needed for certain programs to align with our Climate Action Plan (CAP) goals.	Creates a new definition for geographic designation for certain programs. Sustainable Development Area means the area within a defined walking distance along a pedestrian path of travel from a major transit stop that is existing or planned, if the planned major transit stop is included in a transportation improvement program or applicable regional transportation plan, as follows: (a) Within Mobility Zones 1 and 3, as defined in Section 143.1103, the defined walking distance is 1.0 mile. (b) Within Mobility Zone 4, as defined in Section 143.1103, the defined walking distance is 0.75 miles. (c) For parcels located in Mobility Zone 4, in an area identified as a High or Highest Resource California Tax Credit Allocation Committee (CTCAC) Opportunity Area, the defined walking distance is 1.0 mile.
6	General Zoning	113.0103	Definition of Public Project	Clarification	The current definition of a public project is vague and does not properly address what a public project is.	Revises the definition of a public project to include that the City must be the applicant or a private party is acting on behalf of the City.

7	General Zoning	126.01089(a)	Development Permit Utilization - Type 1 Construction	Regulatory Reform	High Rises constructed of concrete and protected steel are classified as Type 1 Construction projects. These projects are typically more complex and require additional time for the various phases of development.	Extends the utilization timeline for development permits for Type 1 Construction from 36 to 48 months.
8	General Zoning	126.0502(e)(4)	Airport Land Use Compatibility Overlay Zone - Process 5	Correction	The language for projects in the Airport Land use Compatibility Overlay Zone for Site Development Permit procedures needs to be modified to reflect a change made in the 2021 Code Update.	Updates language related to site development permits in the Airport Land Use Compatibility Overlay Zone to ensure consistency with the 2021 Code Change made to Chapter 13, Article 2, Division 15.
9	General Zoning	126.0704(a)(1)	Coastal Commission Permit Procedures - Exemption	Clarification	The language for the location of structures for improvements that are exempt from a Coastal Development Permit is not in line with Public Resource Code Section 30610(b).	Aligns this section with Public Resource Code Section 30610(b) by including additional location requirements specific to coastal development permit exemption exclusions.
10	General Zoning	126.0707(b)	Decision Process for a Coastal Development Project - Accessory Dwelling Unit	Correction	Language in this section uses the term companion unit which is the former term used by the City for an accessory dwelling unit.	Replaces the term companion unit with accessory dwelling unit in this section.
11	General Zoning	112.0501 112.0601 112.0604 126.0707(c)(2) 132-0402 - Table 132-04A	Coastal Overlay Zone - Capital Improvement Project Decision Process	Regulatory Reform	The Coastal Commission requires a public hearing, which is often required to occur as a Process Five, resulting in inefficiencies in permit processing.	Reduces Decision Process Level from a Process CIP/ Public Project -Five to a Process Three in the Coastal Appealable Area.
12	General Zoning	126.0709	Coastal Commission Permit Procedures - Electronic Notice	Regulatory Reform	Current procedures require the City Manager to mail Notices of Final Action for Coastal Development Permits.	This amendment would allow for the use of electronic mail for Notices of Final Action for Coastal Development Permits.
13	General Zoning	129.0710	Spaces as Places Clean Up	Clarification	Streeteries and Sidewalk café encroachments are not explicitly mentioned as exceptions to requiring a Neighborhood Use Permit under Public Right of Way Permits.	Clarifies that Streeteries and Sidewalk Cafes do not require a Neighborhood Use Permit.
14	General Zoning	131.0431 - Table 131-04G 153.0311 155.0231 - Table 155-02A 155.0242 - Table 155-02D 1513.0304 1516.0144 - Table 1516-01C 1516.0119 - Table 1516-01E	Residential Zones - Maximum Floor Area Ratio	Compliance with State Law	SB 478 details maximum floor area standards for housing development projects greater than two units located in multi-family zones.	Updates tables for multifamily residential zones to reflect that the floor area ratio for a housing development project that consists of 3 to 7 may not have a maximum FAR standard of less than 1.0 and 8 to 10 units may not have a maximum FAR standard of less than 1.25. Additionally, adds a footnote that historic districts or property included on the State Historic Resources Inventory are not subject to the new maximum floor area ratios.
15	General Zoning	131.0431 - Table 131-04C 131.0443	Setback Correction for Residential Zones	Correction	Code language was inadvertently deleted in a prior code update.	Corrects the code language related to setbacks in RE and RS zones.

16	General Zoning	131.0620 131.0622 - Table 131-06B	Prime Industrial Land	Clarification	Additional language is needed regarding what uses are prohibited in prime industrial lands.	Clarifies use limitations to prime industrial lands and adds a footnote that moving and storage facilities are a prohibited use.
17	General Zoning	131.0622 - Table 131-06B	Industrial Base Zones - Retail Sales	Regulatory Reform	Retail sales are currently not allowed in the Industrial Base zones.	Allows for businesses in the IBT industrial zone to conduct retail sales limited to 10% of the gross floor area of the building in which they are located in.
18	General Zoning	131.0707 - Table 131-07A	Mixed Use Base Zones - Allowable Uses	Clarification	Changes are needed to the Use Table for the mixed base zones to ensure to the use regulations for mixed base zones so the purpose and intent are being met.	Changes to the use regulations include: - Addition of a footnote prohibiting moving and storage facilities and distribution facilities on sites identified as prime industrial lands - Removes footnote 5 which states that tasting rooms are only permitted as an accessory use to a beverage manufacturing plant or an artisan beverage producer
19	General Zoning	131.0718	Mixed Use Base Zones - Supplemental Regulations for Premises Greater Than Five Acres	Correction	The language in this section needs clarification in that it states that for connectivity, a minimum of one paseo and one bicycle access way into the development shall be provided for approximately every two acres of developable area.	Removes the word "approximately" to ensure that for every two acres, one paseo and one bicycle access way is provided to the development.
20	General Zoning	132.0404 141.0302 141.0318 143.1310(a)(5)	Sea Level Rise Acknowledgement for Coastal Development	Align Policy with the City's Climate, Equity and Housing Goals	A Sea Level Acknowledgment needs to be added and referenced in several sections. Language was approved as part of the Housing Action Package and needs to be extended to all applicable development.	Adds supplemental regulations for Areas of Future Sea Level Rise under Chapter 13, Article 2, Division 4 (Coastal Overlay Zone) and references this section in the following sections: Multi-Dwelling Unit and Urban Lot Split Regulations for Single Family Zones, Moveable Tiny Homes and ADU/JADU regulations.
21	General Zoning	126.0303 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 141.0422 151.0103	Battery Energy Storage Facilities	Regulatory Reform	Additional language in the municipal code is needed for regulations and applicability for Battery Energy Storage Facilities.	Adds a new section related to Battery Energy Storage Facilities and updates use tables with applicability.
22	General Zoning	141.0302(b)(2)(F)	ADU Conversions	Clarification	Language is needed to address gross floor area for ADUs constructed within an existing dwelling unit or accessory structure.	Includes language that an ADU constructed within an existing dwelling unit or accessory structure does not have a maximum gross floor area as we are not changing the homes overall gross floor area.
23	General Zoning	141.0420(g)(2) 1	Wireless Communication Facilities, Park Site Approvals	Clarification	To clarify the intent of the regulations and allows for the designee of the Park and Recreation Director to make a determination under San Diego Charter 55 for wireless communication facilities located on park sites.	Modifies the code language by adding that a representative from the Park and Recreation Department can make a determination.
24	General Zoning	141.0421 and 141.0628	Outdoor Dining on Private property	Clarification	There is redundancy in language regarding outdoor dining on private property.	Amends placemaking regulations to clarify that a converted parking lot shall not include retail or commercial services except for outdoor dining

25	General Zoning	142.0151(a)(3)	Paleontological Resource Monitoring – Fossil Fuel Grading	Regulatory Reform	Streamline the development review process for grading activities on or within 100 feet of a mapped location of a fossil recovery site.	Deletes the requirements for paleontological resource monitoring for grading activities on or within 100 feet of a mapped location of a fossil recovery site.
26	General Zoning	142.0305 - Table 142-03A	Fence Regulations - Applicability	Correction	Section 129.0203(a)(2) states that fences less than 7 feet are exempt from a building permit.	Corrects Table 142-03A to reflect that any fence with a height of less than 7 feet does not require a building permit and any fence with a height of 7 feet or greater requires a Building Permit/Process One.
27	General Zoning	142.0390	Fence Systems-Monitored Perimeter Security	Regulatory Reform	Development regulations and applicability are needed for Monitored Perimeter Security Fence Systems.	Adds design and general regulations for Monitored Perimeter Security Fence Systems.
28	General Zoning	142.0402 - Table 142-04A	Landscape Regulations - Vehicular Use Area	Clarification	Ensures that any modifications to the Vehicular Use Area are in line with regulations.	Requires that any additions or modifications to vehicular use areas are reviewed and specifies that certain regulations apply to new single family homes.
29	General Zoning	142.0413	Landscape Regulations - Water Conservation Requirements	Compliance with State Law	Brings the municipal code in compliance with SB 1383.	Updates Water Conservation Requirements to ensure the City is in compliance with the Model Water Efficient Landscape Ordinance in the California Code of Regulations.
30	General Zoning	142.0403(d)(1)	Landscape Regulations - Hardscape	Clarification	Clarifies the intent of Section 142.0405 and that Hardscape is allowed in limited capacity.	Removes hardscape as a permissible treatment for areas intended to be planting areas or permeable surfaces.
31	General Zoning	142.0404 -Table 142-04C	Landscape Regulations - Common Yard/Open Space	Correction	There is an error in Table 142-04C that needs to be corrected. For a remaining yard/common open space the plant points is not applicable (n/a) so the plant points required should also say not applicable (n/a).	Corrects an error in the code by stating that for a remaining yard/common open space the plant points requirement is not applicable.
32	General Zoning	142.0405(b)(2)(B)(i)	Landscape Regulations - Additional Yard Requirements	Clarification	Clarifies remaining yard/common space requirements are set by each structural offset and not cumulative.	Adds clarifying language to the municipal code to stipulate that calculations are based on each offset individually.
33	General Zoning	142.0405(b)(2)(B)(ii)	Landscape Regulations - Additional Yard Requirements	Clarification	Clarifies that applicants must calculate each Common Open Space area individually, and not as a grand total of all Common Open Areas.	Adds clarifying language to the municipal code to stipulate that calculations are based on each common open area individually and not on the total common open area.
34	General Zoning	142.0407(c)	Landscape Regulations - Trees and Vehicular Use Area Requirements	Clarification	Clarification is needed for the type of tree used in vehicular use areas as multi-trunk trees can spread into parking stalls or drive aisles affecting the useability of vehicular use areas.	Adds a requirement that trees used in vehicular use areas shall contain a standard trunk.

35	General Zoning	142.0407(e)	Landscape Regulations - Solar Mounted Shade Structures	Clarification	Additional language is needed to interpret the intent of the wording of 50 percent of the exposed parking space for solar mounted shade structures located above parking spaces within vehicular use areas.	Provides additional clarification for solar mounted shade structures located above parking spaces within vehicular uses.
36	General Zoning	142.0407(f)	Landscape Requirements - Vehicle Use Area	Clarification	Additional code language is needed to address when there are multiple parking areas located on a premises in relation to landscape requirements.	Specifies that when there are multiple parking areas located on a premise that each premise has their own landscape requirements.
37	General Zoning	142.0412(l)	Landscape Regulations - Brush Management	Correction	As worded, the section suggests that alternative compliance measures can wait until the development is evaluated under a Process One, ministerial review, which is incorrect. Alternative compliance measures must be evaluated even at the discretionary phase in High Fire Severity Zones.	Removes the phrase "in accordance with Process One" to allow for alternative compliance measures at any point during the approval process for discretionary or ministerial project.
38	General Zoning	142.0560 - Table 142-05L	Design Regulations for Parking Facilities - Aisle Dimensions	Regulatory Reform	Current aisle dimensions are burdensome for in-fill projects that are less than 100 feet in width.	Allows for more efficient parking layouts on in-fill development sites that are less than 100 feet wide by reducing the drive aisle from 24 to 22 feet.
39	General Zoning	142.0640(b)(1)(B) 142.0640(b)(8)	Development Impact Fees - Build Better SD	Correction	With the adoption of Build Better SD, Citywide DIFs apply, removing the need to refer to the Citywide Park Development Impact Fee Resolution for ADU fees.	Removes the line "Resolution No. R-313688, adopting the Citywide Park Development Impact Fee" from these sections to make way for Build Better SD. Section 142.0460(b) already states what fee applies.
40	General Zoning	142.0640(b)(8)	Development Impact Fees - SB 9 Implementation	Correction	There was an inconsistency in the code language related to the development impact fees for SB 9 units.	Corrects the code to reflect the intent of the regulations, which is that the third and fourth units are required to pay development impact fees.
41	General Zoning	142.0640(b)(9)	Development Impact Fees - Citywide Park General Development Plans	Correction	Existing regulations for a General Development Plan for an onsite park require that a performance and payment bond for the design and the construction are due prior to the issuance of the first building permit. This can result in inaccuracies as at this stage in the process the GDP has not been approved.	Moves the requirement that performance and payment bonds for the design and construction of the park prior to the final inspection of the first dwelling units in the development. Additional this amendment clarifies that a designee can act on behalf of the Park and Recreation Director.
42	General Zoning	142.1250(b)(1)(A)	Sign Regulations - Permanent Secondary Signs	Regulatory Reform	The code requires that permanent secondary signs for high rise buildings over 100 feet must have a minimum clearance of 5 feet from the top of parapet wall.	Revises the code language to reduce the minimum clearance from 5 feet to 2 feet from the top of a parapet wall.
43	General Zoning	143.0223(a)(4)	Historical Resources Regulations - Pool Demolition Permits	Regulatory Reform	Site-Specific Surveys for Historical resources is triggered when a pool demolition permit is pulled for a site with a structure over 45 years old, causing permit delays.	Exempts historic review for pool demolitions on sites that are over 45 years old.
44	General Zoning	143.0746(a)(4) 143.0746(b)(5)	Affordable Housing in All Communities Correction	Correction	Affordable Housing in All Communities legislation which was adopted in early 2022 allows for affordable housing at certain prescribed densities depending upon the Mobility Zone in which the premises is located. However, language was added later which states that the density, floor area ratio, lot area, and lot dimensions shall comply with the base zone. This is an obvious mistake.	Removes the requirement that residential development must comply with the base zone.

45	General Zoning	143.1001(b)(5)	Complete Communities Housing Solutions - Definitions	Correction	The definition of a Community of Concern differs from the City's current policy interpretation and only includes communities with very low and low access to opportunity.	Aligns the definition of a Community of Concern with current policy and includes communities with moderate access to opportunity.
46	General Zoning	143.1002(a)(1) 143.1002(a)(1)(C)	Complete Communities Housing Solutions Regulations - Affordability Levels	Correction	Inconsistency in the code related to the required dwelling unit income requirements for affordable units provided as part of Complete Communities Housing Solutions.	Corrects the code by adding additional language to reference the code sections which contain the dwelling unit income requirements to participate in Complete Communities: Housing Solutions.
47	General Zoning	143.1002(a)(1) and 143.1015(b)	Complete Communities Housing Solutions - On-site Affordable Units	Clarification	Clarification to reaffirm that in order to take advantage of the Complete Communities Housing Solutions incentives that affordable units must be built on site.	Adds the word "on-site" to several sections of the code to reaffirm where affordable units can be built.
48	General Zoning	143.1015(a)(1) 143.1015(a)(4)	Complete Communities Housing Solutions Regulations - 50% AMI	Corrections	The code cites an incorrect income level when referring to the required provisions of affordable dwelling units at 50% of the area median income.	Corrects the income level cited in the code to refer to very low income households when referring to 50% of the area median income.
49	General Zoning	143.1025(a)(2)	Complete Communities - Street Trees	Clarification	The code language for street trees currently states the requirement is only required when feasible. Removal of that line will make this section read clearer.	Clarifies the requirement to provide street trees for Complete Communities: Housing Solutions projects. In order to do this, phrase "the trees shall be placed on each side of the sidewalk where feasible," is being removed.
50	General Zoning	143.1025(c)(1)	Complete Communities Housing Solutions - NDP Requirements	Correction	Under Complete Communities Housing Solutions, it was intended that the requirement for a Neighborhood Development Permit for structures over 95 feet would not apply to developments where the base zone exceeds 95 feet.	States that a Neighborhood Use Permit is required for development over 95 feet in height, or development that exceeds the height limit of the base zone, whichever is higher.
51	General Zoning	143.1025(f)	Complete Communities Housing Solutions - CAP Checklist	Correction	With the approval of the 2022 Climate Action Plan the City of San Diego established a community-wide goal for net zero by 2035.	Deletes the requirement for a CAP Checklist for Complete Communities Housing Solutions projects as it no longer needed with Citywide CAP goals.
52	General Zoning	155.0238 - Table 155-02C	Central Urbanized Planned District - Artisan Food and Beverage Producer	Correction	The use tables do not list Artisan Food and Beverage Producer in the Industrial Separately Regulated uses.	Adds Artisan Food and Beverage Producer to the use tables in the CUPDO Industrial Zone as a limited use in zones that allow for light industrial uses.

53	N/A	R-313686	Citywide Park Development Impact Fee Resolution Update	Correction	Several resolution updates are needed: (1) The Citywide Park Development Impact Fee resolution references Voluntary Accessibility Program deleted and replaced as part of the Housing Action Package 1.0 (Ordinance O-21429). (2) the resolution references a DIF reduction for projects in a TPA (3) Build Better SD included a DIF incentive for 3 bedroom units that was not included in this resolution for the the Citywide Park DIF.	Rescinds and Replaces Resolution R-313688 by (1) replacing the language related to the Voluntary Accessibility Program with the new Housing Accessibility Program in Chapter 14, Article 5, Division 40 (Housing Accessibility Program) adopted with HAP 1.0 (2) applying a DIF reduction for projects in a Sustainable Development Area instead of projects in a Transit Priority District (3) Adding a 3 bedroom incentive which caps the maximum Citywide Park DIF for 3+ bedroom homes at the rate applicable to a 900 square foot multifamily unit. This incentive would apply for 3+ bedroom units up to 1500 square feet to encourage the development of additional homes for families.
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