

**Tracking Table for
Golden Hill Planned District Ordinance
February 20, 2007**

Section No. / Title	Deleted	No Change	Revised/ Replaced	New Section No.
103.0701 - Purpose and Intent			X	158.0101 158.0301 158.0302
103.0702 – Boundaries		X		158.0102
103.0703 – Definitions		X		158.0104
103.0704 - Administrative Regulations		X		158.0201
(a) Administration		X		158.0201(a)
(1) Golden Hill Fern Street and 30 th St ...		X		158.0201(a)(1)
(2) Golden Hill 25 th Street Revitalization ...		X		158.0201(a)(2)
(3) Project First Class Urban Design ...		X		158.0201(a)(3)
(4) Any other design study or ...		X		158.0201(a)(4)
(b) Planning, Zoning, and Subdivision Reg ...			X	158.0103
(c) Activities Regulated			X	158.0201(b) 158.0201(b)(1) 158.0201(b)(2)
(d) Public Facilities, Structures and Area			X	158.0201(c)
(e) Previously Conforming Uses and ...			X	158.0201(d)
(f) Demolition Permits		X		158.0201(e)
(1) If any structure or building ...			X	158.0201(e)(1)
(2) Other than provided by Section ...		X		158.0201(e)(2)
(3) The Planning Commission may ...		X		158.0201(e)(3)
(A) Any building or structure ...		X		158.0201(e)(3)(A)
(B) Any permit approval as part of ...			X	158.0201(e)(3)(B)
103.0705 - Design Criteria and Guidelines			X	158.0202
103.0706 - Submittal Requirements		X		158.0203
(a) A deposit or fee as indicated on the ...		X		158.0203(a)
(b) The purpose for which the proposed ...		X		158.0203(b)
(c) Site plans, floor plans, elevations ...		X		158.0203(c)
(d) Site plans and elevations for the building ...		X		158.0203(d)
(e) Site plans and elevations including grade ...		X		158.0203(e)
(f) Any other information deemed necessary ...			X	158.0203(f)
(g) To demonstrate the degree of ...		X		158.0203(g)
(1) Submit a mounted color photo ...		X		158.0203(g)(1)
(2) Provide a written statement and/or ...		X		158.0203(g)(2)
103.0707 - Process One Review		X		158.0204
(a) The City Manger may approve, in ...			X	158.0204(a)
(b) Copies of the applications and plans ...		X		158.0204(b)
(c) The decision of the City Manager shall ...		X		158.0204(c)
(d) The fee for this review shall be ...		X		158.0204(d)
103.0708 – Exceptions		X		158.0205
(a) The City Manager may approve, or deny ...		X		158.0205(a)
(1) New construction or remodeling ...		X		158.0205(a)(1)
(2) Minor facade improvements altering ...			X	158.0205(a)(2)
(3) Walls or fences which vary from the ...		X		158.0205(a)(3)
(4) Sidewalks to vary from Section ...		X		158.0205(a)(4)
(b) The City Manager may in no case ...			X	158.0205(b)
(c) The Greater Golden Hill Community ...		X		158.0205(c)
(d) The fee for an application for an ...		X		158.0205(d)
(e) The City Manager shall review the ...		X		158.0205(e)

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103.0709 - Golden Hill Development Permit		X		158.0206
(a) An application for a Golden Hill ...		X		158.0206(a)
(1) Projects where the gross ...		X		158.0206(a)(1)
(2) Residential and ... (including Table) ...		X		158.0206(a)(2) Table 158-02A
(3) Any project which deviates from the ...		X		158.0206(a)(3)
(4) Any project which does not ...		X		158.0206(a)(4)
(5) Projects deviating from the ...			X	158.0206(a)(5)
(A) Landscaping Requirements ...		X		158.0206(a)(5)(A)
(B) The proposed deviation shall be ...		X		158.0206(a)(5)(B)
(C) The Hearing Officer, in ...		X		158.0206(a)(5)(C) 158.0206(a)(5)(C)(i) 158.0206(a)(5)(C)(ii)
(6) Previously Conforming signs, ...			X	158.0206(a)(6)
(b) An application for a Golden Hill ...		X		158.0206(b)
(c) The Greater Golden Hill Community ...		X		158.0206(c)
(d) A Golden Hill Development may be ...		X		158.0206(d)
(1) The proposed project design meets ...		X		158.0206(d)(1)
(2) The proposed development will be ...		X		158.0206(d)(2)
(3) The proposed development, because ...		X		158.0206(d)(3)
(4) The proposed development complies ...		X		158.0206(d)(4)
(e) A Golden Hill Development Permit shall ...			X	158.0206(e)
(f) In granting a Golden Hill Development ...		X		158.0206(f)
(g) The written decision of the hearing ...			X	158.0206(g)
(h) The decision of the Hearing Officer on ...		X		158.0206(h)
103.0710 - Regulation for Historic and ...		X		158.0207
(a) Deviations from Building Code			X	158.0207(a)
(b) Removal of Damaged Historical ...		X		158.0207(b)
103.0711 - Residential Zones		X		158.0301
(a) Permitted Uses			X	158.0301(a) 158.0301(b)(3)
Table I in Section 103.0711		X		Table 158-02C
(b) Property Development Regulations		X		158.0301(b)
(1) Floor Area Ratio (FAR) and ...		X		158.0301(b)(4)
Table II in Section 103.0711		X		Table 158-02E
(A) Enclosed parking as defined in ...		X		158.0301(b)(4)(A)
(B) Except in the GH-3000 and ...		X		158.0301(b)(4)(B)
(C) For any project with a density ...		X		158.0301(b)(4)(C)
(2) Minimum Average Unit Floor Area		X		158.0301(b)(5)
(A) Minimum Average Size Per ...			X	158.0301(b)(5)(A)
Table III in Section 103.0711		X		158-02F
(B) Minimum Average Unit Size per		X		158.0301(b)(5)(B)
(3) Height Limits		X		158.0301(b)(3)
Table IV in Section 103.0711		X		158-02D
(4) Pedestrian Access		X		158.0301(b)(9)
(5) Yard and Setback Requirements		X		158.0301(b)(2)
(A) Minimum Size of Street Yard		X		158.0301(b)(2) (A)
Table V in Section 103.0711		X		158-02B
(B) Minimum Yards		X		158.0301(b)(2)(B)

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Table VI in Section 103.0711		X		158-02C
(6) Corner Lots			X	158.0301(b)(6)
(A) The street intersection corner...		X		158.0301(b)(6)(A)
(B) The street side rear corner...		X		158.0301(b)(6)(B)
(7) Diagonal Plan Dimension		X		158.0301(b)(7)
Table VII in Section 103.0711		X		158-02I
(8) Street Design Requirements			X	158.0301(c) 158.0301(c)(1)
(A) Each residential project ...			X	158.0301(c)(1)
(i) Windows shall maintain ...		X		158.0301(c)(1)(A)
(ii) Silver aluminum window ...		X		158.0301(c)(1)(B)
(iii) There shall be no more ...		X		158.0301(c)(1)(C)
(B) In addition to the above s ...			X	158.0301(c)(2)
(i) Victorian Style		X		158.0301(c)(2)(A)
• Horizontal wood siding ...		X		158.0301(c)(2)(A)(i)
• Narrow vertical ...		X		158.0301(c)(2)(A)(i)
• Covered entry area ...		X		158.0301(c)(2)(A)(i)
• Crafted lath ventwork ...		X		158.0301(c)(2)(A)(ii)
• Widow's walk ...		X		158.0301(c)(2)(A)(ii)
• Turrets or cupolas		X		158.0301(c)(2)(A)(ii)
• Special window shapes ...		X		158.0301(c)(2)(A)(ii)
• Scalloped shingles in ...		X		158.0301(c)(2)(A)(ii)
• Crafted open stickwork ...		X		158.0301(c)(2)(A)(ii)
(ii) Craftsman/Bungalow Style		X		158.0301(c)(2)(B)
• Front entry element ...		X		158.0301(c)(2)(B)(i)
• All windows are to be ...		X		158.0301(c)(2)(B)(i)
• Expose beams/rafters ...		X		158.0301(c)(2)(B)(i)
• Exterior material to be ...		X		158.0301(c)(2)(B)(i)
• Projecting brackets or ...		X		158.0301(c)(2)(B)(ii)
• A minimum of 1 ...		X		158.0301(c)(2)(B)(ii)
• Entrance doors with ...		X		158.0301(c)(2)(B)(ii)
• Windows with transom ...		X		158.0301(c)(2)(B)(ii)
• A projecting pergola, at ...		X		158.0301(c)(2)(B)(ii)
(iii) Spanish Style		X		158.0301(c)(2)(C)
• Use of stucco for the ...		X		158.0301(c)(2)(C)(i)
• Parapet with ...		X		158.0301(c)(2)(C)(i)
• Crafted wood or ...		X		158.0301(c)(2)(C)(ii)
• Exposed beams/rafters ...		X		158.0301(c)(2)(C)(ii)
• Drain tile attic vents ...		X		158.0301(c)(2)(C)(ii)
• Arched wing wall ...		X		158.0301(c)(2)(C)(ii)
• Decorative plaster or ...		X		158.0301(c)(2)(C)(ii)
• Entry supports of ...		X		158.0301(c)(2)(C)(ii)
• A minimum of twenty ...		X		158.0301(c)(2)(C)(ii)
• Entry element ...		X		158.0301(c)(2)(C)(ii)
(iv) Contemporary Style		X		158.0301(c)(2)(D)
• Exterior material is to ...		X		158.0301(c)(2)(D)(i)

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• Multiple pitched roofs ...		X		158.0301(c)(2)(D)(ii)
• Large plain rectangular ...		X		158.0301(c)(2)(D)(ii)
• Use of colored or ...		X		158.0301(c)(2)(D)(ii)
• Wood window frames ...		X		158.0301(c)(2)(D)(ii)
• A minimum of fifty ...		X		158.0301(c)(2)(D)(ii)
• A minimum of one (1) ...		X		158.0301(c)(2)(D)(ii)
• Beltcourse matching ...		X		158.0301(c)(2)(D)(ii)
• Wide projecting ...		X		158.0301(c)(2)(D)(ii)
• Projecting roofed entry ...		X		158.0301(c)(2)(D)(ii)
• Triangular or arched ...		X		158.0301(c)(2)(D)(ii)
• Porte-cochere or wing ...		X		158.0301(c)(2)(D)(ii)
• A projecting pergola, a ...		X		158.0301(c)(2)(D)(ii)
• A minimum of one (1) ...		X		158.0301(c)(2)(D)(ii)
(C) The following roof shapes and ...		X		158.0301(c)(2)(E)
(i) Victorian Style		X		158.0301(c)(2)(E)(i)
(ii) Craftsman/Bungalow Style		X		158.0301(c)(2)(E)(ii)
(iii) Spanish Style		X		158.0301(c)(2)(E)(iii)
(iv) Contemporary Style		X		158.0301(c)(2)(E)(iv)
(9) Exception. Except in the Golden Hill ...		X		158.0301(d)
(10) Other Regulations. The Special ...			X	158.0301(e)
103.0712 - Commercial Zones (GH-CN and ...		X		158.0302
(a) Permitted Uses			X	158.0302(a) 158.0302(c)(2) 158.0302(c)(3)
(b) Property Development Regulations		X		158.0302(c)
(1) Minimum Commercial Area		X		158.0302(b) 158.0302(c)(3-9)
(2) Floor Area Ratio (FAR)		X		158.0302(c)(6)
(A) The maximum permitted ...			X	158.0302(c)(6)(A)
Table in Section 103.0712		X		158-02I
(B) The minimum lot coverage shall ...		X		158.0302(c)(6)(B)
(3) Residential Vehicular Access		X		158.0302(c)(8)
(A) Where alley access exists ...		X		158.0302(c)(8)(A)
(B) Exception: This provision shall ...		X		158.0302(c)(8)(B)
(4) Height Limit		X		158.0302(c)(5)
(A) The height limit is commercial ...		X		158.0302(c)(5)(A)
(B) Exception: Twenty percent ...		X		158.0302(c)(5)(B)
(5) Street Wall		X		158.0302(c)(7)
(A) Unenclosed parking is to be ...		X		158.0302(c)(7)(A)
(B) There shall be a building wall ...		X		158.0302(c)(7)(B)
(i) Kiosks used for the selling ...		X		158.0302(c)(7)(B)(i)
(ii) Pushcarts, established in ...		X		158.0302(c)(7)(B)(i)
(6) Yard and Setback Requirements ...		X		158.0302(c)(4)
(A) No minimum front, street side, ...		X		158.0302(c)(4)(A)
(B) The residential portions of the ...		X		158.0302(c)(4)(B)
(C) Subject to the issuance of an ...			X	158.0302(c)(4)(C)
(7) Automobile Repair Shop ...		X		158.0302(b)(4)
(A) All repair work is to be ...		X		158.0302(b)(4)(A)

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(B) Access to the establishment of ...		X		158.0302(b)(4)(B)
(C) No outdoor storage of supplies ...		X		158.0302(b)(4)(C)
(D) Open parking areas are to be ...		X		158.0302(b)(4)(D)
(E) The landscape point totals are ...		X		158.0302(b)(4)(E)
(8) Other Regulations			X	158.0302(b)
(A) All uses except off-street ...		X		158.0302(b)(1)
(B) Within the GH-CN zone, no ...		X		158.0302(b)(2)
(C) No commercial establishments ...		X		158.0302(b)(3)
(D) The Special Regulations ...			X	158.0302(c)(9)
103.0713 - Special Regulations			X	158.0303
(a) Minimum Lot Dimensions and Areas		X		158.0303(a)
Table I in Section 103.0713		X		158-03J
(b) Maximum Number of Dwelling Units		X		158.0303(b)
Table II in Section 103.0713		X		158-03K
(c) Private Exterior Usable Area		X		158.0303(c)
(1) Private exterior usable areas shall ...		X		158.0303(c)(1)
(2) Private exterior usable shall have a ...		X		158.0303(c)(2)
(d) Landscaping Requirements		X		158.0401
(e) Screening Equipment Regulations		X		158.0406
(f) Storage Facilities		X		158.0303(g)
(g) Walls and Fences		X		158.0402
(1) A solid wall or fence, not less than ...		X		158.0402(a)
(2) Chain link fencing or chicken wire ...		X		158.0402(b)
(3) All other walls and fences shall ...		X		158.0402(c)
(h) Lighting		X		158.0405
(i) Signs		X		158.0408
(1) The total amount of commercial ...		X		158.0408(a)
(2) Wall signs and projecting signs ...		X		158.0408(b)
(3) Wall or ground signs may be utilized ...		X		158.0408(c)
(4) One wall or ground sign, having a ...		X		158.0408(d)
(5) The aggregate area of all signs ...		X		158.0408(e)
(6) No sign shall exceed 100 square feet ...		X		158.0408(f)
(7) Paper signs shall be prohibited.		X		158.0408(g)
(8) Signs permitted herein, may be ...		X		158.0408(h)
(9) Within the GH-CN zone, no sign ...		X		158.0408(i)
(10) A previously conforming structure ...		X		158.0408(j)
(11) All signs not in compliance with ...		X		158.0408(k)
(j) Off-Street Loading Facilities		X		158.0407
(1) Off-street loading facilities, having ...		X		158.0407(a)
(2) Off-street loading areas shall not be ...		X		158.0407(b)
(3) Off-street loading areas shall be ...		X		158.0407(c)
(k) Variety or Street Walls		X		158.0303(f)
103.0714 - Design Requirements			X	158.0303
(a) Offsetting Plane Requirement		X		158.0303(d)
(1) There shall be at least three separate ...		X		158.0303(d)(1) 158.0303(d)(2)
(2) The proportions of the three building ...		X		158.0303(d)(3)
Table in Section 103.0714		X		158-02L
(b) Transparency Requirement		X		158.0303(e)

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(1) In all residential projects ...		X		158.0303(e)(1)
(2) For all commercial or mixed-use ...		X		158.0303(e)(2)
(3) No window or other transparency ...		X		158.0303(e)(3)
(c) Screening of Parking		X		158.0404(e)
(d) Placement of Parking		X		158.0404
(1) For any premise containing four or ...		X		158.0404(b)
(2) Parking spaces may not be located ...		X		158.0404(c)
(3) For any premise adjacent...		X		158.0407(d)
(e) Single-Family Scale Requirement		X		158.0301(b)(8)
(1) The building(s) on the premises must...		X		158.0301(b)(8)(A)
(2) The building on the premises shall ...		X		158.0301(b)(8)(B)
(3) An exception to subsection 2 above ...		X		158.0301(b)(8)(C)
103.0715 - Sidewalk Design Regulations		X		158.0403
(a) The design of sidewalks shall match the ...		X		158.0403(a)
(b) If the adjacent properties of the proposed ...		X		158.0403(b)
103.0716 - Parking, Curb Cut, and Driveway ...		X		158.0404(a)
103.0717 - Permitted Uses		X		158.0301(a) 158.0302(a)
(a) Residential Zones		X		158.0301(a)
(1) Residential development in ...			X	158.0301(a)(1)
(2) Schools, limited to primary ...		X		158.0301(a)(2)
(3) Public Parks and ...		X		158.0301(a)(3)
(4) Churches, temples, or buildings ...		X		158.0301(a)(4)
(5) Temporary real estate sales offices ...		X		158.0301(a)(5)
(6) In addition to the uses listed in ...		X		158.0301(a)(6)
(A) Branch public libraries.		X		158.0301(a)(6)(A)
(B) Institutions or homes for the ...		X		158.0301(a)(6)(B)
(C) Offices for psychologists, social ...		X		158.0301(a)(6)(C)
(7) Accessory uses customarily ...		X		158.0301(a)(7)
(8) Accessory Use Regulations		X		158.0301(a)(8)
(A) All accessory uses shall be ...		X		158.0301(a)(8)(A)
(B) The combined gross floor area ...		X		158.0301(a)(8)(B)
(9) For properties in any residential zone ...		X		158.0301(a)(9)
(b) Commercial Zones		X		158.0302
Table in Section 103.0717		X		158-02K