



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: March 11, 2016 **REPORT NO.** PC-16-022

ATTENTION: Planning Commission, Agenda of March 17, 2016

SUBJECT: HOUSING RELATED AMENDMENTS TO THE LAND DEVELOPMENT CODE AND THE CITY'S LOCAL COASTAL PROGRAM.
(PROCESS 5)

SUMMARY

Issue: Should the Planning Commission recommend to the City Council approval of housing related amendments to the Land Development Code and the City's Local Coastal Program?

Staff Recommendation: Recommend that the City Council approve the proposed amendments.

Community Planners Committee (CPC):

On January 26, 2016 the CPC voted 21-0-1 to recommend approval of the regulations for Continuing Care Retirement Communities. The CPC did not vote on the regulations for Emergency Homeless shelters, and instead, referred staff to the two community planning groups, Pacific Beach and Midway Pacific Hwy. Corridor, which contain the IS-1-1 zone.

Code Monitoring Team (CMT):

On December 9, 2015 the CMT voted 8-0 to recommend the City Council adopt the housing related amendments.

Technical Advisory Committee (TAC):

The TAC voted to make a recommendation on the proposed amendments on March 9, 2016 (after the printing of this report). Staff will present their recommendation at the Planning Commission hearing.

Midway Pacific Hwy. Corridor Community Planning Group:

On February 17, 2016 the Midway/Pacific Highway Corridor Community Planning Group voted 8-0 to recommend denial of the amendment to allow Emergency Homeless Shelters as a Separately Regulated Limited Use in the IS-1-1 Zone. The planning group recommended selection of a zone that is equally distributed throughout the City.



Pacific Beach Community Planning Group:

On February 25, 2016 the Pacific Beach Community Planning Group voted 11-3-2 to recommend denial of the amendment to allow Emergency Homeless Shelters as a Separately Regulated Limited Use in the IS-1-1 Zone.

Environmental Review:

An Environmental Impact Report (EIR No. 96-0333) was prepared and certified on November 18, 1997 for the original project, the adoption of the Land Development Code; and a Program EIR (No. 104495) was prepared and certified on March 10, 2008 for the General Plan Update. The proposed amendments to the Land Development Code were reviewed by the Environmental Analysis Section for consistency with the above referenced environmental documents and it was determined that, in accordance with Public Resources Code 21166 and California Environmental Quality Act (CEQA) Guidelines Section 15162(a): (1) no substantial changes are proposed to the project which would require major revisions of the previous EIR; (2) no substantial changes occur with respect to the circumstances under which the project is undertaken that would require any revisions to the previous EIR; and (3) there is no new information of substantial importance that was not known and could not have been known at the time the previous EIR's were certified. Therefore, no subsequent EIR or other environmental document is needed for the ordinance amending the Affordable Housing Density Bonus Regulations, as all of the impacts were adequately addressed and disclosed in previously certified EIR No. 96-0333 (Land Development Code) and Program EIR No. 104495 (Draft General Plan). For a more detailed analysis, refer to Attachment 1, CEQA 15162 Evaluation, Memorandum dated February 8, 2016.

BACKGROUND

The project proposes to address two housing related issues. First it addresses compliance with the Cedillo Bill (SB-2) which requires California cities to designate one or more zones to allow year-round emergency homeless shelters ministerially. Second, it creates a new use, "continuing care retirement community" (CCRC) to provide regulations that accurately reflect the multi functional development and demands of CCRCs. The draft ~~strikeout/underline~~ of the regulations is in Attachment 2.

DISCUSSION

Cedillo Bill

California Senate Bill 2 (SB-2), the Cedillo Bill, was enacted in October 2007 and requires local governments to identify one or more zones that allow emergency homeless shelters ministerially. In order to be in compliance with SB-2 a City must identify a zone(s) with sufficient capacity to accommodate at least one year-round shelter and accommodate the City's share of the regional unsheltered homeless population. SB-2 does allow the City to apply limited regulations to address potential impacts.

In January 2015 the Regional Task Force on the Homeless performed "point in time" counts that identified a total of 5,538 homeless in the City. Of those, 2,773 were sheltered and 2,765 were unsheltered. It is the population of 2,765 unsheltered that need to be accommodated per SB-2.

The Land Development Code (LDC) currently requires emergency homeless shelters to obtain a Conditional Use Permit (CUP) with City Council approval. A CUP for an emergency homeless shelter can only be considered in specified high density multifamily residential zones, commercial zones that allow residential use, specified industrial zones that allow some office use, and in several zones within the Centre City Planned District Ordinance. Section 141.0412(c) of the LDC (Emergency Shelters) contains regulations for emergency homeless shelters. These regulations are appropriate in light of the requirements of SB-2 and are reasonably applied to an emergency homeless shelter that is allowed ministerially.

Zones that currently permit an emergency homeless shelter with a CUP have been determined to be conditionally compatible with other development and uses within those zones when in compliance with the separately regulated use regulations, and the decision maker is able to make the required findings. Acknowledging this, staff reviewed all the zones that currently allow an emergency shelter with a CUP to identify a zone that might best satisfy the requirements of SB-2. Factors considered in determining the appropriate zone for emergency homeless shelters ministerially included proximity to social services, employment opportunities, and transit; land costs; sufficient land area to accommodate the unsheltered homeless population; and potential impacts on surrounding uses.

Staff reviewed zoning maps that included locations and acreages of the City's multi-family zones, commercial zones, and industrial zones. Staff also reviewed transit opportunities, availability of social services, and areas most likely to be impacted. Of the zones that currently permit an emergency homeless shelter with a CUP, two zones satisfied the criteria best; the IS-1-1 zone (Small Lot Industrial) and the CCPD-MC zone (Centre City Planned District Mixed Commercial).

The IS-1-1 zone is a citywide zone currently located only in the communities of Pacific Beach and Midway/Pacific Highway Corridor. Within the Midway Pacific Hwy Corridor Community planning area the zone is generally located in the area between I-5 and Pacific Coast Highway, and in the area between the Sports Arena and I-5. Within the Pacific Beach planning area it is in a small area bounded by I-5, De Soto Street, Albuquerque Street, and Damon Avenue. The current land area of the IS-1-1 zone is approximately 180 acres; however, the Midway/Pacific Highway Corridor Plan Update proposes to reduce the amount of IS-1-1 zone, resulting in a revised acreage of approximately 57 acres.

The CCPD-MC zone is located within the Centre City Planned District Ordinance. It is located in the East Village bounded K Street, I-5, Commercial Street, and 13th Street; and in the Little Italy neighborhood generally bounded by Laurel Street, I-5, West Fir Street, and California Street, with a three block long (six blocks total) portion of Neighborhood Commercial zone protruding into in the southern portion of the area on each side of India Street. The land area of the CCPD-MC zone is approximately 84 acres.

The locations of both these zones provide access to transit, social services, employment opportunities, and have sufficient land area to house the unsheltered homeless population. However, the CCPD-MC Zone falls short in two areas when compared to the IS-1-1 zone. The Cedillo Bill requires only that there be sufficient land area to develop an emergency homeless shelter, it does not require that it be developable within any specified period of time. It is clear that the CCPD-MC zone cannot provide actual opportunities to locate emergency homeless shelters since nearly all of the land area has either been redeveloped or has received entitlements to redevelop. Additionally, the East Village portion of the CCPD-MC

zone is home to the Tailgate Park parking facility, the MTS bus yard, the St. Vincent de Paul Villages properties, and existing and proposed affordable housing projects. The residents of this neighborhood have made it clear that the neighborhood has been negatively impacted by the concentration of services in the area. The IS-1-1 zone however, has plenty of land area available for redevelopment and little impact on adjacent uses.

The amendment proposed to allow emergency homeless shelters within the IS-1-1 zone as a Process One limited use subject to regulations similar to those currently required when seeking approval of a CUP for an emergency homeless shelter. Attachment 3 identifies the IS-1-1 zone in the City of San Diego.

Continuing Care Retirement Community

Continuing Care Retirement Communities (CCRC) are State of California regulated senior housing communities that provide a spectrum of housing types that typically range from dwelling units for self-sufficient and minimally dependent residents to residential care facilities as needed on interim bases, to nursing facilities for residents that need full time care. Most CCRC's provide a service-enriched environment with specialized services such as individual and group exercise instruction, and multiple forms of health therapy. Other amenities typically included are community/game rooms, hair salons, and community dining rooms. CCRC's are designed to meet the needs of seniors in all stages of their life who meet the admission standards regulated by the State of California.

The LDC is silent on development of CCRC's. Historically, staff has broken the CCRC down into its multiple components (multi-family dwelling units, intermediate care facilities, nursing facilities) and applied the regulations specific to each component rather than looking at the CCRC as a whole. The result had been a mix of development requirements that do not accurately address the operations and demands of a CCRC. On April 11, 2013 the Development Services Department, pursuant to Municipal Code Section 131.0110 (Determination of Use Category and Subcategory) requested the Planning Commission make a use determination for CCRC's. The Planning Commission made three general recommendations; first, that the Land Development Code be amended to include CCRCs as a separately regulated residential use; second, that until such time, they be treated like a residential care facility; and third, that specific parking and trip generation rates be used in analyzing future CCRCs.

The LDC is proposed to be amended to add a new separately regulated residential use, "Continuing Care Retirement Community". A CCRC would be subject to a Process Three CUP in the same zones that presently allow senior housing, with the exception of single family zones. The proposed separately regulated use regulations address requirements for convalescent care facilities, off-street parking, landscape requirements, and density. It is also recommended that CCRCs be ministerially approved in higher density multi-family zones of 44 dwelling units per acre and greater as a limited use subject to the same regulations.

CONCLUSION

Emergency Homeless Shelters: All California cities are required to implement SB-2 (regarding emergency homeless shelters). This ordinance has been drafted to accurately reflect the requirements of the current state law, designate a zone of sufficient area to house

the unsheltered homeless population, and provide regulations to minimize potential impacts on adjacent development.

Continuing Care Retirement Communities: Requests for development of CCRC's are increasing as the baby-boomer generation ages. The proposed regulations identify appropriate zones for locating a CCRC, addressing potential impacts, and providing regulations that increase predictability in application.

ALTERNATIVES

The Planning Commission may recommend to the City Council that it not adopt the ordinance or that it adopt an ordinance with modifications.

Respectfully submitted,



Robert Vacchi
Director
Development Services Department



Dan Normandin
Project Manager
Development Services Department

VACCHI/DPN

Attachments:

1. CEQA 15162 Evaluation Memo dated February 8, 2016
2. Draft Strikeout/underline of the Regulations
3. Map of the IS-1-1 Zone



The City of San Diego
M E M O R A N D U M

DATE: February 8, 2016

TO: Dan Normandin, Development Project Manager III, Development Services Department

FROM: Anne B. Jarque, Senior Planner, Development Services Department

SUBJECT: Housing Related Amendments to Land Development Code – California Environmental Quality Act – Section 15162 Evaluation

The Development Services Department (DSD) has completed a California Environmental Quality Act (CEQA) Section 15162 – Subsequent EIRs and Negative Declaration consistency evaluation in compliance with Public Resources Code 21166 for the proposed amendments to Land Development Code (LDC) Chapter 12, Article 6, Division 3; and Chapter 13, Article 1, Divisions 2 through 6; Chapter 14, Article 1, Divisions 3 and 4; Chapter 14, Article 2, Division 5; Chapter 15, Article 5, Division 2; Chapter 15, Article 6, Division 3; and Chapter 15, Article 19, Appendix A. This ordinance would apply citywide and amends the San Diego Municipal Code and the City’s Local Coastal Program.

This evaluation was performed to determine if conditions specified in CEQA Guidelines Section 15162 would require preparation of additional CEQA review. As outlined in the evaluation matrix attached, DSD has determined that the proposed amendments are consistent with the original LDC Environmental Impact Report (EIR) No. 96-0333/SCH No. 96081056, certified by City Council on November 18, 1997, Resolution No. 98-288 and would not result in new impacts.

PROJECT SCOPE AND DESCRIPTION

The proposed housing-related amendments would 1) create a new separately regulated use for continuing care retirement communities and 2) designate a zone that would allow for an emergency homeless shelter without a conditional use permit or other discretionary review to comply with state Senate Bill 2 (Cedillo Bill).

BACKGROUND

The LDC was created to consolidate development regulations into a sequence of chapters of the Municipal Code to simplify the City’s land development regulations; make the land development regulations more objective; make the code more adaptable; eliminate redundancies and contradictions; standardize the code framework; and increase predictability in the application of land development regulations. The certified LDC EIR anticipated that regular updates of the LDC would occur to maintain the code consistent with the goals described above.

The associated EIR analyzed the environmental effects associated with adoption and implementation of the proposed LDC, related regulations, amendments and appeals. The LDC EIR identified significant unmitigated impacts in the following issue areas: Land Use,

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Biological Resources, Landform Alteration, Historical Resources, Paleontological Resources, and Human Health and Public Safety. Cumulative impacts were also identified to Soils/Erosion Hazard, Air Quality, Hydrology/Water Quality, Biological Resources, Land Use, Transportation/Circulation, Landform Alteration, Historical Resources, and Paleontological Resources. A Mitigation Monitoring and Reporting Program was adopted with LDC EIR to reduce potentially significant impacts to Land Use, Biological Resources, Historical Resources, Landform Alteration / Neighborhood Character, Paleontological Resources, Natural Resources, and Human Health and Safety.

CEQA 15162 CONSISTENCY EVALUATION

DSD reviewed the proposed amendments and conducted an 15162 consistency evaluation in compliance with Public Resources Code Section 21166 with the previously certified LDC EIR No. 96-0333/SCH No. 96081056. The evaluation matrix (Attachment 1) substantiates the conclusion that supports a determination that no subsequent document is required.

CONCLUSION

Overall, it is not anticipated that the implementation of the proposed amendments would result in any significant direct, indirect or cumulative impacts over and above those disclosed in the previously certified LDC EIR No. 96-0333/SCH No. 96081056. The project would not result in new impacts or changed circumstances that would require a new environmental document.

Section 15162 of the CEQA Guidelines states:

When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more

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significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

DSD finds that none of the three criteria listed above has occurred. Therefore, pursuant to Public Resources Code 21166 and CEQA Guidelines Section 15162 the certified EIR No. 96-0333/SCH No. 96081056 adequately covers the modifications to LDC Chapter 12, Article 6, Division 3; and Chapter 13, Article 1, Divisions 2 through 6; Chapter 14, Article 1, Divisions 3 and 4; Chapter 14, Article 2, Division 5; Chapter 15, Article 5, Division 2; Chapter 15, Article 6, Division 3; and Chapter 15, Article 19, Appendix A being proposed.



Anne B. Jarque
Senior Planner

Attachment: 1. CEQA Guidelines Section 15162 Consistency Evaluation Matrix

**CEQA Guidelines Section 15162 Consistency Evaluation Matrix
Housing Amendments**

Following is analysis of the amendments proposed in accordance with Public Resources Code 21166 and CEQA Guidelines Section 15162.

No.	AMENDMENT DESCRIPTION and CEQA 15162 EVALUATION
1	<p><u>Continuing Care Retirement Communities</u> Add Section 141.0303 to create a new separately regulated residential use for Continuing Care Retirement Communities (CCRCs). Amend Section 126.0303 When a Conditional Use Permit Is Required and Chapter 13 Use Regulations Tables to include CCRC category. Amend Section 142.0525, Table 142-05C Minimum Required Parking Spaces for Multiple Dwelling Units and Related Accessory Uses to identify the minimum parking ratios for CCRCs.</p> <p>CEQA 15162 Evaluation: Continuing Care Retirement Communities (CCRCs) are licensed by the state as both a residential care facility for the elderly and a skilled nursing facility. The LDC does not have specific regulations for CCRCs and previous projects have been subject to a mix of development requirements based on each use (i.e. multi-family residential, senior housing, nursing facilities, etc.). The proposed regulations have been developed as a blend of existing residential, institutional and commercial uses to address allowable density, landscape, parking, and trip generation requirements.</p> <p>CCRCs would be subject to a Process Three Conditional Use Permit (CUP) in the same residential and commercial zones that allow senior housing with the exception of single dwelling unit zones which permit only one dwelling unit per lot. For these projects, site-specific environmental review would be required. However, in certain multi-family zones that allow 44 dwelling units per acre (du/ac) or greater, CCRCs would be allowed as a limited use. This is consistent with other multi-family dwelling units that are also allowed as a limited use in certain zones as previously analyzed in the LDC EIR. Since CCRCs provide multiple living environments including independent living, assisted living, as well as convalescent and memory care rooms; the density must comply with the underlying base zone. However, only the independent and assisted living dwelling units would be used to calculate density over the entire development area. CCRCs would also be subject to landscape regulations that would apply for commercial development and would be prohibited on Proposition A lands.</p> <p>Consistent with the City's Trip Generation Manual, the number of vehicle trips would be calculated as 4 trips per dwelling unit similar to trip generation rate for retirement/senior housing uses; and 3 trips per room for convalescent and memory care rooms similar to the trip generation rate for hospitals. Parking areas must provide appropriate lighting to address safety and deter vandalism. Minimum parking requirements would be based on the number of dwelling units, convalescent rooms and number of employees. Different parking ratios would also be allowed for CCRCs located within transit and parking impact areas. Consistent with the analysis in the LDC EIR, parking impacts would not be considered significant since the average increase in area required for parking would be offset by projects that have reduced parking requirements for very low income housing projects and residential development located in designated transit areas.</p>

No.	AMENDMENT DESCRIPTION and CEQA 15162 EVALUATION
	<p>The operation of CCRCs are regulated by the state Health and Safety Code and overseen by the California Department of Social Services. Convalescent and memory care rooms are also required to comply with the California Code of Regulations Title 22, Division 6, Chapter 8 for Residential Care Facilities for the Elderly.</p> <p>Therefore, the proposed amendment would not result in new significant environmental effects or substantially increase the severity of significant effects or mitigation requirements beyond those identified in the LDC EIR.</p>
2	<p><u>Emergency Homeless Care Facilities</u> Amend Section 141.0412 to permit emergency homeless care facilities in the IS-1-1 (Industrial-Small Lot) zone as a limited use.</p> <p>CEQA 15162 Evaluation: California Senate Bill (SB) 2, also known as the Cedillo Bill, requires local governments to identify one or more zones that would allow emergency homeless shelters through a non-discretionary process. The LDC currently has specific regulations for emergency homeless shelters and requires a discretionary Conditional Use Permit (CUP) to be approved by City Council (Process Five). To be in compliance with the SB 2, the proposed amendment would therefore ministerially allow emergency homeless shelters within the IS-1-1 (Industrial-Small Lot) zone as a limited use.</p> <p>As described in LDC Section 131.0605, the purpose of the IS (Small-Lot Industrial) zone is to provide for small-scale industrial activities within urbanized area and development regulations are intended to accommodate the development of small and medium sized industrial and commercial activities by providing reduced lot area, landscaping, and parking requirements. Within the City, the IS-1-1 zone is primarily located in the Midway-Pacific Highway community planning area along Interstate (I)-5 and Pacific Highway; and between I-5, I-8 and Kurtz Street. A small area in the Pacific Beach community planning area between I-5 and Damon Street is also zoned IS-1-1. The IS-1-1 zone and surrounding areas include a mix of commercial, industrial, and very limited residential uses but is also located in close proximity to transit, employment opportunities and social services. Zones, including the IS-1-1 zone, that currently permit emergency homeless shelters through a CUP have already been analyzed with the previous LDC EIR to be conditionally compatible with other development and uses within those zones when they comply with the separately regulated use regulations. Although no changes would be made to the CUP requirements for all other zones that allow emergency homeless shelters, the same regulations that address and minimize operational impacts to the surrounding area would be applied in the IS-1-1 zone. This includes providing adequate space requirements, limiting the hours of operations between 6:00 p.m. and 8:00 a.m., providing a communication plan to the adjacent neighbors, a loitering control plan, a litter control plan, and require appropriate lighting of the premises and parking areas for public safety. Applying these same regulations in the IS-1-1 zone to allow emergency homeless shelters as a limited use address potential impacts and would be consistent with the previous LDC EIR.</p> <p>Therefore, the proposed amendment would not result in new significant environmental effects or substantially increase the severity of significant effects or mitigation requirements beyond those identified in the LDC EIR.</p>

No.	AMENDMENT DESCRIPTION and CEQA 15162 EVALUATION
3	<p><u>Minor Corrections</u> Amend Section 142.0527 Affordable Housing Parking Regulations to replace the term “reduced parking demand housing” with “affordable housing”.</p> <p>Re-number subsequent sections after the addition of Section 141.0303 Community Care Retirement Communities and correct references to Section 141.0307 Guest Quarters or Habitable Accessory Buildings throughout the code.</p> <p>CEQA 15162 Evaluation: These minor corrections are administrative changes that would not result in a physical impact to the environment analyzed under CEQA.</p>

Chapter 12: Land Development Reviews
Article 6: Development Permits
Division 3: Conditional Use Permit Procedures

§126.0301 through §126.0302 [No change in text.]

§126.0303 When a Conditional Use Permit Is Required

An application for the following types of uses in certain zones may require a Conditional Use Permit. To determine whether a Conditional Use Permit is required in a particular zone, refer to the applicable Use Regulation Table in Chapter 13. The decision process is described in Section 126.0304.

(a) Conditional Use Permits Decided by Process Three

Agricultural equipment repair shops through Companion units [No change in text.]

Continuing care retirement communities

Educational facilities through

Wireless communication facilities (under circumstances described in Section 141.0420) [No change in text.]

(b) and (c) [No change in text.]

§126.0304 through §126.0306 [No change in text.]

Chapter 13: Zones
Article 1: Base Zones
Division 2: Open Space Base Zones

§131.0201 through §131.0220 [No change in text.]

§131.0222 Use Regulations Table for Open Space Zones

The uses allowed in the open space zones are shown in Table 131-02B.

Legend for Table 131-02B [No change in text.]

**Table 131-02B
Use Regulations Table of Open Space Zones**

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator		Zones					
	1st & 2nd >>		OP-		OC-	OR ⁽¹⁾ -		OF ⁽¹¹⁾ -
	3rd >>		1-	2-	1-	1-	1-	
	4th >>		1	1	1	1	2	1
Open Space through Agriculture			[No change in text.]					
Residential								
<i>Mobilehome Parks through Single Dwelling Units</i>			[No change in text.]					
Separately Regulated Residential Uses:								
<i>Boarder & Lodger Accommodations</i>			[No change in text.]					
Companion Units			[No change in text.]					
<u>Continuing Care Retirement Communities</u>			=	=	=	=	=	
Employee Housing: through Watchkeeper Quarters			[No change in text.]					
Institutional through Signs			[No change in text.]					

Footnotes for Table 131-02B [No change in text.]

§131.0230 through §131.0260 [No change in text.]

**Chapter 13: Zones
Article 1: Base Zones
Division 3: Agricultural Base Zones**

§131.0301 through §131.0320 [No change in text.]

§131.0322 Use Regulations Table for Agricultural Zones

The uses allowed in the agricultural zones are shown in Table 131-03B.

Legend for Table 131-03B [No change in text.]

**Table 131-03B
Use Regulations Table of Agricultural Zones**

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones			
	1st & 2nd >>	AG		AR	
	3rd >>	1-		1-	
	4th >>	1	2	1	2
Open Space through Agriculture		[No change in text.]			
Residential					
<i>Mobilehome Parks through Single Dwelling Units</i>		[No change in text.]			
Separately Regulated Residential Uses					
<i>Boarder & Lodger Accommodations</i>		[No change in text.]			
Companion Units		[No change in text.]			
<u>Continuing Care Retirement Communities</u>		-		-	
Employee Housing: through Watchkeeper Quarters		[No change in text.]			
Institutional through Signs		[No change in text.]			

Footnotes for Table 131-03B

¹ through ⁶ [No change in text.]

⁷ For housing 6 or fewer employees, see Section 141.03034 to determine which use regulations apply.

⁸ through ¹¹ [No change in text.]

§131.0323 through §131.0344 [No change in text.]

**Chapter 13: Zones
Article 1: Base Zones
Division 4: Residential Base Zones**

§131.0401 through §131.0420 [No change in text.]

§131.0422 Use Regulations Table for Residential Zones

The uses allowed in the residential zones are shown in the Table 131-04B.

Legend for Table 131-04B [No change in text.]

**Table 131-04B
Use Regulations Table of Residential Zones**

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																						
	1st & 2nd >>	RE-		RS-										RX-		RT-								
	3rd >>	1-		1-										1-		1-								
	4th >>	1	2	3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	1	2	1	2	3	4
Open Space through Agriculture	[No change in text.]																							
Residential																								
<i>Mobilehome Parks through Single Dwelling Units</i>	[No change in text.]																							
Separately Regulated residential Uses																								
<i>Boarder & Lodger Accommodations</i>	[No change in text.]																							
Companion Units	[No change in text.]																							
<u>Continuing Care Retirement Communities</u>	=			=														=		=				
Employee Housing: through Watchkeeper Quarters	[No change in text.]																							
Institutional through Signs	[No change in text.]																							

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones												
	1st & 2nd >>	RM-												
	3rd >>	1-			2-			3-			4-		5-	
	4th >>	1	2	3	4	5	6	7	8	9	10	11	12	
Open Space through Agriculture	[No change in text.]													
Residential														
<i>Mobilehome Parks through Single Dwelling Units</i>	[No change in text.]													
Separately Regulated Residential Uses														
<i>Boarder & Lodger Accommodations</i>	[No change in text.]													
Companion Units	[No change in text.]													
<u>Continuing Care Retirement Communities</u>	<u>C</u>			<u>C</u>			<u>L</u>			<u>L</u>		<u>L</u>		
Employee Housing: through Watchkeeper Quarters	[No change in text.]													
Institutional through Signs	[No change in text.]													

Footnotes for Table 131-04B

¹ through ⁹ [No Change in text.]

¹⁰ A guest quarters or habitable accessory building is permitted in accordance with Section 141.03067 only as an *accessory use* to a *single dwelling unit*.

¹¹ and ¹² [No change in text.]

§131.0423 through §131.0430 [No change in text.]

Draft

§131.0431 Development Regulations Table of Residential Zones

The following development regulations apply in the residential zones as shown in Tables 131-04C, 131-04D, 131-04E, 131-04F and 131-04G.

(a) RE Zones

**Table 131-04C
Development Regulations of RE Zones**

Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator	Zones		
	1st & 2nd >>	RE-		
	3rd >>	1-	1-	1-
	4th >>	1	2	3
Max permitted density (DU per lot) through Max paving/hardscape [See Section 131.0447] [No change in text.]	[No change in text.]			
Accessory uses and structures [See Section 131.0448 and 141.03067]	applies	applies	applies	
Garage regulations [See Section 131.0449(a)] through Refuse and Recyclable Material Storage [See Section 142.0805] [No change in text.]	[No change in text.]			

(b) RS Zones

**Table 131-04D
Development Regulations of RS Zones**

Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator	Zones						
	1st & 2nd >>	RS-						
	3rd >>	1-	1-	1-	1-	1-	1-	1-
	4th >>	1	2	3	4	5	6	7
Max permitted density (DU per lot) through Max paving/hardscape [See Section 131.0447] [No change in text.]	[No change in text.]							
Accessory uses and structures [See Sections 131.0448 and 141.03067]	applies	applies	applies	applies	applies	applies	applies	
Garage regulations [See Section 131.0449(a)] through Visibility Area [See Section 113.0273] [No change in text.]	[No change in text.]							

Housing Amendments

Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator	Zones						
	1 st & 2nd >>	RS-						
	3rd >>	1-	1-	1-	1-	1-	1-	1-
	4th >>	8	9	10	11	12	13	14
Max permitted density (DU per lot) through Max paving/ hardscape [See Section 131.0447] [No change in text.]	[No change in text.]							
Accessory uses and structures [See Sections 131.0448 and 141.03067]	applies	applies	applies	applies	applies	applies	applies	
Garage regulations [See Section 131.0449(a)] through Visibility Area [See Section 113.0273] [No change in text.]	[No change in text.]							

Footnotes for Table 131-04D [No change in text.]

(c) RX Zones

Table 131-04E
Development Regulations of RX Zones

Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone designator	Zones	
	1st & 2nd >>	RX-	
	3rd >>	1-	1-
	4th >>	1	2
Maximum permitted density (DU per lot) through Max floor area ratio [See Section 131.0446(c)]	[No change in text.]		
Accessory uses and structures [See Sections 131.0448 and 141.03067]	applies	applies	
Garage regulations [See Section 131.0449(a)] through Visibility Area [See Section 113.0273] [No change in text.]	[No change in text.]		

Footnote for Table 131-04E [No change in text.]

(d) RT Zones

Table 131-04F
Development Regulations of RT Zones

Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator	Zones				
	1st & 2nd >>	RT-				
	3rd >>	1-	1-	1-	1-	1-
	4th >>	1	2	3	4	5
Maximum permitted density (DU per lot) through Max floor area ratio [See 131.0446(d)] [No change in text.]	[No change in text.]					
Accessory uses and structures [See Sections 131.0448 and 141.03067]	applies		applies			
Garage regulations [See Section 131.0449(a)] through Visibility Area [See Section 113.0273] [No change in text.]	[No change in text.]					

Draft

(e) [No Change in text.]

§131.0441 through §131.0447 [No change in text.]

§131.0448 **Accessory Buildings in Residential Zones**

This section is intended to clarify the regulations applicable to non-habitable *accessory buildings* in residential zones.

(a) through (c) [No change in text.]

(d) Habitable *accessory buildings* may be permitted as follows:

(1) As an *accessory building* to a *single dwelling unit* in accordance with Sections 141.0302 or 141.03067; or

(2) [No change in text.]

§131.0449 through §131.0464 [No change in text.]

Chapter 13: Zones
Article 1: Base Zones
Division 5: Commercial Base Zones

§131.0501 through §131.0520 [No change in text.]

§131.0522 **Use Regulations Table of Commercial Zones**

The uses allowed in the commercial zones are shown in Table 131-05B.

Legend for Table 131-05B [No change in text.]

Table 131-05B
Use Regulations Table for Commercial Zones

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones															
	1st & 2nd >>	CN ⁽¹⁾					CR-		CO-					CV-		CP-	
	3rd >>	1-					1-	2-	1-		2-	3-		1-	1-		
	4th >>	1	2	3	4	5	1	1	1	2	1	2	1	2	1	2	1
Open Space through Agriculture	[No change in text.]																
Residential																	
<i>Mobilehome Parks</i> through <i>Single Dwelling Units</i>	[No change in text.]																
Separately Regulated Residential Uses																	

Housing Amendments

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones												
	1st & 2nd >>	CN ⁽¹⁾		CR-		CO-			CV-		CP-			
	3rd >>	1-		1-	2-	1-	2-	3-	1-		1-			
	4th >>	1	2	3	4	5	1	1	1	2	1	2	1	2
<i>Boarder & Lodger Accommodations</i>		[No change in text.]												
Companion Units		[No change in text.]												
<u>Continuing Care Retirement Communities</u>		<u>C⁽²⁾</u>		<u>C</u>	-	-	<u>C</u>	<u>C</u>	<u>C⁽²⁾</u>		-			
Employee Housing: through Watchkeeper Quarters		[No change in text.]												
Institutional through Signs		[No change in text.]												

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																								
	1st & 2nd >>	CC-																								
	3rd >>	1-			2-			3-						4-						5-						
	4th >>	1	2	3	1	2	3	4	5	4	5	6	7	8	9	1	2	3	4	5	6	1	2	3	4	5
Open Space through Agriculture		[No change in text.]																								
Residential																										
<i>Mobilehome Parks through Single Dwelling Units</i>		[No change in text.]																								
Separately Regulated Residential Uses																										
<i>Boarder & Lodger Accommodations</i>		[No change in text.]																								
Companion Units		[No change in text.]																								
<u>Continuing Care Retirement Communities</u>		<u>C</u>	-			<u>C</u>						<u>C</u>						<u>C⁽¹⁵⁾</u>								
Employee Housing: through Watchkeeper Quarters		[No change in text.]																								
Institutional through Signs		[No change in text.]																								

Footnotes to Table 131-05B [No change in text.]

§131.0530 through §131.0556 [No change in text.]

Chapter 13: Zones
Article 1: Base Zones
Division 6: Industrial Base Zones

§131.0601 through §131.0620 [No change in text.]

§131.0622 Use Regulations Table for Industrial Zones

The uses allowed in the industrial zones are shown in Table 131-06B.

Legend for Table 131-06B [No change in text.]

**Table
131-06B
Use Regulations for Industrial Zones**

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones									
	1st & 2nd >>	IP-			IL-			IH-		IS-	IBT-
	3rd >>	1-	2-	3-	1-	2-	3-	1-	2-	1-	1-
	4th >>	1	1	1	1	1	1	1	1	1	1
Open Space through Agriculture	[No change in text.]										
Residential											
<i>Mobilehome Parks through Single Dwelling Units</i>	[No change in text.]										
Separately Regulated Residential Uses											
<i>Boarder & Lodger Accommodations</i>	[No change in text.]										
<i>Companion Units</i>	[No change in text.]										
<i>Continuing Care Retirement Communities</i>	-	-	L ⁽¹⁷⁾	-	-	-	-	-	-	-	-
<i>Employee Housing: through Watchkeeper Quarters</i>	[No change in text.]										
Institutional											
<i>Churches & Places of Religious Assembly</i>	[No change in text.]										
Separately Regulated Institutional Uses											
<i>Airports through Historical Buildings Used for Purposes Not Otherwise Allowed</i>	[No change in text.]										
Homeless Facilities:											
<i>Congregate Meal Facilities</i>	-	C	-	-	C	C	-	C	C	-	-
<i>Emergency Shelters</i>	-	C	-	-	C	C	-	C	EL	-	-
<i>Homeless Day Centers</i>	-	C	-	-	C	C	-	C	C	-	-
<i>Hospitals, Intermediate Care Facilities & Nursing Facilities</i>	[No change in text.]										
<i>Interpretive Centers through Wireless communication facility:</i>	[No change in text.]										
Retail Sales through Signs	[No change in text.]										

Footnotes for Table 131-06B [No change in text.]

¹ through ¹⁶ [No change in text.]

¹⁷ See Section 131.0623(i).

²⁰ [No change in text.]

§131.0623 through §131.06665 [No change in text.]

**Chapter 14: General Regulations
Article 1: Separately Regulated Use Regulations
Division 3: Residential Use Category--Separately Regulated Uses**

§141.0301 and §141.0302 [No change in text.]

§141.0303 Continuing Care Retirement Community

Continuing care retirement communities are licensed by the state as both a residential care facility for the elderly and a skilled nursing facility, are regulated under Chapter 3.2 of the State Health and Safety Code, and overseen by the California Department of Social Services. They provide residents with multiple living environments based on the changing level of care required by the resident. The communities typically provide independent *dwelling units*, assisted living *dwelling units*, and convalescent and memory care rooms.

Continuing care retirement communities may be permitted with a Conditional Use Permit decided in accordance with Process Three, in the zones indicated with a “C” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones), or as a limited use in zones indicated with an “L” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations.

- (a) Continuing care retirement communities are not permitted in agricultural zones in *Proposition A Lands*.
- (b) Convalescent and memory care rooms shall, at a minimum, comply with California Code of Regulations Title 22, Division 6, Chapter 8 (Residential Care Facilities for the Elderly).
- (c) Parking areas shall be lighted for the safety of tenants. Lighting shall be of a design that deters vandalism. The location, type, and size of the proposed lighting fixtures shall be specified on the permit application.
- (d) The number of trips shall be determined as follows:
 - (1) Four trips per *dwelling unit*; and
 - (2) Three trips per room for convalescent and memory care rooms.
- (e) Continuing care retirement communities shall be subject to the landscape regulations for commercial *development*.
- (f) Permitted *Density*
 - (1) The *density* shall comply with the base zone.
 - (2) Only independent and assisted living *dwelling units* shall be used to calculate *density*.
 - (3) The density shall be calculated using the area of the entire *development*.

§141.03034 Employee Housing [No change in text.]

Draft

Employee housing is housing provided for agricultural workers in accordance with the California Health and Safety Code, Employee Housing Act. Employee housing does not include housing for persons engaged in household domestic service. Employee housing is permitted as a limited use in the zones indicated with an “L” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the regulations in Section 141.03043(a). Employee housing may be permitted with a Neighborhood Use Permit or a Conditional Use Permit in the zones indicated with an “N” or a “C”, respectively, in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the regulations in Section 141.03034(b).

(a) through (b) [No change in text.]

§141.03045 Fraternity Houses, Sorority Houses, and Student Dormitories [No change in text.]

§141.03056 Garage, Yard, and Estate Sales [No change in text.]

§141.03067 Guest Quarters or Habitable Accessory Buildings

Guest quarters or habitable *accessory buildings* are attached or detached accessory living quarters developed of habitable construction, and located on a *lot* with a *single dwelling unit* that do not provide complete, independent living facilities and do not have direct access to the primary *dwelling unit*. Guest quarters or habitable *accessory buildings* are solely for the use of the occupants of the primary *dwelling unit* or their guests or employees.

Guest quarters or habitable *accessory buildings* may be permitted accessory to a *single dwelling unit* as a limited use in accordance with Process One in the zones indicated with an “L” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations.

(a) through (g) [No change in text.]

(h) *Roof decks*, including railings, shall not exceed the height limits in Section 141.03067(f).

(i) [No change in text.]

§141.0308 Home Occupations [No change in text.]

§141.0310 through §141.0314 [No change in text.]

Chapter 14: General Regulations
Article 1: Separately Regulated Use Regulations
Division 4: Institutional Use Category--Separately Regulated Uses

§141.0412 Homeless Facilities

(a) This section regulates the following homeless facilities.

(1) [No Change in text.]

(2) Emergency shelters: ~~Any facility that provides sleeping accommodations and restroom facilities to homeless persons on a day-to-day basis, for periods of thirty days or less.~~ An emergency shelter means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. An emergency shelter may be seasonal or year-round.

~~(A) Emergency shelters which are accessory uses~~ accessory uses to religious institutions or religious organizations operating for 30 days or less in any 365-day period are exempt from this section.

(3) [No Change in text.]

(b) [No Change in text.]

(c) Emergency Shelters

~~Emergency shelters may be permitted with a Conditional Use Permit decided in accordance with Process Five in the zones indicated with a "C" in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations. Section 112.0509(b) requiring a Planning Commission recommendation, shall not be applicable to emergency shelters.~~

(1) Emergency shelters are permitted as a limited use in the zones indicated with an "L" in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations.

(A) Emergency shelters shall provide an on premises waiting area of at least 10 square feet per bed to accommodate clients and to prevent queuing into the public right-of-way. Any outdoor waiting area shall be physically separated from the public right-of-way.

(B) Emergency shelters shall provide off-street parking at a rate of at least 1 space for each full-time-equivalent employee, calculated at 8 hours of working time per employee per 24-hour period.

(C) Hours of operation shall be limited to the hours between 6:00 p.m. and 8:00 a.m.

- (D) Emergency shelters shall provide on-site supervision at all times. At least one full-time- equivalent employee shall be provided for every 20 beds.
- (E) The applicant shall submit and be responsible for implementing the following:
 - (i) A communications plan that communicates how community raised issues or concerns regarding the emergency shelter will be addressed with the local community, neighborhood, business organizations, and adjacent neighbors ;
 - (ii) A loitering control plan to minimize the congregation of overnight residents during daylight hours on the premises, in parking lots serving the premises, and on public sidewalks adjacent to the premises; and
 - (iii) A litter control plan to maintain the premises and any adjacent premises in a litter free condition at all times.
- (F) Lighting shall be provided to illuminate the facade, the adjacent rights-of-way, and parking lots. Lighting shall be hooded or oriented so as to deflect light away from adjacent properties.
- (G) An emergency shelter shall be located no closer than 300 feet from another emergency shelter as measured between property lines, in accordance with Section 113.0225. [Cedillo – The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart.]
- (2) Emergency shelters may be permitted with a Conditional Use Permit decided in accordance with Process Five in the zones indicated with a “C” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations.
 - (1A) Emergency shelters are not permitted in Proposition A Lands.
 - (2B) Emergency shelters shall provide at least 35 square feet of sleeping area per bed.
 - (3C) Emergency shelters shall provide a waiting area of at least 10 square feet per bed to accommodate clients and to prevent queuing into the public right-of-way. Any outdoor waiting area shall be physically separated from the public right-of-way.

- (4D) Emergency shelters shall provide at least 1 toilet for every 15 beds.
- (5E) Emergency shelters shall provide off-street parking at a rate of at least 1 space for each full-time-equivalent employee, calculated at 8 hours of working time per employee per 24-hour period.
- (6F) Hours of operation shall be limited to the hours between 6:00 p.m. and 8:00 a.m.
- (7G) Emergency shelters shall provide on-site supervision at all times. At least one full-time- equivalent employee shall be provided for every 20 beds.
- (8H) Living, dining, and *kitchen* areas shall be physically separated from sleeping areas. The shelter shall provide telephone services separate from the office phone in order to provide privacy.
- (9I) The applicant shall submit and be responsible for implementing the following: The *applicant* shall submit the following materials to the decision maker for consideration:
 - (Ai) A communications plan that communicates how community raised issues or concerns regarding the emergency shelter will be addressed with the local community, neighborhood, business organizations, and adjacent neighbors. ; A communications plan that describes how the provider will communicate with local community, neighborhood, and business organizations, and with adjacent neighbors on a regular basis, and how community issues or concerns will be addressed;
 - (Bii) A loitering control plan to minimize the congregation of overnight residents during daylight on the *premises*, in parking lots serving the *premises*, and on public sidewalks adjacent to the *premises*; A loitering control plan to minimize the congregation of overnight residents during daylight hours in the vicinity of the shelter; and
 - (Ciii) A litter control plan to maintain the *premises* any adjacent premises in a litter free condition at all times. A litter control plan to provide for the removal of litter in the vicinity of the shelter on a regular basis.

(d) [No change in text.]

Draft

§141.0413 through §141.0417 [No change in text]

Chapter 14: General Regulations
Article 2: General Development Regulations
Division 5: Parking Regulations

§142.0525 Multiple Dwelling Unit Residential Uses — Required Parking Ratios

- (a) Minimum Required Parking Spaces. The required automobile parking spaces, motorcycle parking spaces, and bicycle parking spaces for *development of multiple dwelling units*, whether attached or detached, and related and *accessory uses* are shown in Table 142-05C. Other allowances and requirements, including the requirement for additional common area parking for some projects, are provided in Section 142.0525(b) through (d).

Table 142-05C
Minimum Required Parking Spaces for
Multiple Dwelling Units and Related Accessory Uses

Multiple Dwelling Unit Type and Related and Accessory Uses	Automobile Spaces Required Per Dwelling Unit (Unless Otherwise Indicated)			Motorcycle Spaces Required Per Dwelling Unit	Bicycle ⁽⁵⁾ Spaces Required Per Dwelling Unit
	Basic ⁽¹⁾	Transit Area ⁽²⁾	Parking Impact ⁽⁴⁾		
Studio up to 400 square feet through Transitional Housing	[No change in text.]				
Continuing Care Retirement Communities					
Dwelling units	1.0	0.75	1.25	N/A	N/A
Convalescent rooms	1.0 per 3 beds	85% of minimum	1.0 per 3 beds	N/A	N/A
Employees	1 per peak shift	0.75 per peak shift	1.25 per peak shift	See Section 142.0530(f)	See Section 142.0530(e)
Accessory Uses (Spaces per square feet ⁽⁷⁾)	[No change in text.]				

Footnotes for Table 142-05C [No change in text.]

(b) through (d) [No change in text.]

Chapter 15: Planned Districts
Article 5: Planned Districts
Division 2: Central Urbanized Planned District

§155.0238 Use Regulations Table of CU Zones

The uses allowed in the CU zones are shown in Table 155-02C:

Legend for Table 155-02C [No change in text.]

Table 155-02C
Use Regulations Table for CU Zones

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones							
	1st & 2nd >>	CU-							
	3rd >>	1-(1)		2-			3-		
	4th >>	1	2	3	4	5	3 ⁽²⁾⁽¹²⁾	6	7
Open Space through Agriculture	[No change in text.]								
Residential									
Group Living Accommodations through <i>Single Dwelling Units</i>	[No change in text.]								
Separately Regulated Residential Uses									
<i>Boarder & Lodger Accommodations</i>	[No change in text.]								
Companion Units	[No change in text.]								
<u>Continuing Care Retirement Communities</u>	C		C				C		
Employee Housing: through Watchkeeper Quarters	[No change in text.]								
Institutional									
Separately Regulated Institutional Uses	[No change in text.]								
Retail Sales through Signs	[No change in text.]								

Footnotes to for Table 155-02C
1 through 13 [No change in text.]

Chapter 15: Planned Districts
Article 6: The Centre City Planned District

§156.0308 Base District Use Regulations

(a) and (b) [No change in text.]

Table 156-0308-A: CENTRE CITY PLANNED DISTRICT USE REGULATIONS															
LEGEND: P = Permitted by Right; C = Conditional Use Permit Required; -- = Use Not Permitted; L = Limited Use; N = Neighborhood Use Permit Required; S = Site Development Permit Required; MS = Main Street; CS= Commercial Street; E= Employment Overlay															
Use Categories/ Subcategories	C	NC	ER	BP	WM ⁷	MC	RE	I ⁷	T ⁷	PC	PF ¹⁰	OS	CC ⁷	Additional Regulations	MS/CS & E Overlays
Public Park/ Plaza/Open Space through Live/Work Quarters [No change in text.]	[No change in text.]														

Table 156-0308-A: CENTRE CITY PLANNED DISTRICT USE REGULATIONS																
LEGEND: P = Permitted by Right; C = Conditional Use Permit Required; -- = Use Not Permitted; L = Limited Use; N = Neighborhood Use Permit Required; S = Site Development Permit Required; MS = Main Street; CS= Commercial Street; E= Employment Overlay																
Use Categories/ Subcategories	C	NC	ER	BP	WM ⁷	MC	RE	I ⁷	T ⁷	PC	PF ¹⁰	OS	CC ⁷	Additional Regulations	<i>MS/CS & E Overlays</i>	
Separately Regulated Residential Uses																
Continuing Care Retirement Communities	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	--	<u>C</u>	<u>C</u>	--	--	<u>C</u>	<u>C</u>	--	--	§141.0303		
Fraternalities, Sororities and Dormitories	N	N	N	N	--	N	N	--	--	N	N	--	--	§141.0304 5 (c)-(e)		
<i>Home Occupations</i> through Hospitals, 24-hour Emergency Clinics, Intermediate Care Facilities, and Nursing Facilities [No change in text.]	[No change in text.]															
Major Transmission, Relay or Communication Switching Station	[No change in text.]															
<i>Social Service Institutions</i> through Other Use Requirements , Temporary Uses and <i>Structures</i>	[No change in text.]															

Footnotes to forTable 156-0308-A [No change in text.]

Chapter 15: Planned Districts
Article 19: Southeastern San Diego Planned District
Appendix A: Uses

Legend: [No changes in text.]

Permitted Uses	Residential Zones		Commercial Zones			Industrial Zones	
	SF	MF	1	2	3	I-1	I-2
Residential							
Single Family Dwelling through Addressing and Secretarial Services	[No change in text.]						
Any other use which the Planning Commission may find to be similar in character or compatible to the uses permitted in the specific zone or zones. The adopted resolution embodying such finding shall be filed in the Office of the City Clerk. Any other use allowed with a Conditional Use Permit decided in accordance with Process Five as identified in Section 151.0401(f) (General Provisions).							

Footnotes for Appendix A: Uses

1 through 8 [No change in text.]

⁹ Guest quarters shall be permitted in accordance with Section 141.0306~~7~~.

