

TO: PLANNING COMMISSION

FROM: BRUCE BUCKINGHAM, COMMUNITY DEVELOPMENT DIRECTOR
JANET REESE, PLANNER II

APPLICATION: ZONING CODE UPDATE (DEVELOPMENT APPLICATION 11-12)

SUBJECT: CONSIDERATION OF ZONING CODE UPDATE AND ASSOCIATED
GENERAL PLAN AND LOCAL COASTAL PROGRAM AMENDMENTS TO
BRING INTO CONFORMANCE WITH THE LAND USE AND HOUSING
ELEMENTS

EXECUTIVE SUMMARY

In February 2010, the Council adopted a comprehensive update to the City's General Plan Land Use Element. The Land Use Element contains broad land use policies that are implemented through the regulations and development standards contained in the City's Zoning Code. As a result, the City's Zoning Code needs to be updated to incorporate the new policies of the Land Use Element. The update of the Zoning Code was delayed until the adoption of the West Grand Avenue Master Plan in January 2011 so the Council could provide additional direction on the vision for the City's main commercial corridor. In February 2011, the Council adopted a Zoning Map amendment that brought a majority of the zoning into conformance with the Land Use Element (LUE).

This final step of updating the Zoning Code will bring it into full conformance with the LUE. This will also require a few amendments to the Land Use Element. In addition, amendments are required to the Local Coastal Program (LCP) to reflect the changes to the LUE and Zoning Code. After final adoption of the Zoning Code update, an application will be submitted to the Coastal Commission for their review of the portions of the LUE and Zoning Code that affect development within the Coastal Zone, and the LCP amendments.

The last comprehensive update to the Zoning Code occurred in 1996. The proposed Zoning Code update is also a comprehensive update and involves a complete reorganization of the document to reduce its size and make it more user-friendly to find applicable information. This includes the creation of tables for development standards and grouping of like information into a single chapter for ease of use. The new format has also incorporated the City's subdivision and flood plain regulations, and sign ordinance, which were previously not part of the Zoning Code. In addition, future standards for storm water management, and grading and drainage will be added. As a result of creating a single document that will contain all development regulations, the Zoning Code will be renamed the "Development Code".

Although this is a comprehensive update to the Zoning Code, three main topics were not included as part of this update and will need to be updated in the near future. These sections

Please Review for the Possibility of a Potential Conflict of Interest:

- None Identified by Staff
- | | | |
|--------------------------------|-------------------------------|-------------------------------------|
| <input type="checkbox"/> Long | <input type="checkbox"/> Alex | <input type="checkbox"/> Laferriere |
| <input type="checkbox"/> Evans | <input type="checkbox"/> Blum | |

include signs, planned unit developments, and parking. Once the Zoning Code update is adopted, staff will ask Council for direction in prioritizing the future updates.

As a result of the proposed changes, staff is recommending the Commission hold two public hearings to allow public input and allow ample time for review. Therefore, staff is recommending the Planning Commission have staff provide a presentation on the proposed Zoning Code update, conduct the public hearing, provide direction to staff on proposed revisions, and continue the public hearing to July 24, 2012 for final consideration and recommendation to the City Council. Staff will provide the resolutions recommending approval of the Zoning Code Update and the Local Coastal Program and General Plan Amendments with the agenda packet for the July 24, 2012 meeting.

BACKGROUND

In February 2010, the City Council adopted the updated Land Use Element of the General Plan. The Land Use Element update was a comprehensive revision to the policies and programs contained in the 1992 Land Use Element including changes to the Land Use Map (the Land Use Element and Land Use Map are available for viewing on the City's website www.grover.org).

The Land Use Element update focused on creating policies that would implement the 2004 Vision Project which included revitalizing the West Grand Avenue corridor. The LUE updated included specific policies to allow for the development of mixed-use projects to be incorporated into the Zoning Code. Examples of these include allowing more flexibility by eliminating the requirement for a maximum residential area of 50% and increased floor area ratios (FAR) to promote two and three story infill mixed use projects.

In addition to bringing the Zoning Code into conformance with the Land Use Element, the other key goals of the Zoning Code update are as follows:

- Revise the Commercial and Industrial Use Tables to reduce the development review processing time by allowing more "permitted" uses. This allows many types of businesses to occupy existing buildings without lengthy review processes and/or public hearings before the Planning Commission.
- Incorporate development standards and land uses that will emphasize the policies of creating commercial activity nodes consistent with the West Grand Avenue Master Plan.
- Reduce or eliminate regulations where possible to expedite project review consistent with the City's Economic Development Strategy.
- Incorporate policies and programs contained in the 2009 Housing Element update.
- Reformat and consolidate the Zoning Code for ease of use
- Eliminate inconsistencies and outdated terms.

The City hired Lisa Wise Consulting (LWC) to assist with the Zoning Code update. LWC was previously involved in the update to the City's Housing Element and the adoption of the West Grand Avenue Master Plan. The primary focus of LWC was to update the commercial zones and code procedures and administration. Staff has updated and revised the remaining sections.

The comprehensive update to the Land Use Element created 12 new "land use designations" which do not necessarily correspond or have a relation with the existing zone names. As a result, staff is recommending that all the zones be renamed to correspond directly to the land use designation (reference Attachment 1). For example, the new land use designation is Retail

and Commercial Services, but the current zone name is Shopping Center (CS). Accordingly, the zone would be renamed Retail Commercial (RC) to more accurately correspond to the land use designation.

DISCUSSION

Development Code Update

The new Development Code is separated into nine chapters as summarized below. Attachment 2 provides a summary of the proposed changes and a reference to the existing Zoning Code section. Sections that indicate “no substantial change” have been revised to include standardized formatting or language, or portions were deleted because the language is covered in another section of the new Development Code. For example, many existing sections of the Zoning Code had language regarding appeals which were redundant; therefore, the language was deleted, but these types of revisions had no effect on the existing regulations or development standards.

- Chapter 1 Purpose and Applicability - This chapter provides the basic frame work for the Development Code.
- Chapter 2 Zones and Allowable Land Uses - This chapter contains a description of all zones, Use Tables for all zones, Development Standards Tables for all zones, and miscellaneous development standards.
- Chapter 3 Standards for All Development and Land Uses - This chapter groups development standards that apply to all zones, such as landscaping, parking and signs.
- Chapter 4 Standards for Specific Development and Land Uses - This chapter groups specific development standards that apply to certain land uses. The specific standard is referenced in the far right column of the Use Tables in Chapter 2. This allows the user to immediately know that there are specific development standards that apply to the use in addition to the Chapter 3 development standards that apply to all projects.
- Chapter 5 Site Development Standards - This chapter contains all development standards that relate to developing a lot such as street improvements and utility undergrounding. Additional standards will be added for storm water management in the future.
- Chapter 6 Procedures - This chapter contains the procedures for filing development applications, the requirements for every type of development permit (e.g., Use Permits), and implementation of development permits.
- Chapter 7 Administration - This chapter contains the procedures for public hearings, appeals, amendments to the General Plan and Development Code, and non-conforming uses, structures and lots.
- Chapter 8 Subdivision Regulations - This chapter contains the regulations for subdividing lots.
- Chapter 9 Definitions - This chapter contains definitions.

Zoning Map Amendments

There are 19 proposed Zoning Map amendments as follows (reference Attachment 3 for the map indicating the locations). A brief discussion of each are provided as follows:

	General Location/Area	Current Zone	Proposed Zone	Comments
1	950 El Camino Real	CPC	CVS	LUE changed to Retail Commercial. Recommendation is to change to Coastal Visitor Serving zone because the site is located in the Coastal Zone.
2	Nacimiento Avenue Mono Court Owens Court	MH	R1	Change consistent with LUE. This would eliminate the MH zone, but State law still allows mobilehomes in the R1 zone. Net effect is that construction of single family homes using conventional methods would be allowed.
3	Laguna Court	RA	R-1	Change consistent with LUE.
4	1598 El Camino Real	RA	RC	Change consistent with LUE.
5	1783 to 1825 Farroll Rd. 920 to 975 Rose Court	RA	R1	Change consistent with LUE.
6	1465, 1483, 1499, 1591 Farroll Rd.	RA	R1	Change consistent with LUE.
7	1230 to 1293 South 4 th St.	RA	UR	Recommendation is to change zoning to Urban Reserve which requires a Specific Plan prior to residential development.
8	Beckett Industrial area	CIC	CC	Change consistent with LUE.
9	150 South Highway 1 (Train Station)	PF	CVS	LUE changed to Public Facilities. Recommendation is to change to Coastal Visitor Serving zone because the site is located in the Coastal Zone.
10	202 South 3 rd St.	CI	CC	Change consistent with LUE.
11	South side of Ramona Ave. between 2 nd & 4 th Streets	CR2	CVS	Change consistent with LUE.
12	South side of Ramona Ave. between 4 th & 5 th Streets	R3	R3 or VS	LUE update changed area to Visitor Serving (VS) zone. Recommendation is to retain R3 zoning and amend LUE to corresponding High Density Residential. Alternative is to rezone VS.
12	South side of Ramona Ave. between 5 th & 8 th Streets	R-3	R3 or CBO	LUE update changed area to Central Business (CB) zone. Recommendation is to retain R3 zoning and amend LUE to corresponding High Density Residential. Alternative is to rezone CBO.
13	247 North 9 th St.	R3	PF	Change consistent with Ramona Specific Plan.
14	809 Ramona Ave.	CP	PF	Change consistent with Ramona Specific Plan.
15	South side of West Grand Ave. between 11 th & 12 th Streets	MU	CBO	Change consistent with LUE.
16	West Grand Ave. between 12 th & 14 th Streets	CS	CBO	Change consistent with LUE.
17	1345 to 1381 Long Branch Ave.	MU	CBO	Change consistent with LUE.

	General Location/Area	Current Zone	Proposed Zone	Comments
18	Area bounded by 12 th & 14 th Sts. & Longbranch & Manhattan Aves	CP & R3	R3	LUE update changed these two blocks to Neighborhood Commercial & Low Density Residential. Council subsequently requested the Commission reevaluate the zoning. Recommendation is to change both blocks to R3. Alternatives include Neighborhood Commercial, R2 or R3 or a combination.
19	South side of Ramona Ave. between 14 th & 16 th Streets	MU	RC	Change consistent with LUE.

General Plan Map Amendments

There are nine proposed General Plan amendments as follows (reference Attachment 4 for the map indicating the locations). A brief discussion of each are provided as follows:

	General Location/Area	Current Land Use Designation	Proposed Land Use Designation	Comments
1	950 El Camino Real	Retail Commercial	Visitor Serving	Corresponds to Zoning Map Amendment #1.
2	1541 Hillcrest Ave.	Public Facilities	Low Density Residential	City owned lot for potential affordable housing. Change would make it consistent with proposed residential use.
3	150 South Highway 1	Public Facilities	Visitor Serving	Corresponds to Zoning Map Amendment #9.
4	200 Block N. 4 th St.	Neighborhood Commercial	Medium & High Density Residential	Change based on previous Council direction.
5	South side of Ramona Ave. between 4 th & 5 th Streets	Visitor Serving	High Density Residential	Corresponds to Zoning Map Amendment #12.
5	South side of Ramona Ave. between 5 th & 8 th Streets	Visitor Serving	High Density Residential	Corresponds to Zoning Map Amendment #12.
6	West Grand Ave. From 5 th to 6 th Streets	Visitor Serving	Visitor Serving	Change consistent with the West Grand Avenue Master Plan.
7	247 North 9 th St.	High Density Residential	Public Facilities	Corresponds to Zoning Map Amendment #13. Change consistent with Ramona Specific Plan.
8	Area bounded by 12 th & 14 th Sts. & Long Branch & Manhattan Aves.	Neighborhood Commercial & High Density Residential	High Density Residential	Corresponds to Zoning Map Amendment #18.
9	1230 to 1293 South 4 th St.	Low Density Residential	Urban Reserve	Corresponds to Zoning Map Amendment #7.

Local Coastal Program Amendments

The Local Coastal Program would be amended to reflect the new Land Use Map names (e.g., Visitor Serving Mixed-Use) and the new zone names as follows:

- Chapter 1.3 (Relationship to the General Plan & Zoning Ordinance) would be revised to reflect LUE and the Zoning Code updates.
- Chapter 7 (Description of Land Use and Zoning Designations) would be revised to reflect LUE and the Zoning Code updates.
- Map 5 (Land Use Designations) and Map 6 (Zoning Districts) would be revised to reflect LUE and the Zoning Code updates.
- All references to a specific zone would be revised throughout the document to reflect the Zoning Code updates.

The proposed LCP amendment revisions will be provided in the July 24, 2012 meeting packet.

ENVIRONMENTAL REVIEW

An Initial Study and Draft Negative Declaration are being prepared for the project. The majority of the proposed Zoning Code update is a subsequent project that was anticipated and analyzed as part of the Master Environmental Impact Report (EIR) prepared for the Land Use Element update. This means that the potential environmental impacts associated with the proposed Zoning Code update were already evaluated and mitigation measures adopted as part of the Master EIR. However, there are a few proposed revisions that were not previously contemplated in the Master EIR; therefore, an Initial Study and Draft Negative Declaration are being prepared for the project.

ALTERNATIVES

The Planning Commission has the following alternatives to consider:

1. Have staff provide a presentation on the proposed Zoning Code update, conduct the public hearing, provide direction to staff on proposed revisions, and continue the public hearing to July 24, 2012 for final consideration and recommendation to the City Council;
or
2. Provide alternative direction to staff.

RECOMMENDATION

Staff recommends the Planning Commission have staff provide a presentation on the proposed Zoning Code update, conduct the public hearing, provide direction to staff on proposed revisions, and continue the public hearing to a Special Meeting on July 24, 2012 for final consideration and recommendation to the City Council.

PUBLIC NOTIFICATION

On June 29, 2012, the public hearing notice was posted as required by City code and published in the Times Press Recorder. The proposed Zoning Code update affects more than 1000 properties within the City, which requires a one-eighth page notice be published. However, in

addition to meeting the legal noticing requirements, a public hearing notice was mailed to all property owners that have proposed Zoning Map amendments. In addition, the agenda was posted in accordance with the Brown Act.

ATTACHMENTS

1. Land Use Designation & Zone Table
2. Summary of Proposed Zoning Code Updates
3. Map of Proposed Zoning Map Amendments
4. Map of Proposed Land Use Map Amendments

General Plan Land Use Designation	Corresponding/Implementing Zone	Zone Symbol
Residential		
Low Density Residential	Low Density Residential Zone	R1
Low Density Residential	Coastal Low Density Residential Zone	CR1
Low Density Residential	Coastal Planned Low Density Residential Zone	CPR1
Medium Density Residential	Medium Density Residential Zone	R2
Medium Density Residential	Coastal Medium Density Residential Zone	CR2
High Density Residential	High Density Residential Zone	R3
High Density Residential	Coastal High Density Residential Zone	CR3
Commercial		
Central Business - Mixed-Use	Central Business Zone	CB
Central Business - Mixed-Use	Central Business Open Zone	CBO
Neighborhood Serving - Mixed-Use	Neighborhood Commercial Zone	NC
Neighborhood Serving - Mixed-Use	Office Professional Zone	OP
Retail and Commercial Services	Retail Commercial Zone	RC
Visitor Serving - Mixed-Use	Visitor Serving Zone	VS
Visitor Serving - Mixed-Use	Coastal Visitor Serving Zone	CVS
Visitor Serving - Mixed-Use	Coastal Commercial Zone	CC
Industrial		
Industrial	Coastal Industrial Zone	CI
Industrial	Coastal Industrial Commercial Zone	CIC
Industrial	Industrial Zone	I
Other		
Open Space/Resource Conservation	Coastal Golf Course Zone	CGC
Open Space/Resource Conservation	Coastal Open Space Zone	COS
Open Space/Resource Conservation	Coastal Pedestrian Beach Zone	CPB
Open Space/Resource Conservation	Coastal Vehicular Beach Zone	CVB
Open Space/Resource Conservation	Open Space Zone	OS
Parks and Recreation	Parks and Recreation Zone	PR
Public/Quasi Public	Public Facilities Zone	PF
Urban Reserve	Urban Reserve Zone	UR

Chapter/Section	Existing Code	Changes/New
Chapter 1. Purpose and Applicability		
1.10.010 Title	9101	Revised "Zoning Ordinance" to "Development Code".
1.10.020 Zoning Map	9102	No substantial changes.
1.20.010 Purpose of the Development Code	-	New.
1.20.020 Authority for the Development Code	-	New.
1.20.030 Responsibility for Administration	-	New.
1.20.040 Applicability of Development Code	-	New.
1.20.050 Rules of Interpretation	-	New.
1.20.060 Relationship to General Plan and Local Coastal Program	-	New.
Chapter 2. Zones and Allowable Land Uses		
2.10.010 Purpose	-	New.
2.10.020 Official Zoning Map and Zones	9102	<p>Zoning Map Amendment Summary</p> <p>See Proposed Zoning Map Changes – Attachment 3 of Staff Report.</p> <p>Renamed all zones to correspond w/LUE designations for ease of use (reference Table 2.1).</p>
2.10 Residential Zones		
2.20.010 Purpose	-	New.

Chapter/Section	Existing Code	Changes/New
2.20.020 Purposes of the Residential Zones	9104 to 9113	<p>New purposes to be consistent w/LUE.</p> <p>Rename the following zones to be consistent with the LUE designations:</p> <ul style="list-style-type: none"> • Single Family to Low Density Residential (R1) • Duplex to Medium Density Residential (R2) • Multiple to High Density Residential (R3) <p>Zoning Map Amendment Summary</p> <p>See Proposed Zoning Map Changes - Attachment 3 of Staff Report.</p> <p>Changed Residential Agricultural (RA) to R1 zone consistent with LUE; would allow increased density from 2du/ac to 5 du/ac.</p> <p>Changed Mobilehome (MH) to R1 zone consistent with LUE; would allow conventional construction in addition to modular/mobile homes.</p>
2.20.030 Residential Zones Allowable Land Uses and Permit Requirements (Table 2.2)	9104 to 9113	<p>Use Table Summary</p> <p>Reformatted all allowable uses into table for ease of use.</p> <p>Provided references to other applicable development standards in last column of Use Table for ease of use.</p> <p>Restricted “Boarding Houses”, “Residential Care Facilities – 7 or more” & “High Occupancy Residential Uses” to R-3 zone only.</p> <p>Added “Single Room Occupancy Facilities” to R-2 & R-3 zones per HE Program 4.1.3.</p> <p>Added “Senior Housing” uses to R2 & R3 zones per HE Program 4.2.1.</p> <p>Added “Transitional & Supportive Housing” as an allowed use per HE Program 4.6.3</p> <p>Added “Bed & Breakfast” uses in residential zones subject to Use Permit approval.</p> <p>Updated “Residential Care” & “Day Care” uses to reflect State law.</p>

Chapter/Section	Existing Code	Changes/New
2.20.040 Residential Zones Development Standards (Table 2.3)	9104 to 9113, 9137	<p>Development Standards Table</p> <p>Reformatted all development standards into table for ease of use.</p> <p>Revised C-P-R-1 & C-R-1 zone development standards (e.g., density, setbacks & lot coverage) to be consistent with R-1 zone standards.</p> <p>Revised C-R-2 zone development standards (e.g., setbacks, lot coverage, landscape coverage) to be consistent with R-2 zone standards.</p> <p>Revised C-R-3 zone development standards (e.g., lot coverage, landscape coverage) to be consistent with R-3 zone standards.</p> <p>All maximum height expressed in feet; eliminated references to number of stories.</p> <p>Added density calculations previously adopted by Council resolution.</p> <p>Deleted the following Sections:</p> <ul style="list-style-type: none"> • Entrances – Garage/Carport (Sec 9137.11). • Entrances - Side (Sec. 9137.12). • Front Yard Setback Averaging (Sec. 9137.14). • Guest Quarters (Sec. 9137.15). • Patios (Sec. 9137.19). • Travel Trailers/RVs (Sec. 9137.27). • Utility & Outlet Requirements (Sec. 9137.29). • Mobilehome Park Development Standards (Part 39). • Minimum 10' setback for R-3 lots when adjacent to R-1 lots (Sec. 9119.9.D). • Finding that views from adjacent properties are “needlessly” obstructed for second story additions in the R1, CR1 & CPR1 zones north of Grand Avenue (reference Section 6.20.060.F.4). LUE Policies 3.1 & 20.9 regarding in-fill development have been added to the Development Code (reference Section 2.20.050.B). Alternative: Could also delete “substantially” which would eliminate the finding regarding views. This would essentially eliminate the need for the placement of story poles and viewshed analysis, which could preclude the need for a public hearing by the Commission.

Chapter/Section	Existing Code	Changes/New
2.20.050 Miscellaneous Requirements 2.20.050.A Single Family Dwelling Design Standards	9137.18	No substantial changes.
2.20.050.B Residential Infill Development	-	New. Added LUE Policies LU-3.1 and LU 20.9; these standards are <u>not</u> mandatory.
2.20.050.C Qualities desired in residential development	-	New. Added LUE Policy LU-20.8; these standards are <u>not</u> mandatory.
2.20.050.D Hillside Development Standards	-	New. Added LUE Policy LU-16.3; these standards <u>are</u> mandatory.
2.20.050.E CPR1 Development Standards	9106.13	No substantial changes.
2.20.050.F Demolition of Residential Structures	9137.10	New. Added HE Program 5.2.1.
2.20.060 Second-Story Roof Decks	9107.11 9108.11	No substantial changes.
2.30 Commercial Zones		
2.30.010 Purpose	-	New

Chapter/Section	Existing Code	Changes/New
2.30.020 Purposes of the Commercial Zones	9114 to 9122	<p>New purposes for all zones to be consistent w/LUE.</p> <p>Create new Coastal Commercial (CC) zone per LUE for area previously zoned C-I-C generally between Beckett and Front Streets. New CC zone would allow greater variety of uses in comparison to Visitor Serving zone on Grand Ave. to attract investment & redevelopment.</p> <p>Create new Central Business Open (CBO) zone on Grand Ave. between 5th to 8th and 11th to 14th to allow more flexibility in land uses including all residential projects.</p> <p>Rename the following zones to be consistent with the LUE designations:</p> <ul style="list-style-type: none"> • C-B-D to CB (Central Business) • C-N to NC (Neighborhood Commercial) • C-P to OP (Office Professional) • C-S to RC (Retail Commercial) • C-V to VS (Visitor Serving) • C-C-V to CVS (Coastal Visitor Serving) <p>Zoning Map Amendment Summary</p> <p>See Proposed Zoning Map Changes - Attachment 3 of Staff Report</p>
2.30.030 Commercial Zones Allowable Land Uses and Permit Requirements (Table 2.4)	9114 to 9122	<p>New Use Table. Reduces the development review process for many types of uses by allowing in existing buildings without Planning Commission review (i.e., streamlining the process). Also allows uses in some zones that were previously not allowed. Also provided references to other applicable development standards in last column of Use Table for ease of use.</p>

Chapter/Section	Existing Code	Changes/New
2.30.040 Commercial Zones Development Standards (Table 2.5)	9114 to 9122	<p>Reformatted development standards into table for ease of use.</p> <p>Revised development standards to be consistent with the West Grand Avenue Master Plan and LUE. Consistent with the LUE, this included 9 du/ac for mixed use projects in limited areas. Alternative: Could consider increasing residential density to 20 du/ac. This would require additional environmental review to determine potential impacts.</p> <p>Added the potential for 4-story buildings at the corner of 4th & Grand consistent with LUE Policy 6.6. Alternative: Could consider 4-story buildings in downtown core on Grand Avenue between 8th & 11th and/or at the intersection of Grand Avenue & Oak Park Blvd.</p> <p>Deleted the section on Convenience Store size limitation (Sec 9137.8).</p>
2.30.050 Commercial Zones Design Standards		
2.30.050.A West Grand Avenue Master Plan	-	New. Added reference to West Grand Avenue Master Plan.
2.30.050.B Building Placement	-	New. Added "placement of buildings" per LUE Policies 6.5 & 7.4.
2.30.050.C Design Standards for all commercial zones	-	New.
2.30.050.D Design standards for natural resources as amenities	-	New. Added per LUE Policy 16.5.
2.30.050.E Design standards for the area west of Highway 1	9122.12	No substantial changes.
2.40 Industrial Zones		
2.40.010 Purpose	-	New.

Chapter/Section	Existing Code	Changes/New
2.40.020 Purpose of the Industrial Zones	9123 to 9125	<p>New purposes for all zones to be consistent w/LUE.</p> <p>Rename the following zones to be consistent with the LUE designations: L-M to I (Industrial).</p> <p>Zoning Map Amendment Summary</p> <p>See Proposed Zoning Map Changes – See Attachment 3 of Staff Report.</p> <p>New Use Table. Reduces the development review process for many types of uses by allowing in existing buildings without Planning Commission review (i.e., streamlining the process). Also allows uses in some zones that were previously not allowed. Also provided references to other applicable development standards in last column of Use Table for ease of use</p>
2.40.030 Industrial Zones Development Standards	9123 to 9125	<p>Reformatted development standards into table for ease of use.</p> <p>Added the ability for the Review Authority to increase the FAR/ Lot Coverage in the CI & I zones to allow 3-story “hi-tech” buildings subject to a finding that there will be a substantial economic development benefit to the City. Alternative: Could increase the maximum FAR & Lot Coverage for all development. This would require additional environmental review to determine potential impacts.</p> <p>Decreased required landscaping in the I zone from 15% to 10%.</p>
2.40.040 Industrial zones Miscellaneous Requirements	9123 to 9125	No substantial change.
2.50 Public Facilities Zone	9128	Reformatted allowable uses into table.
2.60 Parks and Recreation Zone	9136	Reformatted allowable uses into table.
2.70 Open Space Zones	9129 to 9133	Changed name of C-O to COS. Reformatted allowable uses into table.

Chapter/Section	Existing Code	Changes/New
2.80 Urban Reserve Zone	9126	<p>Zoning Map Amendment Summary</p> <p>See Proposed Zoning Map Changes – See Attachment 3 of Staff Report.</p> <p>Changed Residential Agricultural (R-A) to Urban Reserve. This would require a Specific Plan prior to residential development to ensure a comprehensively planned development.</p> <p>Alternative: Rezone R-1 which would allow a pocket of residential development independent from the future Specific Plan.</p> <p>Allowed farm worker housing per HE Program 1.2.3.</p> <p>No other substantial changes.</p>

Chapter/Section	Existing Code	Changes/New
2.90 Overlay Zones	9127 9134 9135 9150	<p>Combined West Grand Avenue Corridor Planned Development Overlay (Part 50), Design Development Combining Districts (Part 35), and Planned Community Development Districts into a single Planned Development Zoning Overlay (PD Overlay). The new PD Overlay maintains the purpose of allowing flexible development standards for project that provide an amenity or benefit to the City. The result is a PD Overlay that can be applied anywhere in the City and is almost identical to West Grand Ave Corridor Overlay.</p> <p>Retained Design Development Combining Districts shown on the Zoning Map that have restricted uses or development standards and renumbered on the Zoning Map (e.g., PD#1) and retained in Appendix A. Deleted Design Development Overlays from the Zoning Map that had conditions that were implemented as part of the project development or are no longer applicable (e.g., no wood shake roofs).</p> <p>Retained Planned Community Development Districts (PDs) shown on the Zoning Map that have restricted uses or development standards and renumbered on the Zoning Map (e.g., PD#1) and added to Appendix A. Deleted Planned Community Development Districts (PDs) from the Zoning Map that had conditions that were implemented as part of the project development or are no longer applicable (e.g., no wood shake roofs).</p> <p>Added Emergency Shelter PD Overlay to the western portion of Urban Reserve zone as previously directed by Council.</p> <p>Deleted Floodplain Overlay (Part 34). Updated Flood Hazards per FEMA requirements and added to Chapter 5 (Site Development Regulations).</p>
Chapter 3. General to All		
3.10 Standards for All Development and Land Uses		
3.10.010 Purpose & Applicability	9137 9141	New.

Chapter/Section	Existing Code	Changes/New
3.10.020 Fences, Walls and Screening	9137	Added screening standards. Revised fence/wall height limits to allow in street side yards, increased allowable height when there is a grade difference between lots, and allow in front setback area if 90% open above 3' in height.
3.10.030 Height Limitations and Exceptions	9137	No substantial changes.
3.10.040 Outdoor Lighting	-	New.
3.10.050 Performance Standards	9141	Revised.
3.10.060 Reasonable Accommodations	-	New. Added per HE Program 4.6.1.
3.10.070 Setback Requirements and Exceptions	9137	No substantial changes.
3.20 Affordable Housing Density Bonuses and Concessions/Incentives	9149	No substantial changes.
3.30 Landscaping Standards		
3.30.010 Purpose	-	New.
3.30.020 Applicability		
3.30.030 Landscape and Irrigation Plans	-	New.
3.30.040 Landscape Standards	-	Clarified 50% maximum hardscape in front and street side setbacks consistent with City Standards & Specifications.
3.30.050 Landscape Location Requirements	-	New. Added minimum tree/plant sizes.
3.30.060 Maintenance of Landscaped Areas	-	New.
3.40 Parking Regulations	9138	Revised parking for Live/Work. Revised non-conforming parking standards for residential additions to allow additions of 40% or 500 s.f., whichever is greater, before triggering the requirement for 2-car garages. Revised non-conforming parking standards for existing commercial building in the CVS and CB zones to allow more parking intensive uses such as restaurants.
3.50 Sign Regulations	9401	No substantial changes.
Chapter 4. Standards for Specific Development and Land Uses		
4.10.010 Purpose and Applicability	-	New.

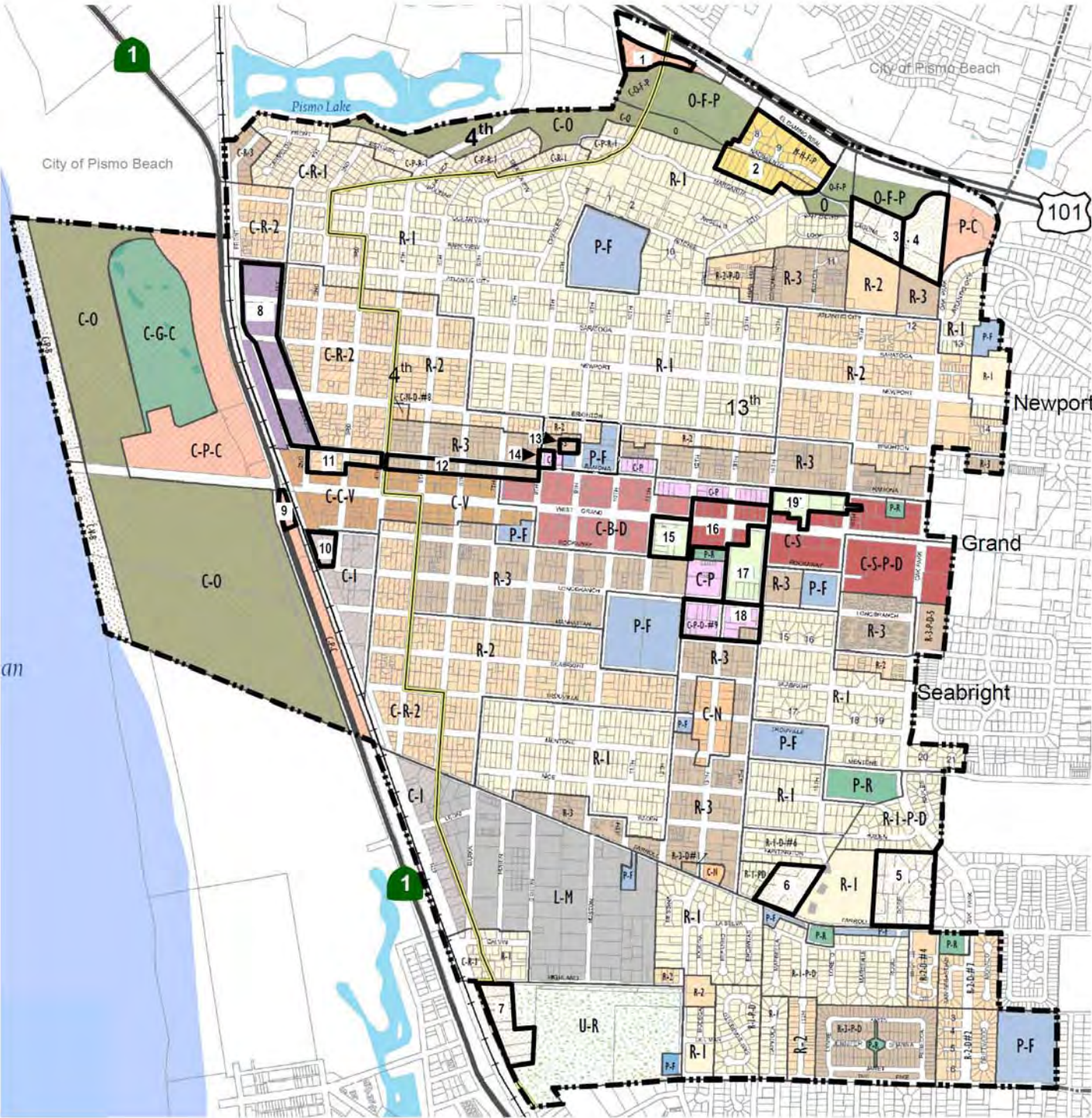
Chapter/Section	Existing Code	Changes/New
4.10.020 Accessory Retail and Service Uses	-	New.
4.10.030 Accessory Structures	9137.3	No substantial changes.
4.10.040 Bed and Breakfast Inns	-	New.
4.10.050 Caretaker's Residences	9137.7	No substantial changes.
4.10.060 High Occupancy Residential Use	9137.17	No substantial changes.
4.10.070 Large Family Day-Care Home	-	New. Created standards to address potential impacts.
4.10.080 Live Entertainment	-	New. Currently all live entertainment requires a Use Permit. This creates a standard that allows live entertainment without a permit, unless it is the primary use (i.e., not an accessory use), charges a fee, or has the potential to exceed the noise ordinance.
4.10.090 Live/Work Units	9137.17a	Revised development standards (minimum size of unit, required parking) & occupancy/number of employees.
4.10.100 Massage	-	New – reference to Municipal Code Article III requirements.
4.10.110 Mixed Use Projects	-	New. Included HE Program 1.2.1. to allow residential behind and above commercial uses. Also eliminate requirement for 50% maximum residential area.
4.10.120 Outdoor Storage and Work Areas	-	New. Requires screening of areas with fences/walls.
4.10.130 Recycling Facilities	-	New. Created standards to address potential impacts.
4.10.140 Resale Stores	-	New. Clarify difference between “resale” stores which offer a variety of collectibles/goods and “thrift” stores, which are primarily household discards and must be separated by 1,000 feet to avoid an undue concentration.
4.10.150 Second Residential Dwelling	9137.22	No substantial changes.
4.10.160 Self-Service Storage Facilities	9137.23	No substantial changes.
4.10.170 Senior Housing	-	New per HE Program 4.2.1.

Chapter/Section	Existing Code	Changes/New
4.10.180 Sidewalk Seating	9137.24	Revised. Reduced regulations to encourage use. Also allowed in all commercial zones instead of just Central Business zone.
4.10.190 Single Room Occupancy Facilities	-	New. Added per HE Program 4.1.3.
4.10.200 Thrift Stores	9137.21	Previously "second hand stores". Added "resale stores" to differentiate between "thrift stores" which primarily sell household discards.
4.20 Adult Businesses	9137.3a	Changed permit requirement from staff approval to a Use Permit, which requires a public hearing. No other substantial changes.
4.30 Residential Common Area Developments	9140	No substantial changes.
4.40 Telecommunications Facilities	-	New. Creates development standards.
Chapter 5. Site Development Standards		
5.10 Flood Hazard Area Use Control	7300	Revised to meet current FEMA requirements.
5.20 Street Improvements	9137.9	No substantial changes.
5.30 Street Tree Regulations	9500	No substantial changes.
5.40 Utility Undergrounding	9137.28	No substantial changes.
Chapter 6. Procedures		
6.10 Permit Application Filing & Processing		
6.10.010 Purpose	-	New.
6.20 Permit Review and Decisions		
6.20.010 Purpose	9142 9144 9145	New.
6.20.020 Administrative Development Permit	-	New. Allows Director approval of minor development projects to expedite review process.
6.20.030 Administrative Use Permit	9144.2	Revised.
6.20.040 Coastal Development Permit	9145	Revised.
6.20.050 Emergency Coastal Development Permit	9145.5	Revised.

Chapter/Section	Existing Code	Changes/New
6.20.060 Development Permit	9144.3	Revised. Previously called "Site and Architectural Approval".
6.20.070 Home Occupation Permit	9142	Revised.
6.20.080 Temporary Use Permit	9144.4	Revised.
6.20.090 Use Permit	9144.5	Revised.
6.20.100 Variance	9144.6	Revised.
6.30 Permit Implementation, Time Limits, Extensions, and Revocations		
6.30.010 Purpose	9144	Revised.
6.30.020 Effective Date of Permits	9144.10 9144.12	Revised appeal period from 5 to 10 working days to be consistent with Coastal Commission appeal period.
6.30.030 Applications Deemed Approved	-	New.
6.30.040 Permit to Run With the Land	9144.13	No substantial changes.
6.30.050 Performance Guarantees	-	New.
6.30.060 Time Limits and Extensions	9144.8 9144.14	Revised.
6.30.070 Changes to an Approved Development	-	New.
6.30.080 Permit Revocations	9144.15	Revised.
Chapter 7. Administration		
7.10 Public Hearings		
7.10.010 Purpose	9144.9	Revised.
7.10.020 Notice of Hearing	9144.9	Revised.
7.10.030 Scheduling Hearing	-	New.
7.10.040 Hearing Procedures	-	New.
7.10.050 Notice of Decisions	-	New.
7.20 Appeals		
7.20.010 Purpose	9144.12	Revised.
7.20.020 Appeal Jurisdiction	9144.12	No substantial changes.

Chapter/Section	Existing Code	Changes/New
7.20.030 Filing and Processing of Appeals	9144.12	No substantial changes.
7.20.040 Appeals to the Coastal Commission	9145.16	Revised.
7.20.050 Judicial Review of City Decision	-	New.
7.30 Amendments	9146	Revised.
7.40 Nonconforming Uses, Structures, & Lots	9143	Revised. Decreased length of time for abandoned uses from 1 year to 180 days. Revised to allow Director approval of additions to dwelling with non-conforming setbacks per HE Program 7.1.1.
Chapter 8. Subdivision Regulations	9201	No substantial changes.
Chapter 9. Definitions	9148	New. Updated to include new terms and clarify existing terms.

Map of Proposed Zoning Map Amendments



Map of Proposed Land Use Map Amendments

