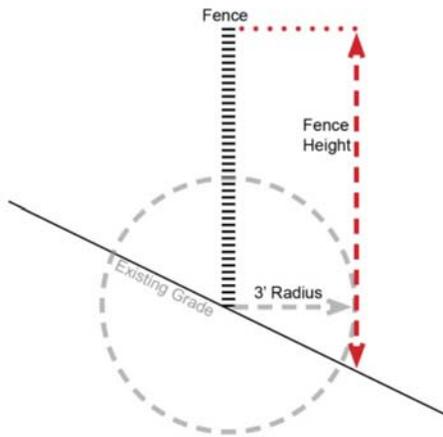


Exhibit A – Clean Amendments to the Zoning Ordinance for Adoption

A. Revise Chapter 20.040 Rules of Measurement to read as follows:

- (1) **Amend 20.040.005 (B) Measuring Fence Height to incorporate a graphic to illustrate the fence height measurement calculation.**

Figure 20.040.005(B) Measuring Fence Height



- (2) **Amend 20.040.008 Determining Floor Area to include a rule of measurement for double-height spaces in Floor Area calculations, and to clarify that structured parking is excluded from Floor Area, consistent with the General Plan.**

A. Included in Floor Area. Floor area includes, but is not limited to, habitable (as defined in the California Building Code) basements and cellars that are below the roof and within the outer surface of the main walls of principal or accessory buildings or the centerlines of party walls separating such buildings or portions thereof or within lines drawn parallel to and two feet within the roof line of any building without walls. Any interior space with a ceiling height equaling two (2) stories shall be doubled for purposes of calculating floor area. In the case of a multi-story building that has covered or enclosed stairways, stairwells or elevator shafts, the horizontal area of such features shall be counted only once at the floor level of their greatest area of horizontal extent.

B. Excluded from Floor Area. Floor area does not include mechanical, electrical, and communication equipment rooms that do not exceed two percent of the building's gross floor area; bay windows or other architectural projections where the vertical distance between the lowest surface of the projection and the finished floor is 30 inches or greater; areas that qualify as usable open space; and areas used for off-street parking spaces or loading spaces, structured parking, driveways, ramps between floors of a multi-level parking garage, and maneuvering aisles.

(3) Amend 20.040.009 Determining Floor Area Ratio to clarify what portions of a building are excluded in FAR calculations, and to ensure consistency with the General Plan.

A. Excluded from Floor Area in Calculating FAR.

1. ***Basements.*** Usable basements and cellars, the ceiling of which does not extend more than four feet above finished grade.
2. ***Parking for Residential.*** Parking areas located entirely below finished grade or entirely beneath the finished floor of habitable space where the vertical distance between the finished floor of habitable space and finished grade is four feet or less.
3. ***Parking for Nonresidential.*** Building area devoted to structured or covered parking for non-residential development.
4. Child care facilities constructed as part of a commercial or industrial development in the East of 101 Area.

(4) Amend 20.040.011 Determining Lot Frontage to clarify how frontage is determined on a Corner Lot or Through Lot.

- A. Corner Lot.** The front of a lot is the narrowest dimension of the lot with street frontage. The widest dimension of the lot with street frontage may be considered the front of a lot subject to approval of a Minor Use Permit.

B. Revise Chapter 20.080 Residential Districts to read as follows:

- (1) **Amend Table 20.080.002 “Land Use Regulations – Residential Districts” to remove specific section numbers from the “Additional Regulations” column, and to add a row under reference to “Use Permit Applicability”:**

Use Classification	RL-1.3	RL-5, 6, and 8	RM-10, 15, 17.5	RH-30 and 35	Additional Regulations
Residential Use Types					
Single-Unit Dwelling	<i>See sub-classifications below</i>				
<i>Single Unit Detached</i>	P	P	P	P	
<i>Accessory Dwelling Unit</i>	P	P	P	P	See Accessory Dwelling Units in Chapter 20.350
<i>Single Unit Semi-Attached</i>	-	C	P	P	
<i>Single-Unit Attached</i>	-	-	P	P	
Multiple-Unit Residential	<i>See sub-classifications below</i>				
<i>Duplex</i>	-	-	P	P	
<i>Multi-Unit</i>	-	-	P(1)	P	
<i>Senior Citizen Residential</i>	C	C	C	MUP	
<i>Elderly and Long-Term Care</i>	-	C	C	C	See Group Residential Facilities in Chapter 20.350
<i>Domestic Violence Shelter</i>	-	-	P(2)	P(2)	See Domestic Violence Shelter in Chapter 20.350
Family Day Care Home	<i>See sub-classifications below</i>				
<i>Large</i>	P	P	P	P	See Family Day Care, Large in Chapter 20.350
<i>Small</i>	P	P	P	P	
Group Residential	-	-	-	MUP	See Group Residential Facilities in Chapter 20.350
Mobile Home Park	-	C	C	C	See Mobile Home Parks in Chapter 20.350
Residential Care Facilities	<i>See sub-classifications below</i>				
<i>General</i>	-	-	C	C	See Group Residential Facilities in Chapter 20.350
<i>Limited</i>	P(3)	P(3)	P(3)	P(3)	
<i>Senior</i>	-	-	C	MUP	See Group Residential Facilities in Chapter 20.350
Public and Semi-Public Use Types					
Colleges and Trade Schools	-	-	C(4)	C(4)	
Community Assembly	-	C	C	C	See Community Assembly Facilities in Chapter 20.350
Community Garden	P	P	P	P	
Cultural Institutions	-	C	C	C	
Day Care Centers	-	C	MUP/C(5)	P	See Day Care Centers in Chapter 20.350
Government Offices	-	-	-	C	

Park and Recreation Facilities, Public	P	P	P	P	
Public Safety Facilities	C	C	C	C	
Schools, Public or Private	-	C	C	C	
Commercial Use Types					
Crop Production, Limited	MUP	MUP	MUP	MUP	
Lodging	<i>See sub-classifications below</i>				
<i>Bed and Breakfast</i>	MUP	MUP	MUP	MUP	See Bed and Breakfast Lodging in Chapter 20.350
Offices	<i>See sub-classifications below</i>				
<i>Business and Professional</i>	-	-	-	C (6)	
<i>Medical and Dental</i>	-	-	-	C (6)	
<i>Walk-In Clientele</i>	-	-	-	C (6)	
Transportation and Utilities Use Types					
Utilities, Major	C	C	C	C	
Utilities, Minor	P	P	P	P	See Section 20.300.012 Screening
Other Applicable Use Regulations					
Accessory Uses	See Section 20.300.002 Accessory Buildings and Structures				
Home Occupations	P	P	P	P	See Home Occupations in Chapter 20.350
Nonconforming Use	See Chapter 20.320 Nonconforming Uses, Structures, and Lots				
Temporary Use	See Chapter 20.340 Temporary Uses				
Other Uses Requiring Use Permit	See Section 20.490.002 Use Permit Applicability				
Limitations: 1. Only in single-unit detached structures. 2. Limited to facilities serving a maximum of 10 victims and may not be located within 300 feet of any other domestic violence shelter. 3. Subject to state licensing requirements. 4. Only on parcels with access from arterial streets. 5. Minor Use Permit required when located within an existing building. Conditional Use Permit required for new construction. 6. Limited to sites with a maximum gross site area of 6,500 square feet and located on an arterial street.					

(2) Amend Table 20.080.003(A) “Development Standards – Residential Districts” to remove the reference to footnote 2 from the rear yard setback row, as footnote 2 only refers to side yard setbacks.

Standard	RL-1.3	RL-5, 6, and 8	RM-10, 15, 17.5	RH-30 and 35	Additional Regulations
Building Form and Location (cont'd)					
Minimum Yards (ft)					
<i>Front</i>	20	15	15	15	See Section 20.300.011 Projections into Required Yards
<i>Interior Side</i>	10	5 (1)(2)	5	5 for the first two stories, 10 thereafter (C)	See (F) and Section 20.300.011 Projections into Required Yards
<i>Street Side</i>	10	10	10	10	See Section 20.300.011 Projections into Required Yards
<i>Rear</i>	20 (G)	20 (1)(G)	20 (G)	10 for the first two stories, 15 thereafter (G)	See Section 20.300.011 Projections into Required Yards

1. Extending a Substandard Setback. Substandard side and/or rear yard setbacks may be extended on the ground level only and by no more than 50 percent of the existing wall length. In all instances, side yard setbacks shall be a minimum of three feet and rear yard setbacks shall be a minimum of 16 feet.
2. Side Yard Setback for Substandard Lots. The side yard on any lot with an average width of 50 feet or less shall be a minimum of 10 percent of the lot width, but in no case less than three feet.

(3) Amend Section 20.080.004.A “Exterior Materials” to add corrugated metal to the list of prohibited materials.

A. Exterior Materials. Exterior building materials shall be selected from a list maintained by the Planning Division. The exterior use of plywood, corrugated metal and aluminum as siding materials is prohibited.

(4) Amend Section 20.080.004.C “Residential Single-Unit and Duplex Development” to clarify provisions related to maximum number of driveways, maximum paving, the types of bathroom facilities allowed in non-habitable space, and driveway widths.

5. **Maximum Number of Driveways per Lot and Maximum Driveway Width.** Driveway approaches (curb cuts) shall be permitted only to provide access to, and shall be no wider than, approved garages, carports and parking spaces.

- a. For lots less than 85 feet in width, a maximum of one driveway up to 20 feet wide is permitted for required parking.
- b. For lots 85 feet wide or more, the combined width of all driveways may not exceed 28 feet.
- c. Corner lots and through lots may be allowed more than one driveway on different street frontages if the lot has more than one approved garage, carport, or parking space.

6. ***Maximum Paving in Street-facing Yards.*** No more than 50 percent of the entire front yard or the required street side yard may be covered with a paved impervious or pervious surface.
7. ***Bathrooms in Garages and Accessory Buildings.*** Bathroom facilities in a garage or accessory building shall be limited to a sink and a toilet, except in accordance with all applicable provisions of Chapter 20.350 regarding accessory dwelling units.

(5) Amend Section 20.080.004.D “Residential Multi-Unit Development” to clarify required driveway width.

9. ***Parking Area Access.***

- a. One driveway or access per 120 feet of linear frontage is permitted.
- b. Driveway or accessway widths shall not exceed 25 feet unless an enlarged width is approved by the City Engineer.

C. Revise Chapter 20.090 Commercial, Office and Mixed-Use Districts as follows:

- (1) Amend Table 20.090.002 “Land Use Regulations – Commercial, Office, and Mixed-Use Districts” to remove specific section numbers from the “Additional Regulations” column, to add a reference to “Use Permit Applicability” regulations, to remove Limitation #9, which limits hours of operation from 7:00 AM – 7:00 PM, and to revise Freight/Truck Terminals and Warehouses and Outdoor Storage Uses from requiring a Minor Use Permit to a permitted use in the BPO District.**

Use Classification	CC	BPO	CMX	ECRMX	Additional Regulations
Residential Use Types					
Single-Unit Dwelling	<i>See sub-classifications below</i>				
<i>Single Unit Detached</i>	(1)	(1)	-	(1)	
<i>Accessory Dwelling Unit</i>	(1)	(1)	P	(1)	See Accessory Dwelling Units in Chapter 20.350
<i>Single Unit Semi-Attached</i>	(1)	(1)	(1)	(1)	
<i>Single-Unit Attached</i>	(1)	(1)	C	P(2)	
Multi-Unit Residential	<i>See sub-classifications below</i>				
<i>Duplex</i>	(1)	-	C	(1)	
<i>Multi Unit</i>	(1)	-	P(3)	P(2)	
<i>Senior Citizen Residential</i>	(1)	-	P(3)	P(2)	
Elderly and Long-term Care	-	(1)	C	P(2)	See Group Residential Facilities in Chapter 20.350
Domestic Violence Shelter	-	-	MUP(3)	MUP(2)	See Domestic Violence Shelter in Chapter 20.350
Family Day Care Home	<i>See sub-classifications below</i>				
<i>Large</i>	(1)	(1)	P	-	See Family Day Care, Large in Chapter 20.350
<i>Small</i>	(1)	-	P	P(2)	
Group Residential	-	-	MUP(3)	MUP(2)	See Group Residential Facilities in Chapter 20.350
Mobile Home Park	(1)	-	(1)	-	See Mobile Home Parks in Chapter 20.350
Residential Care Facilities	<i>See sub-classifications below</i>				
<i>General</i>	(1)	(1)	C	C(2)	See Group Residential Facilities in Chapter 20.350
<i>Limited</i>	(1)	(1)	C(4)	C(2,4)	
<i>Senior</i>	(1)	(1)	P(3)	P(2)	See Group Residential Facilities in Chapter 20.350
Public and Semi-Public Uses					
Colleges and Trade Schools, Public or Private	MUP	C	MUP	MUP	
Community Assembly, 2000 Square Feet or Less	MUP	-	MUP	MUP	See Community Assembly Facilities in Chapter 20.350
Community Assembly, More Than 2000 Square Feet	C	-	C	C	See Community Assembly Facilities in Chapter 20.350
Community Garden	P(5)	P(5)	P(5)	P(5)	

Cultural Institutions	C	C	C	C	
Day Care Centers	MUP	MUP	MUP	P	See Day Care Centers in Chapter 20.350
Government Offices	MUP	MUP	MUP	P	
Hospitals and Clinics	<i>See sub-classifications below</i>				
<i>Hospitals</i>	C	C	C	-	
<i>Clinics</i>	C	C	C	C	
Park and Recreation Facilities, Public	P	P	P	P	
Schools, Public or Private	C	C	C	C	
Social Service Facilities	MUP	MUP	MUP	MUP	See Social Service Facilities in Chapter 20.350
Commercial Uses					
Animal Care, Sales and Services	<i>See sub-classifications below</i>				
<i>Pet Stores</i>	P	-	P	P	See Animal Care, Sales, and Services in Chapter 20.350
<i>Kennels</i>	-	C	-	-	See Animal Care, Sales, and Services in Chapter 20.350
<i>Veterinary</i>	P	MUP	MUP	P	See Animal Care, Sales, and Services in Chapter 20.350
Artists' Studios	P	MUP	P	P	
Automobile/Vehicle Sales and Services	<i>See sub-classifications below</i>				
<i>Automobile/Vehicle Rental</i>	MUP	P(6)	C	-	See Automobile Rental Facilities in Hotels in Chapter 20.350
<i>Automobile/Vehicle Sales and Leasing</i>	MUP	P(7)	C	-	See Automobile/Vehicle Sales and Leasing in Chapter 20.350
<i>Automobile/Vehicle Service and Repair, Major</i>	C	MUP(8)	C	-	See Automobile/Vehicle Service and Repair in Chapter 20.350
<i>Automobile/Vehicle Service and Repair, Minor</i>	MUP	MUP(8)	MUP	-	See Automobile/Vehicle Service and Repair in Chapter 20.350
<i>Automobile/Vehicle Washing</i>	MUP	MUP(8)	MUP	-	See Automobile/Vehicle Service Stations and Washing in Chapter 20.350
<i>Service Station</i>	C	C	-	-	See Automobile/Vehicle Service Stations and Washing and Convenience Markets in Chapter 20.350
Banks and Financial Institutions	<i>See sub-classifications below</i>				
<i>Banks and Credit Unions</i>	P	P	P	P	
<i>Pawnbrokers</i>	C	C	C	C	See Pawnbrokers in Chapter 20.350 and Chapter 6.92 Pawnbroker/Secondhand Dealer
<i>Other Financial Services</i>	<i>See sub-classifications below</i>				

<i>Alternative Loan Businesses</i>	MUP	MUP	MUP	MUP	See Other Financial Services in Chapter 20.350
Business Services	P	P	P	P	
Commercial Entertainment and Recreation	C	C	C	C	
Eating and Drinking Establishments	<i>See sub-classifications below</i>				
<i>Bars/Night Clubs/Lounges</i>	C	-	C	C	
<i>Coffee Shops/Cafés</i>	P	P	P	P	See Outdoor Seating in Chapter 20.350
<i>Hookah Bar/Smoking Lounge</i>	C	-	-	C	
<i>Restaurants, Full Service</i>	P	P	P	P	See Outdoor Seating in Chapter 20.350
<i>Restaurants, Limited Service</i>	P	P	P	P	See Outdoor Seating in Chapter 20.350
Food and Beverage Retail Sales	<i>See sub-classifications below</i>				
<i>Convenience Market</i>	P	P	P	P	See Convenience Market in Chapter 20.350
<i>Grocery Store</i>	P	P	P	P	
<i>Supermarket</i>	P	P	P	P	
Funeral Parlors and Mortuaries	C	C	C	-	
Live-Work Units	P	P	P	P	See Live-Work Units in Chapter 20.350
Lodging	<i>See sub-classifications below</i>				
<i>Bed and Breakfast</i>	MUP	-	MUP	MUP	See Bed and Breakfast Lodging in Chapter 20.350
<i>Hotels and Motels</i>	C	C	C	C	
Maintenance and Repair Services	P	P	P	P	
Massage Businesses	MUP	MUP	MUP	-	See Massage Businesses in Chapter 20.350
Nurseries and Garden Centers	MUP	-	MUP	MUP	
Offices	<i>See sub-classifications below</i>				
<i>Business and Professional</i>	P	P	P	P	
<i>Medical and Dental</i>	P	P	P	P	
<i>Walk-In Clientele</i>	P	P	P	P	
Parking Services	<i>See sub-classifications below</i>				
<i>Public Parking</i>	P	P	P	P	
Personal Services	<i>See sub-classifications below</i>				
<i>General Personal Services</i>	P	P	P	P	See Personal Services in Chapter 20.350
<i>Tattoo or Body Modification Parlor</i>	-	-	MUP	P	See Tattoo and Piercing Facilities in Chapter 20.350
Retail Sales	<i>See sub-classifications below</i>				
<i>General Sales</i>	P	-	P	P	
<i>Large Format Retail</i>	C	-	-	C	See Large Format Retail in Chapter 20.350
<i>Off-Price Merchandise</i>	C	-	-	C	

<i>Second Hand Store</i>	C	-	C	C	
<i>Shopping Center</i>					
<i>Neighborhood</i>	P	-	-	P	
<i>Community</i>	P	-	-	P	
<i>Regional</i>	P	-	-	P	
Employment Uses					
Construction and Material Yard	-	P(8)	-	-	
Food Preparation	-	P(8)	-	-	
Handicraft/Custom Manufacturing	-	P(8)	-	-	
Industry, General	-	P(8)	-	-	
Industry, Limited	-	P(8)	-	-	
Recycling Facilities	<i>See sub-classifications below</i>				
<i>Collection Facility</i>	P	P(8)	P	C	See Recycling Facilities in Chapter 20.350
<i>Intermediate Processing</i>	-	MUP(8)	-	-	See Recycling Facilities in Chapter 20.350
Research and Development	-	P(8)	-	P	
Warehousing, Storage, and Distribution	<i>See sub-classifications below</i>				
<i>Chemical, Mineral, and Explosives Storage</i>	-	C(8)	-	-	
<i>Freight/Truck Terminals and Warehouses</i>	-	P(8)	-	-	See Freight/Truck Terminals and Warehouses in Chapter 20.350
<i>Indoor Warehousing and Storage</i>	-	P(8)	-	-	
<i>Outdoor Storage</i>	-	P(8)	-	-	See Outdoor Storage in Chapter 20.350
<i>Personal Storage</i>	-	C(8)	-	-	See Personal Storage in Chapter 20.350
<i>Wholesaling and Distribution</i>	-	P(8)	-	-	
Transportation and Utilities Uses					
Light Fleet-Based Services	-	C(8)	-	-	See Taxi and Limousine Services in Chapter 20.350
Transportation Passenger Terminals	-	C(8)	-	-	
Utilities, Major	C	C	C	C	
Utilities, Minor	P	P	P	P	
Other Applicable Use Regulations					
Accessory Uses	See Section 20.300.002 Accessory Buildings and Structures				
Home Occupations	P	P	P	P	See Home Occupations in Chapter 20.350
Nonconforming Use	See Chapter 20.320 Nonconforming Uses, Structures, and Lots				
Temporary Use	See Chapter 20.340 Temporary Uses				
Other Uses Requiring Use Permit	See Section 20.490.002 Use Permit Applicability				

Limitations:

1. Permitted if existing. New units not allowed.
2. Residential use types not permitted on the ground floor along El Camino Real, except on the east side of El Camino Real between First Street and West Orange Drive subject to approval of a Use Permit.
3. Residential use on ground floor limited to 50 percent of ground floor area.
4. Subject to state licensing requirements.
5. Subject to site evaluation based on prior use.
6. Maximum of 10 vehicles stored on-site with minor maintenance in enclosed structure only.
7. Must be located entirely within a building.
8. These uses shall be developed in accordance with the development standards and supplemental regulations for the M1 District except the maximum FAR is .4 with an increase up to .6 for development that provides specified off-site improvements, subject to Conditional Use Permit approval. These uses are not subject to the development standards or supplemental regulations of the BPO District.

(2) Amend Section 20.090.006 “Supplemental Regulations – ECRM District” to allow unbundled parking for multi-family residential.

N. Unbundling Parking from Residential Uses. For residential condominium or other multi-family ownership projects, parking in excess of one space per unit may be sold or rented separate from the residential unit. For apartment developments, 50 percent or more of the provided parking may be unbundled, subject to approval of a parking management and monitoring plan by the Planning Commission.

D. Revise Chapter 20.100 Downtown Districts as follows:

- (1) Amend Table 20.100.002 “Land Use Regulations – Downtown Districts” to remove specific section numbers from the “Additional Regulations” column, to clarify when new single-unit dwelling units are allowed in the DMX zoning district, to clarify the distance between required social service facilities, to add a reference to “Use Permit Applicability Regulations”, and to add the three “Shopping Center” use classifications as retail uses.

Use Classification	DMX	DRL	DRM	DRH	Additional Regulations
Residential Uses					
Single-Unit Dwelling	<i>See sub-classifications below</i>				
<i>Single Unit Detached</i>	(1)	P	P	C	
<i>Accessory Dwelling Unit</i>	(1)	P	P	P	See Accessory Dwelling Units in Chapter 20.350
<i>Single Unit Semi-Attached</i>	(1)	P	P	P	
<i>Single-Unit Attached</i>	MUP(2)	P	P	P	
Multiple-Unit Residential	<i>See sub-classifications below</i>				
<i>Duplex</i>	MUP(2)	P	P	P	
<i>Multi Unit</i>	P/MUP(4)	P	P	P	
<i>Senior Citizen Residential</i>	P/MUP(4)	P	P	P	
Domestic Violence Shelter	P(5)	P(5)	P(5)	P(5)	See Domestic Violence Shelter in Chapter 20.350
Family Day Care Home	<i>See sub-classifications below</i>				
<i>Large</i>	MUP	P	P	P	See Family Day Care, Large in Chapter 20.350
<i>Small</i>	P	P	P	P	
Group Residential	MUP	-	-	C	See Group Residential Facilities in Chapter 20.350
Residential Care Facilities	<i>See sub-classifications below</i>				
<i>General</i>	C	C	C	C	See Group Residential Facilities in Chapter 20.350
<i>Limited</i>	C(6)	P(6)	P(6)	P(6)	
<i>Senior</i>	MUP	C	C	MUP	See Group Residential Facilities in Chapter 20.350
Single Room Occupancy	(1)	-	-	(1)	
Public and Semi-Public Uses					
Colleges and Trade Schools, Public or Private	P	-	-	C	
Community Assembly, 2000 Square Feet or Less	C	MUP	MUP	MUP	See Community Assembly Facilities in Chapter 20.350
Community Assembly, More Than 2000 Square Feet	C	C	C	C	See Community Assembly Facilities in Chapter 20.350
Community Garden	P	P	P	P	
Cultural Institutions	C	C	C	C	
Day Care Centers	P	C	C	C	See Day Care Centers in Chapter 20.350

Use Classification	DMX	DRL	DRM	DRH	Additional Regulations
Government Offices	P	-	-	C	
Hospitals and Clinics	<i>See sub-classifications below</i>				
<i>Clinics</i>	MUP(7)	-	-	-	See Clinics in Downtown Core in Chapter 20.350
Park and Recreation Facilities, Public	P	P	P	P	
Social Service Facilities	MUP	C	C	C	See Social Service Facilities in Chapter 20.350
Commercial Uses					
Animal Care, Sales and Services	<i>See sub-classifications below</i>				
<i>Pet Stores</i>	P	-	-	-	See Animal Care, Sales, and Services in Chapter 20.350
<i>Veterinary Services</i>	C	-	-	-	See Animal Care, Sales, and Services in Chapter 20.350
Automobile/Vehicle Sales and Services	<i>See sub-classifications below</i>				
<i>Automobile/Vehicle Rentals</i>	C	-	-	-	See Automobile Rental Facilities in Hotels in Chapter 20.350
<i>Automobile/Vehicle Sales and Leasing</i>	C	-	-	-	See Automobile/Vehicle Sales and Leasing in Chapter 20.350
<i>Service Station</i>	C	-	-	-	See Automobile/Vehicle Service Stations and Washing and Convenience Market in Chapter 20.350
Banks and Financial Institutions	<i>See sub-classifications below</i>				
<i>Banks and Credit Unions</i>	MUP	-	-	-	
Business Services	P	-	-	-	
Commercial Entertainment and Recreation	<i>See sub-classifications below</i>				
<i>Amusement Arcade</i>	MUP	-	-	-	
<i>Indoor Entertainment</i>	C	-	-	-	
<i>Indoor Sports and Recreation</i>	C	-	-	C	
Eating and Drinking Establishments	<i>See sub-classifications below</i>				
<i>Coffee Shops/Cafés</i>	P	-	-	-	See Outdoor Seating in Chapter 20.350
<i>Restaurants, Full Service</i>	P	-	-	-	See Outdoor Seating in Chapter 20.350
<i>Restaurants, Limited Service</i>	C	-	-	-	See Outdoor Seating in Chapter 20.350
Food and Beverage Retail Sales	P	-	-	-	
<i>Convenience Market</i>	C	-	-	-	See Convenience Market in Chapter 20.350
Funeral Parlors and Mortuaries	C	-	-	-	
Live-Work Units	P	-	-	-	See Live-Work Units in Chapter 20.350

Use Classification	DMX	DRL	DRM	DRH	Additional Regulations
Lodging	<i>See sub-classifications below</i>				
<i>Bed and Breakfast</i>	MUP	MUP	MUP	MUP	See Bed and Breakfast Lodging in Chapter 20.350
<i>Hotels and Motels</i>	C	-	-	-	
Maintenance and Repair Services	P	-	-	-	
Offices	<i>See sub-classifications below</i>				
<i>Business and Professional</i>	P	-	-	-	
<i>Medical and Dental</i>	P	-	-	-	
<i>Walk-In Clientele</i>	P	-	-	-	
Personal Services	<i>See sub-classifications below</i>				
<i>General Personal Services</i>	P	-	-	-	See Personal Services in Chapter 20.350
Retail Sales	<i>See sub-classifications below</i>				
<i>General Sales</i>	P	-	-	-	
<i>Second Hand Store</i>	C	-	-	-	
<i>Shopping Center</i>					
<i>Neighborhood</i>	C	-	-	-	
<i>Community</i>	-	-	-	-	
<i>Regional</i>	-	-	-	-	
Employment Uses					
Recycling Facilities	<i>See sub-classifications below</i>				
<i>Collection Facility</i>	P	-	-	-	See Recycling Facilities in Chapter 20.350
Transportation and Utilities Uses					
Light Fleet-Based Services	C	-	-	-	See Taxi and Limousine Services in Chapter 20.350
Utilities, Major	C	C	C	C	
Utilities, Minor	P	P	P	P	
Other Applicable Use Regulations					
Accessory Uses	See Section 20.300.002 Accessory Buildings and Structures				
Home Occupations	P	P	P	P	See Home Occupations in Chapter 20.350
Nonconforming Use	See Chapter 20.320 Nonconforming Uses, Structures, and Lots				
Temporary Use	See Chapter 20.340 Temporary Uses				
Other Uses Requiring Use Permit	See Section 20.490.002 Use Permit Applicability				

Use Classification	DMX	DRL	DRM	DRH	Additional Regulations
Limitations:					
<ol style="list-style-type: none"> 1. Permitted if existing. New units not allowed unless there is an existing single-unit dwelling on the site. 2. Limited to sites with a maximum gross site area of 4,000 square feet. 3. Prohibited on the ground floor except residential uses located south of Baden Avenue, banks, and walk-in offices which are subject to approval of a Use Permit. 4. Permitted if retail, restaurants, personal services, or other active pedestrian-oriented use is located on the ground floor, otherwise Minor Use Permit is required. Minor Use Permit may only be approved if the Review Authority first finds that, based on information in the record, it is infeasible to locate retail, restaurants, personal services, or other active pedestrian-oriented use on the ground floor. 5. Limited to facilities serving a maximum of 10 victims and may not be located within 300 feet of any other domestic violence shelter. 6. Subject to state licensing requirements. 7. Clinic uses may not occupy the ground floor, except along Grand Avenue, west of Maple Avenue, which are subject to the approval of a conditional use permit. 8. Living space may not occupy ground floor. 9. Limited to upper stories unless at least 50 percent of ground floor street frontage is occupied by food service use. 10. Limited to single-family detached units. 11. New Social Service facilities shall not be located within 1,000 feet of any other Social Service Facility. 					

(2) Amend Table 20.100.003 “Development Standards – Downtown Districts” to clarify minimum distances between buildings, add substandard lot footnotes, and to correct the minimum landscape requirements.

Standard	DMX	DRL	DRM	DRH	Additional Standards
Lot and Density Standards					
Minimum Lot Size (sq. ft.)	5,000	5,000	5,000	5,000	
<i>Corner Lot</i>	5,000	6,000	6,000	6,000	
Minimum Lot Width (sq. ft.)	50	50	50	50	
<i>Corner Lot</i>	50	60	60	60	
Minimum Lot Depth (sq. ft.)	n/a	80	80	80	
Minimum Density (units/net acre)	14.1	5.1	15.1	20.1	
Maximum Density (units/net acre)	40, 21.8 on lots less than 10,000 sq. ft.	15 (A)	25 (A)	40, 30 on lots less than 1 acre (A)	See Ch. 20.390 Bonus Residential Density

Standard	DMX	DRL	DRM	DRH	Additional Standards
Building Form and Location					
Maximum Height (ft)					
<i>Main Building</i>	50	28 (B)	35	50 (C)	See Section 20.300.006 Height and Height Exceptions
<i>Accessory Building</i>	20	12 (D)	12 (D)	12 (D)	See Section 20.300.006 Height and Height Exceptions
Maximum Number of Stories	n/a	2	3 (E)	4	
Minimum Yards					
<i>Front</i>	0	15	15	15	See Section 20.300.011 Projections into Required Yards
<i>Interior Side</i>	0, 10 when abutting an R district	5	5	5 for the first two stories, 10 thereafter (C)	See Section 20.300.011 Projections into Required Yards
<i>Street Side</i>	0	10	10	10	See Section 20.300.011 Projections into Required Yards
<i>Rear</i>	0, 10 when abutting an R district	20 (F)	20 (F)	10 for the first two stories, 15 thereafter (C)	See Section 20.300.011 Projections into Required Yards
Maximum Yards					
<i>Front or Street Side</i>	10 (H)	n/a	n/a	n/a	
<i>Interior Side</i>	n/a	n/a	n/a	n/a	
Minimum Distance Between Buildings (ft)					
<i>Front to Front</i>	15	15	15	15	Front is considered any wall with windows into the primary living area of the unit
<i>Front to Any Side or Rear</i>	10	10	10	10	
<i>All Others</i>	6	6	6	6	
Maximum Lot Coverage (% of lot)	50	80	90	90	See Ch. 20.040 Rules of Measurement
Maximum Floor Area (FAR)	n/a	.70 or to allow 2,000 sq. ft., whichever is greater (I)	1.25	n/a	See Ch. 20.040 Rules of Measurement
Additional Standards					

Standard	DMX	DRL	DRM	DRH	Additional Standards
Usable Open Space (sq. ft. per residential unit)	100	n/a	n/a	n/a	See Supplemental Regulations Section 20.100.004(D)(10)
Minimum Private Open Space (sq. ft. per residential unit)	n/a	100	100	80	
Minimum Common Open Space (sq. ft. per residential unit)	n/a	100	100	100	
Minimum Amount of Landscaping (% of site)	10	10	10	10	See Section 20.300.007 Landscaping

1. Extending a Substandard Setback. Substandard side and/or rear yard setbacks may be extended on the ground level only and by no more than 50 percent of the existing wall length. In all instances, side yard setbacks shall be a minimum of three feet and rear yard setbacks shall be a minimum of 16 feet.
2. Side Yard Setback for Substandard Lots. The side yard on any lot with an average width of 50 feet or less shall be a minimum of 10 percent of the lot width, but in no case less than three feet.

(3) Amend Section 20.100.003.F “Reduced Setbacks” as follows, to correct a typographical error:

F. Reduced Setbacks.

1. **Existing Structures.** When the existing rear yard setback is less than 20 feet, additions to such structures may conform to the existing setback, provided that the addition is located no closer than 15 feet to the rear property line.
2. **Through Lots.** On a through lot where the rear yard abuts a lane, required rear yard setback may be reduced to 15 feet for a residential structure oriented toward the lane.

E. Revise Chapter 20.110 Employment Districts as follows:

- (1) Amend Table 20.110.002 “Land Use Regulations – Employment Districts” to remove specific section numbers from the “Additional Regulations” column, to add a reference to “Additional Use Permit Regulations”, add a requirement for Minor Use Permit for day care centers in the East of 101 Area, to add the three types of shopping centers as Retail Sales uses, to include “Waste Transfer Facility” as a conditionally permitted use in the Mixed-Industrial district, to remove “Mobile Home Parks” as a conditionally permitted use in the Business Commercial district, and to move “Rental Car Storage” from the Employment to Commercial use classification.**

Use Classification	BC	BTP	FC	MI	Additional Regulations
Residential Uses					
Caretaker Unit	-	-	-	C(1)	
Residential Care Facilities	<i>See sub-classifications below</i>				
<i>General</i>	C	-	-	-	See Group Residential Facilities in Chapter 20.350
<i>Limited</i>	C(2)	-	-	-	
Public and Semi-Public Uses					
Colleges and Trade Schools	P	P	-	P	
Community Assembly, 2,000 sq. ft. or less	P	-	-	-	See Community Assembly Facilities in Chapter 20.350
Community Assembly, more than 2,000 sq. ft.	C	-	-	-	See Community Assembly Facilities in Chapter 20.350
Cultural Institutions	P	P	-	C	
Day Care Centers	MUP	MUP	-	MUP	See Day Care Centers in Chapter 20.350
Emergency Shelter	MUP	-	-	P	See Emergency Shelters in Chapter 20.350
Government Offices	P	P	-	P	
Hospitals and Clinics	<i>See sub-classifications below</i>				
<i>Clinics</i>	MUP	MUP(3)	-	-	
<i>Hospitals</i>	C	MUP(3)	-	-	
Park and Recreation Facilities, Public	MUP	MUP	MUP	MUP	
Public Safety Facilities	P	P	P	P	
Schools, Public or Private	C	C	-	-	
Social Service Facilities	MUP	-	-	P	See Social Service Facilities in Chapter 20.350
Commercial Uses					
Adult Oriented Businesses	C(4)	-	-	C(4)	See Adult Oriented Businesses in Chapter 20.350
Animal Care, Sales and Services	<i>See sub-classifications below</i>				
<i>Kennels</i>	MUP	-	-	MUP	See Animal Care, Sales, and Services in Chapter 20.350
<i>Pet Stores</i>	P	-	P	-	See Animal Care, Sales, and Services in Chapter 20.350
<i>Pet Day Care</i>	MUP	-	-	P	See Animal Care, Sales, and Services in Chapter 20.350
<i>Veterinary Services</i>	MUP	-	-	MUP	See Animal Care, Sales, and Services in Chapter 20.350
Automobile/Vehicle Sales and Services	<i>See sub-classifications below</i>				
<i>Automobile/Vehicle Rentals</i>	MUP(1)	MUP	-	MUP	See Automobile Rental Facilities in Hotels in Chapter 20.350
Commercial Uses (cont'd)					
<i>Automobile/Vehicle Sales and Leasing</i>	C	C	C	C	See Automobile/Vehicle Sales and Leasing in Chapter 20.350
<i>Automobile/Vehicle Repair, Major</i>	-	-	-	P(5)	See Automobile/Vehicle Service and Repair in Chapter 20.350
<i>Automobile/Vehicle Service and Repair, Minor</i>	-	-	-	P(5)	See Automobile/Vehicle Service and Repair in Chapter 20.350

<i>Automobile/Vehicle Washing</i>	C(1)	-	-	P(5)	See Automobile/Vehicle Service Stations and Washing in Chapter 20.350
<i>Rental Car Storage</i>				MUP (4)	
<i>Service Station</i>	C(1)	C	C	C	See Automobile/Vehicle Service Stations and Washing and Convenience Market in Chapter 20.350
<i>Towing and Impound</i>	-	-	-	CUP	
Banks and Financial Institutions	<i>See sub-classifications below</i>				
<i>Banks and Credit Unions</i>	P	P	-	P	
<i>Pawnbrokers</i>	C	C	-	C	See Pawnbrokers in Chapter 20.350 and Chapter 6.92 Pawnbroker/Secondhand Dealer
<i>Other Financial Services</i>	<i>See sub-classifications below</i>				
<i>Alternative Loan Businesses</i>	MUP	MUP	-	MUP	See Other Financial Services in Chapter 20.350
<i>Building Materials Sales and Services</i>	P	-	-	MUP	
<i>Business Services</i>	P	MUP	-	P	
Commercial Entertainment and Recreation	<i>See sub-classifications below</i>				
<i>Amusement Arcade</i>	MUP(6)	-	-	-	
<i>Indoor Entertainment</i>	C	-	C	C(7)	
<i>Indoor Sports and Recreation</i>	C	C	C	C(7)	
<i>Outdoor Entertainment</i>	C	C	-	-	
<i>Outdoor Sports and Recreation</i>	C	C	-	-	
<i>Crop Production, Limited</i>	-	-	-	C	
Eating and Drinking Establishments	<i>See sub-classifications below</i>				
<i>Bars/Night Clubs/Lounges</i>	C	-	-	-	
<i>Coffee Shops/Cafés</i>	P	P	C	P	See Outdoor Seating in Chapter 20.350
<i>Restaurant, Full Service</i>	P	P	P	MUP	See Outdoor Seating in Chapter 20.350
<i>Restaurant, Limited Service</i>	P	P	C	P	See Outdoor Seating in Chapter 20.350
Food and Beverage Retail Sales	<i>See sub-classifications below</i>				
<i>Convenience Market</i>	P	P	-	P	See Convenience Market in Chapter 20.350
<i>Grocery Store</i>	P(1)	-	C(1)	C(1)	
<i>Supermarket</i>	P(1)	-	C(1)	-	
<i>Funeral Parlors and Mortuaries</i>	C	-	-	-	
Commercial Uses (cont'd)					
Lodging	<i>See sub-classifications below</i>				
<i>Hotels and Motels</i>	C	-	P	-	
<i>Maintenance and Repair Services</i>	P	P	-	P	
<i>Massage Businesses</i>	MUP	-	MUP	MUP	See Massage Businesses in Chapter 20.350
Offices	<i>See sub-classifications below</i>				
<i>Business and Professional</i>	P	P	C	P	

<i>Medical and Dental</i>	P	P	-	P	
Parking Services	<i>See sub-classifications below</i>				
<i>Commercial Parking</i>	MUP	MUP	P(8)	C	
<i>Public Parking</i>	P	P	P	P	
Personal Services	<i>See sub-classifications below</i>				
<i>General Personal Services</i>	P	-	P	P	See Personal Services in Chapter 20.350
<i>Tattoo or Body Modification Parlor</i>	-	-	C	-	See Tattoo or Body Modification Parlor
Retail Sales	<i>See sub-classifications below</i>				
<i>General Sales</i>	P	P	P	P	
<i>Firearm Sales</i>	-	-	-	C	
<i>Large Format Retail</i>	P	-	P	-	See Large Format Retail in Chapter 20.350
<i>Second Hand Store</i>	C	-	-	-	
<i>Swap Meet</i>	C	-	-	C	
<i>Shopping Center</i>					
<i>Neighborhood</i>	P	-	P	-	
<i>Community</i>	P	-	P	-	
<i>Regional</i>	P	-	P	-	
Employment Uses					
Construction and Material Yard	-	-	-	P	
Food Preparation	-	C	-	P(9)	
Handicraft/Custom Manufacturing	MUP	P	-	P	
Industry, General	-	-	-	P	
Industry, Limited	-	P	-	P	
Recycling Facility	<i>See sub-classifications below</i>				
<i>Collection Facility</i>	MUP	MUP	-	MUP	See Recycling Facilities in Chapter 20.350
<i>Intermediate Processing</i>	-	-	-	MUP	See Recycling Facilities in Chapter 20.350
Research and Development	P	P	-	P	
<i>Clean Technology</i>	P	P	-	P	
Salvage and Wrecking	-	-	-	CUP	
Warehousing, Storage, and Distribution	<i>See sub-classifications below</i>				
<i>Chemical, Mineral, and Explosives Storage</i>	-	-	-	C	
<i>Freight/Truck Terminals and Warehouses</i>	-	(10)	-	P	See Freight/Truck Terminals and Warehouses in Chapter 20.350
<i>Indoor Warehousing and Storage</i>	-	(10)	-	P	
Employment Uses (cont'd)					
<i>Outdoor Storage</i>	MUP	-	-	P	See Outdoor Storage in Chapter 20.350
<i>Personal Storage</i>	-	-	-	C	See Personal Storage in Chapter 20.350
<i>Wholesaling and Distribution</i>	-	P(11)	-	P	
Transportation and Utilities Uses					
Airports and Heliports	C	-	-	C	
Light Fleet-Based	C	(10)	-	C	See Taxi and Limousine Services in Chapter 20.350

Transportation Passenger Terminals	C	C	-	C	
Utilities, Major	C	C	-	C	
Utilities, Minor	P	P	P	P	
Waste Transfer Facility				C	
Other Applicable Use Regulations					
Accessory Uses	See Section 20.300.002 Accessory Buildings and Structures				
Nonconforming Use	See Chapter 20.320 Nonconforming Uses, Structures, and Lots				
Temporary Use	See Chapter 20.340 Temporary Use				
Other Uses Requiring Use Permit	See Section 20.490.002 Use Permit Applicability				

Limitations:

1. Prohibited east of 101.
2. Subject to state licensing requirements.
3. Only in conjunction with research facility.
4. Limited to locations east of South Airport Boulevard and the Bayshore Freeway.
5. Must be located a minimum of 500 feet from any Residential district.
6. Only within hotels and motels.
7. Must be associated with a hotel or retail use when located within 1000 feet of SFO.
8. Restricted to: (a) areas located underneath major utility lines or under elevated freeways; or (b) consistent with General Plan Policy 3.2-I-5, airport-oriented parking facilities on Produce Avenue that were legally approved prior to 1999.
9. Tasting rooms require Minor Use Permit approval.
10. In accordance with General Plan Policy 3.5-I-11 and Resolution 84-97, legally approved freight forwarding, customs brokering, wholesale, warehousing, and distribution uses that existing in 1997 (or were approved prior to July 10, 2000 with a Use Permit) are considered conforming uses and may convert to other industrial uses including wholesale, warehouse, and distribution uses, and may expand within parcel boundaries as they existed at the time Resolution 84-97 was adopted, subject to meeting the current development standards (Municipal Code); however, said uses may not expand, convert to, re-convert to, or establish a freight forwarding use.
11. Only within enclosed buildings and south of Grand Avenue.

- (2) Amend Table 20.110.003 “Development Standards – Employment Districts” to correct the required side yard and rear yard setback in the Mixed Industrial zoning district, and to correct the maximum floor area ratio in the Business Commercial zoning district.

Standard	BC	BTP	FC	MI	Additional Regulations
Building Form and Location					
Minimum Yards (ft)					
<i>Front</i>	20	20	20	20	See Section 20.300.011 Projections into Required Yards
<i>Interior Side</i>	0; 10 along R district boundary	0; 10 along R district boundary	0; 10 along R district boundary	0; 10 if along MI district boundary	See Section 20.300.011 Projections into Required Yards
<i>Street Side</i>	10	10	10	10	See Section 20.300.011 Projections into Required Yards
<i>Rear</i>	0; 10 along R district boundary	0; 10 along R district boundary	0; 10 along R district boundary	0; 10 if along MI district boundary	See Section 20.300.011 Projections into Required Yards
Maximum Lot Coverage (% of lot)	50	60	60	60	See Chapter 20.040 Rules of Measurement
Maximum Floor Area Ratio (FAR)	0.50; 1.2 for Hotels and Motels	0.50	0.50; 1.2 for Hotels and Motels	0.40	See Chapter 20.040 Rules of Measurement
<i>Maximum Floor Area Ratio with Incentives Program</i>	1.0; 2.0 for Hotels and Motels	1.0	1.0; 2.0 for Hotels and Motels	0.60	(C)

F. Revise Chapter 20.120 Public and Semi-Public Districts as follows:

- (1) Amend Table 20.120.002 “Land Use Regulations – Public and Semi-Public Districts” to remove specific section numbers from the “Additional Regulations” column and to add a reference to “Use Permit Applicability”.**

Use Classification	PQP	S	Additional Regulations
Residential Uses			
Residential Care Facilities	<i>See sub-classifications below</i>		
<i>General</i>	C	-	See Group Residential Facilities in Chapter 20.350
<i>Limited</i>	C(1)	-	
Public and Semi-Public Uses			
College and Trade Schools	C	C	
Community Assembly, 2,000 sq. ft. or less	MUP	MUP	See Community Assembly Facilities in Chapter 20.350
Community Assembly, more than 2,000 sq. ft.	C	C	See Community Assembly Facilities in Chapter 20.350
Cultural Institutions	C	MUP	
Day Care Centers	MUP	MUP	See Day Care Centers in Chapter 20.350
Government Offices	P	MUP	
Hospitals and Clinics	<i>See sub-classifications below</i>		
<i>Hospitals</i>	C	-	
Emergency Shelter	(2)	-	
Park and Recreation Facilities, Public	P	C	
Public Safety Facilities	P	C	
Schools, Public or Private	C	C	
Social Service Facilities	MUP	C	See-Social Service Facilities in Chapter 20.350
Commercial Uses			
Parking Services	<i>See sub-classifications below</i>		
<i>Public Parking</i>	P	-	
Transportation and Utilities Uses			
Light Fleet-Based Services	C	-	See Taxi and Limousine Services in Chapter 20.350
Utilities, Major	C	C	
Utilities, Minor	MUP	MUP	
Other Applicable Use Regulations			
Accessory Uses and Structures	See Section 20.300.002 Accessory Buildings and Structures		
Nonconforming Use	See Chapter 20.320 Nonconforming Uses, Structures, and Lots		
Temporary Uses	See Chapter 20.340 Temporary Uses		
Other Uses Requiring Use Permit	See Section 20.490.002 Use Permit Applicability		

Limitations:

1. Subject to state licensing requirements.
2. Emergency shelters are permitted where they currently exist.

G. Revise Chapter 20.130 Parks and Open Space Districts as follows:

- (1) Amend Table 20.130.002 “Land Use Regulations – Parks and Open Space Districts” to remove specific section numbers from the “Additional Regulations” column, to require a Minor Use Permit instead of a Conditional Use Permit for Outdoor Entertainment and Outdoor Sports and Recreation Uses in the Open Space district, and add a reference to “Use Permit Applicability”.**

Use Classification	PR	OS	Additional Regulations
Public and Semi-Public Use Classifications			
Community Assembly, 2,000 sq. ft. or less	P	C	See Community Assembly Facilities in Chapter 20.350
Community Assembly, more than 2,000 sq. ft.	P	-	See Community Assembly Facilities in Chapter 20.350
Community Gardens	P	-	
Cultural Institutions	P	C	
Day Care Centers	P	C	See Day Care Centers in Chapter 20.350
Park and Recreation Facilities, Public	P	MUP	
Public Safety Facilities	P	-	
Commercial Use Classifications			
Commercial Entertainment and Recreation	<i>See sub-classifications below</i>		
<i>Indoor Entertainment</i>	P	-	
<i>Indoor Sports and Recreation</i>	P	-	
<i>Outdoor Entertainment</i>	P	C	
<i>Outdoor Sports and Recreation</i>	P	C	
Crop Production, Limited	P	MUP	
Transportation and Utilities Use Classifications			
Utilities, Major	P	C	
Utilities, Minor	P	MUP	
Other Applicable Use Regulations			
Accessory Uses and Structures	See Section 20.300.002 Accessory Buildings and Structures		
Nonconforming Uses	See Chapter 20.320 Nonconforming Uses, Structures, and Lots		
Temporary Uses	See Chapter 20.340 Temporary Uses		
Other Uses Requiring Use Permit	See Section 20.490.002 Use Permit Applicability		

H. Revise Chapter 20.210 Bay West Cove Specific Plan District as follows:

- (1) Amend Table 20.210.003 “Land Use Regulations – Bay West Cove Specific Plan District” to remove specific section numbers from the “Additional Regulations” column.**

Uses Permitted	Bay West Cove Planning Area					Additional Regulations
	1a	1b	2	3	4	
Public and Semi-Public Use Classifications						
Day Care Centers	P	-	P	P	P	See Day Care Centers in Chapter 20.350
Park and Recreation Facilities, Public	P	P	P	P	P	
Commercial Use Classifications						
Eating and Drinking Establishments	P	P	P	P	P	See Outdoor Seating in Chapter 20.350
Food and Beverage Sales	<i>See subclassifications below</i>					
<i>Convenience Market</i>	P	-	P	P	-	See Convenience Market in Chapter 20.350
Lodging	<i>See subclassifications below</i>					
<i>Hotels and Motels</i>	-	P	-	-	P	
Maintenance and Repair Services	P	-	P	P	P	
Offices	P	-	P	P	-	
Personal Services	P	P	P	P	P	See Personal Services in Chapter 20.350
Retail	P	P	P	P	P	
Employment Use Classifications						
Research and Development	P	-	P	P	-	

I. Revise Chapter 20.220 Gateway Specific Plan District as follows:

(1) Amend Table 20.220.003 “Land Use Regulations – Gateway Specific Plan District” to remove specific section numbers from the “Additional Regulations” column.

Uses Permitted	Gateway Specific Plan Zone					Additional Regulations
Commercial Use Classifications	I	II	III	IV	V	
Automobile/Vehicle Sales and Services	<i>See subclassifications below</i>					
<i>Service Stations</i>	-	-	P	P	P	See Auto./Vehicle Service and Repair in Chapter 20.350
Banks and Financial Institutions	<i>See subclassifications below</i>					
<i>Banks and Credit Unions</i>	-	-	P	P	P	
Business Services	-	P	P	P	P	
Commercial Recreation	<i>See subclassifications below</i>					
<i>Amusement arcades</i>	P(1)	P(1)	P(1)	P(1)	P(1)	
<i>Indoor Entertainment</i>	-	-	P	P	P	
<i>Indoor Sports and Recreation</i>	P	P	P	P	P	
Eating and Drinking Establishments	P	P	P	P	P	See Outdoor Seating in Chapter 20.350
Food and Beverage Sales	<i>See subclassifications below</i>					
<i>Convenience Market</i>	P	P	P	P	P	See Convenience Market in Chapter 20.350
Lodging	<i>See subclassifications below</i>					
<i>Hotels and Motels</i>	P	P	P	P	P	
Offices	P	P	P	P	P	
Personal Services	P	P	P	P	P	See Personal Services in Chapter 20.350
Retail Sales	P	P	P	P	P	
Employment Use Classifications						
Research and development	-	P	P	P	P	
Wholesaling and Distribution	-	-	-	-	P(2)	
Specific Limitations:						
1. Must be located within a hotel.						
2. Distribution only, wholesaling or storage is not allowed. Location is limited to the northeast 4.5 acres.						

J. Revise Chapter 20.250 Transit Village Plan District as follows:

- (1) Amend Table 20.250.003 “Land Use Regulations for Transit Village Sub-Districts” to remove specific section numbers from the “Additional Regulations” column, and to correct the TC-R column heading to TV-R.**

Uses Permitted	TV-C	TV-R	TV-RM	TV-RH	Additional Regulations
Residential Use Classifications					
Single-Unit Dwelling	<i>See sub-classifications below</i>				
<i>Single-Unit Attached</i>	-	-	P	P	
Multi-Unit Residential	P(1)	P(1)	P	P	
Elderly and Long-term Care	-	-	C	C	See Group Residential Facilities in Chapter 20.350
Family Day Care Home	<i>See sub-classifications below</i>				
<i>Large</i>	-	-	P	P	See Family Day Care, Large in Chapter 20.350
<i>Small</i>	-	-	P	P	
Group Residential	P(1)	P(1)	-	C	See Group Residential Facilities in Chapter 20.350
Residential Care Facilities	<i>See sub-classifications below</i>				
<i>Limited</i>	P(1)	P(1)	P	P	
<i>General</i>	C	-	-	C	See Section Group Residential Facilities in Chapter 20.350
<i>Senior</i>	-	-	C	C	See Group Residential Facilities in Chapter 20.350
Public and Semi-Public Use Classifications					
Community Assembly	P	-	C	C	See Community Assembly Facilities in Chapter 20.350
Cultural Institutions	P	-	-	-	
Government Offices	P	-	-	-	
Public Safety Facilities	P	-	-	-	
Schools, Public or Private	P	-	-	-	
Commercial Use Classifications					
Animal Care, Sales and Services	<i>See sub-classifications below</i>				
<i>Pet Stores</i>	P	-	-	-	
<i>Veterinary Services</i>	P	-	-	-	
Banks and Financial Institutions	<i>See sub-classifications below</i>				
<i>Banks and Credit Unions</i>	P	P(2)	P(3)	-	
Business Services	P(2)	-	-	P(3)	
Commercial Recreation	<i>See sub-classifications below</i>				
<i>Amusement Arcade</i>	C	-	-	-	
<i>Indoor Entertainment</i>	C	C	-	-	
<i>Indoor Sports and Recreation</i>	C	-	-	-	
Eating and Drinking Establishments	<i>See sub-classifications below</i>				
<i>Bars/Night Clubs/Lounges</i>	C	C	-	-	
<i>Coffee Shops/Cafes</i>	P	P			
<i>Restaurants, Full Service</i>	P	P	-	-	
<i>Restaurants, Limited Service</i>	P	C	-	-	
<i>With Live Entertainment</i>	C	C	-	-	
<i>Outdoor Seating, less than 15 seats</i>	P	P	-	-	See Outdoor Seating in Chapter 20.350
<i>Outdoor Seating, 15 seats or more</i>	C	C	-	-	See Outdoor Seating in Chapter 20.350

Food and Beverage Retail Sales	<i>See sub-classifications below</i>				
<i>Convenience Market</i>	P	C	-	-	See Convenience Market in Chapter 20.350
<i>Grocery Store</i>	P	P	-	-	
<i>Supermarket</i>	P	P	-	-	
Live-Work Units	P(1)	P(1)	P	P	See Live-Work Units in Chapter 20.350
Lodging	<i>See sub-classifications below</i>				
<i>Hotels and Motels</i>	C	-	-	-	
Maintenance and Repair Services	P	C	-	-	
Offices	<i>See sub-classifications below</i>				
<i>Business and Professional</i>	P(2)	-	-	P(3)	
<i>Medical and Dental</i>	P	-	-	C	
Personal Services	P	P	-	P(3)	See Personal Services in Chapter 20.350
Retail Sales, less than 30,000 sq. ft.	P	P	-	-	
Retail Sales, 30,000 sq. ft. or more	C	C	-	-	
Transportation, Communication, and Utilities Use Classifications					
Light Fleet-Based Services	C	-	-	-	See Taxi and Limousine Services in Chapter 20.350
Utilities, Major	C	-	-	-	
Utilities, Minor	P	P	P	P	
Specific Limitations:					
<ol style="list-style-type: none"> Not permitted as a principal ground floor use on a street where retail storefronts occupy 50 percent of more of the building frontage. Customer service offices are permitted on the ground level, and other offices are permitted on the second floor or when conducted as an accessory use with a permitted use on the site, occupying no more than 25 percent of the floor area. Additional office space may be allowed with a Use Permit, upon finding that such use will not conflict with adjacent street level retail uses. Permitted as a secondary use on the second floor, occupying no more than 25 percent of the total building area. 					

(2) Amend Table 20.250.004 “Development Regulations for Transit Village Sub-Districts” to reference the correct parking standard section.

Standards	TV-C	TV-R	TV-RM	TV-RH	Additional Regulations
Vehicle Accommodation- Driveways and Parking					
Required parking	See Table 20.250.004(N), Required Parking Spaces, TV Districts				(N)

(3) Amend Section 20.250.004 “Transit Village Regulations and Standards” to allow unbundled parking for multi-family residential.

N. **Required Parking.** Each land use in the TV District shall be provided the number of on-site parking spaces stated in Table 20.250.004(N) and the following standards.

1. ***Small Commercial Uses Exempt.*** No off-street parking is required for allowable commercial uses occupying less than 1,500 square feet.
2. ***Substitution of On-Street Parking.*** On-street parking along a parcel's corresponding frontage lines shall be counted towards the parking requirements.
3. ***Parking Reduction.*** The number of required parking may be reduced up to 25 percent with approval of a Use Permit. Additional reduction of parking requirements may be granted for shared parking, with approval of a Use Permit.
4. ***Unbundling Parking from Residential Uses.*** For residential condominium or other multi-family ownership projects, parking in excess of one space per unit may be sold or rented separate from the residential unit. For apartment developments, 50 percent or more of the provided parking may be unbundled, subject to approval of a parking management and monitoring plan by the Planning Commission.

K. Revise Chapter 20.270 El Camino Real/Chestnut Avenue Area Plan District as follows:

- (1) Amend Table 20.270.003 “Land Use Regulations for El Camino Real/Chestnut Sub-Districts” to add new land use designations as permitted uses in the ECR/C-RH district to promote future mixed use development opportunities, to remove specific section numbers from the “Additional Regulations” column, and add a reference to “Use Permit Applicability”.**

Uses Permitted	ECR/C-MXH	ECR/C-MXM	ECR/C-RH	Additional Regulations
Residential Use Classifications				
Single-Unit Dwelling	<i>See sub-classification below</i>			
<i>Single-Unit Attached</i>	P(1)	P	P	
Multi-Unit Residential	<i>See sub-classifications below</i>			
<i>Multi-Unit</i>	C(1)	C	C	
<i>Senior Citizen Residential</i>	C(1)	C	C	
Elderly and Long-Term Care	C(1)	C	C	See Group Residential Facilities in Chapter 20.350
Family Day Care Home	<i>See sub-classification below</i>			
<i>Small</i>	P(1)	P	P	
Residential Care Facilities	<i>See sub-classifications below</i>			
<i>Limited</i>	P(1)	P	P	
<i>General</i>	-	C	C	See Group Residential Facilities in Chapter 20.350
<i>Senior</i>	-	C	C	See Group Residential Facilities in Chapter 20.350
Public and Semi-Public Use Classifications				
Colleges and Trade Schools, Public or Private	MUP	MUP	MUP	
Community Assembly, 2,000 square feet or less	P	P	C	See Community Assembly Facilities in Chapter 20.350
Community Assembly, more than 2,000 square feet or less	MUP	MUP	C	See Community Assembly Facilities in Chapter 20.350
Community Garden	P(2)	P(2)	P(2)	
Cultural Institutions	P	P	-	
Day Care Centers	P	P	P	
Government Offices	P	P	-	
Hospitals and Clinics	<i>See sub-classification below</i>			
<i>Hospitals</i>	C(3)	C	-	See Figure 20.270.003
Park and Recreation Facilities, Public	P	P	P	
Public Safety Facilities	P	P	-	
Schools, Public or Private	C	C	-	
Social Service Facilities	MUP	MUP	-	See Social Service Facilities in Chapter 20.350
Commercial Use Classifications				
Animal Care, Sales and Services	<i>See sub-classifications below</i>			
<i>Pet Stores</i>	P	P	-	See Animal Care, Sales and Services in Chapter 20.350
<i>Veterinary Services</i>	P	P	-	See Animal Care, Sales and Services in Chapter 20.350
Artists' Studios	P	P	P	
Banks and Financial Institutions	<i>See sub-classification below</i>			
<i>Banks and Credit Unions</i>	P(4)	P	-	
Business Services	P(4)	P	-	

Commercial Entertainment and Recreation	MUP	C(5)	MUP	
Eating and Drinking Establishments	<i>See sub-classifications below</i>			
<i>Bars/Night Clubs/Lounges</i>	C	-	-	
<i>Coffee Shops/Cafés</i>	P	P	P	See Outdoor Seating in Chapter 20.350
<i>Restaurants, Full Service</i>	P	-	P	See Outdoor Seating in Chapter 20.350
<i>Restaurants, Limited Service</i>	P	C(5)	P	See Outdoor Seating in Chapter 20.350
Food and Beverage Retail Sales	<i>See sub-classifications below</i>			
<i>Convenience Market</i>	P	P	P	See Convenience Market in Chapter 20.350
<i>Grocery Store</i>	P	P	P	
<i>Supermarket</i>	P	P	P	
Live-Work Units	P(1)	P	P	See Live-Work Units in Chapter 20.350
Lodging	<i>See sub-classification below</i>			
<i>Hotels and Motels</i>	C	C	C	
Maintenance and Repair Services	P	MUP	-	
Massage Businesses	MUP	MUP	MUP	See Massage Businesses in Chapter 20.350
Offices	<i>See sub-classifications below</i>			
<i>Business and Professional</i>	P(4)	P	P	
<i>Medical and Dental</i>	P	P	P	
<i>Walk-In Clientele</i>	P	P	P	
Parking, Public or Private	P(6)	P(6)	-	
Personal Services	<i>See sub-classifications below</i>			
<i>General Personal Services</i>	P	P	P	See Personal Services in Chapter 20.350
Retail Sales	<i>See sub-classification below</i>			
<i>General Sales</i>	P	P	P	
Employment Uses				
Recycling Facilities	<i>See sub-classification below</i>			
<i>Collection Facility</i>	C(7)	C(7)	-	See Recycling Facilities in Chapter 20.350
Research and Development	P	P	-	
Transportation, Communication, and Utilities Use Classifications				
Communication Facilities	<i>See sub-classifications below</i>			
<i>Antennae and Transmission Towers</i>	MUP(8)	MUP(8)	MUP(8)	See Chapter 20.370 Antennas and Wireless Communications Facilities
<i>Facilities within Buildings</i>	MUP	MUP	MUP	
Utilities, Major	C	C	-	
Utilities, Minor	P	P	P	
Other Applicable Use Regulations				

Accessory Uses	See Section 20.300.002 Accessory Buildings and Structures			
Home Occupations	P	P	P	See Home Occupations in Chapter 20.350
Nonconforming Use	See Chapter 20.320 Nonconforming Uses, Structures, and Lots			
Temporary Use	See Chapter 20.340 Temporary Uses			
Other Uses Requiring Use Permit	See Section 20.490.002 Use Permit Applicability			

Limitations:

1. Not permitted on the ground floor along El Camino Real, Chestnut Avenue, Oak Avenue, or BART right-of-way south of Oak Avenue.
2. Subject to site evaluation based on prior use.
3. Allowed only on the northeast corner of El Camino Real and Arroyo Drive/Oak Avenue Extension. See Figure 20.270.003.
4. Customer service offices are permitted on the ground level, and other offices are permitted on the second floor or when conducted as an accessory use with a permitted use on the site, occupying no more than 25 percent of the floor area. Additional office space may be allowed with a Use Permit, upon finding that such use will not conflict with adjacent street level retail uses.
5. Not permitted along Mission Road.
6. Must be structured.
7. Large Collection Facilities are not permitted.
8. Only building mounted or completely enclosed within a building. Not permitted on the ground floor.

(2) **Amend Section 20.270.005, ECR/C Supplemental regulations to expand the permitted amount of unbundled parking.**

H. Required Parking. Required parking for any use in ECR/C sub-districts shall be established by the Chief Planner based on the particular characteristics of the proposed use and any other relevant data regarding parking demand. The Chief Planner may require the provision of parking studies or any other information at the applicant's cost as needed to assess parking demand for the proposed project. Where a Conditional Use Permit is required for the use, the Planning Commission will establish the ultimate parking requirement during the Conditional Use Permit application process. Generally, parking shall not exceed two spaces per unit for residential uses and one space per 300 square feet of commercial use.

1. *Unbundling Parking from Residential Uses.* For residential condominium or other multi-family ownership projects, parking in excess of one space per unit may be sold or rented separate from the residential unit. For apartment developments, 50 percent or more of the provided parking may be unbundled, subject to approval of a parking management and monitoring plan by the Planning Commission.

L. Revise Chapter 20.280 Downtown Station Area Specific Plan District as follows:

- (1) Amend Table 20.280.003 “Land Use Regulations Downtown Station Area Specific Plan Sub-Districts” to remove specific section numbers from the “Additional Regulations” column, and add a reference to “Use Permit Applicability”.**

Uses Permitted	DTC	GAC	DRC	TO/RD	LCC	LNC	Additional Regulations
Residential Use Classifications							
Single-Unit Dwelling	<i>See sub-classifications below</i>						
<i>Single Unit Detached</i>	(1)	(1)	(1)	-	(1)	(1)	
<i>Accessory Dwelling Unit</i>	(1)	(1)	(1)	-	(1)	(1)	See Accessory Dwelling Units in Chapter 20.350
<i>Single Unit Semi-Attached</i>	(1)	(1)	(1)	-	(1)	(1)	
<i>Single-Unit Attached</i>	(1)	(1)	(1)	-	(1)	(1)	
Multiple-Unit Residential	<i>See sub-classifications below</i>						
<i>Duplex</i>	(1)	-	(1)	-	(1)	(1)	
<i>Multi-Unit</i>	C	C (3)	C (3)	-	C (3)	C (3)	
<i>Senior Citizen Residential</i>	C	-	C	-	C (3)	C (3)	
Domestic Violence Shelter	-	-	P (2)	-	-	-	See Domestic Violence Shelter in Chapter 20.350
Family Day Care Home	<i>See sub-classifications below</i>						
<i>Large</i>	-	-	P	-	-	-	See Family Day Care, Large in Chapter 20.350
<i>Small</i>	P	-	P	-	P	P	
Group Residential	-	-	C	-	-	-	See Group Residential Facilities in Chapter 20.350
Residential Care Facilities	<i>See sub-classifications below</i>						
<i>General</i>	C (4)	-	C (4)	-	-	-	See Group Residential Facilities in Chapter 20.350
<i>Limited</i>	C (4)	(1)	C (4)	-	(1)	(1)	
<i>Senior</i>	MUP (4)	(1)	MUP (4)	-	C (3)	C (3)	See Group Residential Facilities in Chapter 20.350
Single Room Occupancy	(1)	(1)	(1)	-	(1)	(1)	
Public and Semi-Public Use Classifications							
Colleges and Trade Schools, Public or Private	C	C	C	C	C (3)	C (3)	
Community Assembly, 2000 Square Feet or Less	-	-	C	-	C (3)	C (3)	See Community Assembly Facilities in Chapter 20.350
Community Assembly, More Than 2000 Square Feet	-	-	-	-	C (3)	C (3)	See Community Assembly Facilities in Chapter 20.350
Community Garden	-	-	P	-	P	P	
Cultural Institutions	C	C	C	C	C	C	

Uses Permitted	DTC	GAC	DRC	TO/RD	LCC	LNC	Additional Regulations
Day Care Centers	P	-	P	C	-	-	See Day Care Centers in Chapter 20.350
Government Offices	P	P	P	P	P	P	
Hospitals and Clinics	<i>See sub-classifications below</i>						
<i>Clinics</i>	-	MUP (7)	-	-	MUP	MUP	See Clinics, Downtown in Chapter 20.350
Park and Recreation Facilities, Public	P	P	P	P	P	P	
Public Safety Facilities	P	P	P	P	P	P	
Social Service Facilities	P (6)	-	-	-	P (6)	P (6)	See Social Service Facilities in Chapter 20.350
Commercial Use Classifications							
Animal Care, Sales and Services	<i>See sub-classifications below</i>						
<i>Pet Stores</i>	P	P	P	-	P	P	See Animal Care, Sales, and Services in Chapter 20.350
<i>Veterinary Services</i>	C	-	C	-	C	C	See Animal Care, Sales, and Services in Chapter 20.350
Artists Studios	P	P	C	-	P	P	
Banks and Financial Institutions	<i>See sub-classifications below</i>						
<i>Banks and Credit Unions</i>	P	MUP	-	P	MUP	MUP	
<i>Pawnbrokers</i>	C	-	-	-	-	-	See Pawnbrokers in Chapter 20.350 and Chapter 6.92 Pawnbroker/ Secondhand Dealer
Business Services	P	P (3)	-	P	P	P	
Commercial Entertainment and Recreation	<i>See sub-classifications below</i>						
<i>Indoor Entertainment</i>	MUP	C	-	-	C	C	
<i>Indoor Sports and Recreation</i>	MUP	C (4)	-	C	C	C	
Eating and Drinking Establishments	<i>See sub-classifications below</i>						
<i>Coffee Shops/Cafés</i>	P	P	P	P	P	P	See Outdoor Seating in Chapter 20.350
<i>Restaurants, Full Service</i>	P	P	C	P	P	P	See Outdoor Seating in Chapter 20.350
<i>Restaurants, Limited Service</i>	P	P	P	P	P	P	Subject to approved Trash Management Plan
<i>Convenience Market</i>	P	P	P	P	P	P	See Convenience Market in Chapter 20.350
<i>Grocery Store</i>	P	P	C	-	P	P	
<i>Supermarket</i>	P	-	-	-	C	C	
Funeral Parlors and Mortuaries	-	-	-	-	-	-	

Uses Permitted	DTC	GAC	DRC	TO/RD	LCC	LNC	Additional Regulations
Lodging	<i>See sub-classifications below</i>						
<i>Bed and Breakfast</i>	-	MUP (5)	C	-	MUP	MUP	See Bed and Breakfast Lodging in Chapter 20.350
<i>Hotels and Motels</i>	C	C (5)	-	C	-	-	
Maintenance and Repair Services	P	-	-	-	P	P	
Massage Businesses	C	C	-	-	-	-	See Massage Businesses in Chapter 20.350
Offices	<i>See sub-classifications below</i>						
<i>Business and Professional</i>	P	P (3)	MUP	P	P (3)	P (3)	
<i>Medical and Dental</i>	P	P (3)	MUP	P	P (3)	P (3)	
<i>Walk-In Clientele</i>	P	P (3)	MUP	P	P	P	
Parking, Public or Private	P	-	P	P	P	P	
Personal Services	<i>See sub-classifications below</i>						
<i>General Personal Services</i>	P	P	P	P	P	P	See Personal Services in Chapter 20.350
Retail Sales	<i>See sub-classifications below</i>						
<i>General Sales</i>	P	P	P	P	P	P	
<i>Secondhand Store</i>	C	C	P	-	P	P	
Employment Use Classifications							
Clean Technologies	MUP	P (3)	-	P	MUP	MUP	
Handicraft/Custom Manufacturing	MUP	P (3)	-	P	MUP	MUP	
Research and Development	MUP	P (3)	-	P	MUP	MUP	
Transportation, Communication, and Utilities Use Classifications							
Utilities, Major	-	-	-	C	-	-	
Utilities, Minor	P	P	P	P	P	P	
Other Applicable Use Regulations							
Accessory Uses	[See Section 20.300.002 Accessory Buildings and Structures]						
Home Occupations	P	P	P	-	P	P	See Home Occupations in Chapter 20.350
Nonconforming Use	See Chapter 20.320 Nonconforming Uses, Structures and Lots						
Temporary Use	See Chapter 20.340 Temporary Uses						
Other Uses Requiring Use Permit	See Section 20.490.002 Use Permit Applicability						
Limitations:							
<ol style="list-style-type: none"> 1. Permitted if existing. New units not allowed. 2. Limited to facilities serving a maximum of 10 victims and may not be located within 300 feet of any other domestic violence shelter. 3. Prohibited on the ground floor except residential uses located south of Baden Avenue, banks and walk-in offices which are subject to approval of a Use Permit. 4. Subject to licensing requirements. 5. Limited to upper stories unless at least 50 percent of the ground floor street frontage is occupied by food service uses. 6. Must be located at least 1,000 feet from any other social service facility. 7. Clinic uses may not occupy the ground floor along Grand Avenue, except on properties located west of Maple Avenue, which are subject to the approval of a conditional use permit. 							

(2) Amend Table 20.280.004-1 “Lot, Density, and FAR Standards - Downtown Station Area Specific Plan Sub-Districts to include table footnote numbers.

Standard	DTC	GAC	DRC	TO/RD	LCC	LNC	Additional Standards
Minimum Lot Size (sq. ft.)	5,000	5,000	5,000	10,000	5,000	5,000	
Minimum Lot Width (sq. ft.)	50	50	50	50	50	50	
Minimum Lot Depth (sq. ft.)	n/a	n/a	80	n/a	80	n/a	
Floor Area Ratio (FAR)							
<i>Minimum FAR</i>	2.0	1.5	n/a	1.5	n/a	2.0	
<i>Maximum FAR</i>	6.0	3.0	3.0	2.5	n/a	3.0	Exclusive of structured parking
<i>Maximum FAR with Incentive Program</i>	8.0	4.0	3.25 (1)	3.5	n/a	n/a	Exclusive of structured parking
Residential Density (units per acre; included within FAR above)							
<i>Minimum Density</i>	80	14	40	n/a	20.1	40	
<i>Maximum Density</i>	100	60	80	n/a	40	60	
<i>Maximum Density with Incentive Program. Does not include density bonuses allowed per Chapter 20.390 Bonus Residential Density</i>	180 (A)	80 (A) / 100 (2)(A)	100 (A) / 125 (1)(A)	n/a	n/a	80 (A)	
Limitations:							
1. For qualifying affordable Senior Housing projects.							
2. For developments on corner parcels or lots greater than one acre.							

(3) Amend Section 20.280.006 “Supplemental Regulations – Downtown” to increase the amount of permitted unbundled parking.

G. Unbundling Parking from Residential Uses. For residential condominium or other multi-family ownership projects, parking in excess of one space per unit may be sold or rented separate from the residential unit. For apartment developments, 50 percent or more of the provided parking may be unbundled, subject to approval of a parking management and monitoring plan by the Planning Commission.

M. Revise Chapter 20.300 Lot and Development Standards as follows:

(1) Amend Section 20.300.007.B “Applicability” to clarify when Landscaping requirements are applicable.

B. Applicability. The standards of this section apply to the following:

1. All new development, any change of use classification and additions (other than to Single-Unit Dwellings or Duplexes) that expand existing floor area by 10 percent or more.
2. New construction and rehabilitated landscapes which are homeowner-provided and/or homeowner-hired in single-unit and multi-unit residential projects with a total project landscape area equal to or greater than 5,000 square feet.
3. New construction and rehabilitated landscapes for all projects other than those described in paragraph 2 above with a total project landscape area equal to or greater than 2,500 square feet.

N. Revise Chapter 20.320 Non-Conforming Uses, Structures and Lots as follows:

(1) Amend Section 20.320.005 “Changes and Substitutions of Nonconforming Uses” to permit the continuation, expansion or substitution of a nonconforming employment use, with a Use Permit.

D. Plan Consistency. The Planning Commission or the Chief Planner may find that the continuation, expansion, or substitution of a nonconforming employment use is consistent with the General Plan if the Use Permit is subject to a condition that limits the term of such use or any other restriction deemed necessary to ensure that approval of the Use Permit would not interfere with, impede, or preclude eventual implementation of the Plan. This determination shall be based on information in the record including, but not limited to, financial analysis and market studies.

O. Revise Chapter 20.330 On-Site Parking and Loading as follows:

- (1) Amend Table 20.330.004 “Required On-Site Parking Spaces” to clarify the Residential Use Classification area descriptions, and to add a parking requirement for Large Format Retail.**

Land Use Classification	Required Parking Spaces	
Residential Use Classifications		
Single-Unit, Detached or Attached		
<i>Less than 2,500 square feet and 4 or fewer bedrooms</i>	2 spaces per dwelling unit	<u>General Requirements for all Single-Unit Residential Parking:</u> At least one space must be within a garage. A carport shall not be substituted for a required garage except for existing dwellings on lots adjacent to a lane.
<i>2,500 to 2,999 square feet or 5 bedrooms</i>	3 spaces per dwelling unit	
<i>3,000 square feet or more or 6 or more bedrooms</i>	4 spaces per dwelling unit	
Accessory Dwelling Unit	1 space for each, except accessory dwelling units which meet the criteria set forth in Section 20.350.035(H) are exempted from the parking requirement.	
Multi-Unit Residential		
<i>Studio and less than 500 sq. ft.</i>	1 space per unit	<u>General Requirements for all Multi-Unit Residential Parking:</u> One covered space shall be designated for each unit One additional guest parking space must be provided for every 4 units for projects greater than 10 units.
<i>One-bedroom (up to 1,100 sq. ft.)</i>	1.5 spaces per unit	
<i>Two-bedroom (up to 1,100 sq. ft.)</i>	1.8 spaces per unit	
<i>Three or more bedrooms and 1,101 sq. ft. or larger</i>	2 plus an additional .5 space for each additional sleeping room over 3	
Commercial Use Classifications		
Retail Sales		
		1 per 300 sq. ft. of floor area. 1 per 750 sq. ft. of floor area for appliance and furniture stores. 1 per 450 sq. ft. of floor area for large format retail.

- (2) Amend Section 20.330.005 “Location of Required Parking” to allow uncovered parking space(s) in the driveway to count towards parking requirements for single-family residential uses.**

A. Residential Uses. Required parking for a residential use shall be located on the same lot as the dwelling(s) served. At least one space per unit must be within a garage. Off-street parking space(s) in the driveway within the front yard setback can be used to satisfy the dwelling unit’s parking requirement, subject to the following standards:

1. The parking space(s) shall be surfaced with concrete, grass-crete, pervious pavement, or other approved materials with a minimum dimension of 10 feet wide by 20 feet deep;
2. The driveway and any curb cut shall comply with City standards and be designed in accordance with 20.280.004 (C) (5) (Maximum Number of Driveways per Lot and Maximum Driveway Width).
 - a. There shall be a minimum 20-foot setback from any structure to the property line or the back of sidewalk, whichever is less, so that vehicles parked in the driveway will not project into the public right-of-way;
 - b. Parking in the required front setback area is restricted to passenger vehicles only; and
 - c. The Chief Planner may approve open (uncovered) parking spaces with dimensions of not less than eight feet and six inches wide by 18 feet deep.

(3) Amend Table 20.330.007 “Required Parking Spaces, Downtown Districts” to clarify the parking requirement for one-bedroom units.

Land Use Classification	Required Parking Spaces	
Multi-Unit Residential		
<i>Studio and less than 500 sq. ft.</i>	1 space per unit maximum	<u>General Requirements for all Multi-Unit Residential Parking:</u> One covered space shall be designated for each unit.
<i>One-bedroom (up to 1,100 sq. ft.)</i>	1 space minimum, 1.5 spaces maximum per unit	
<i>Two-bedroom (up to 1,100 sq. ft.)</i>	1.5 spaces minimum, 1.8 spaces maximum per unit	
<i>Three or more bedrooms and 1,101 sq. ft. or larger</i>	1.5 spaces minimum, 2 spaces maximum per unit	

(4) Amend Section 20.330.007 “Downtown Parking” to permit unbundled parking for multi-family residential.

- A. **Required Parking.** Each land use in a Downtown District shall be provided at least the number of on-site parking spaces stated in Table 20.330.007. The parking requirement for any use not listed in Table 20.330.007 shall be the same as required for the land use in any other district as stated in Table 20.330.004.
- B. **In-Lieu Fees.** In the Downtown Parking District, the City may establish a parking mitigation fund and allow payment of a fee in lieu of providing required parking on-site or off-site.
 1. ***In-Lieu Fee Amount.*** The amount of the in-lieu fee shall be calculated and paid as set forth in a resolution of the City Council.
 2. ***Use of Funds.*** In-lieu fees shall be used for programs to reduce parking impacts including, but not limited to, any of the following:

- a. Off-street parking facilities, including acquisition, development, and maintenance of parking facilities located in the Downtown Parking District;
 - b. Mass transit equipment, including stock and attendant facilities serving the area in which the buildings for which the payments are made are located;
 - c. Transit or paratransit passes, coupons, and tickets to be made available at a discount to employees and customers and to promote and support incentives for employee ride-sharing and transit use; or
 - d. Transportation system management projects, all costs including, but not limited to, personnel, equipment, and physical facilities.
- C. **Parking Reduction.** For the Downtown Parking District, the Planning Commission shall review any request for a reduction in the number of required parking spaces and make a determination whether there is sufficient parking within the District to accommodate the proposed use.
- D. **Shared Parking.** Where a shared parking facility serving more than one use will be provided, the total number of required parking spaces may be reduced up to 50 percent with a Conditional Use Permit, if the Planning Commission finds that all of the following are true:
1. The peak hours of use will not overlap or coincide to the degree that peak demand for parking spaces from all uses will be greater than the total supply of spaces;
 2. The adequacy of the quantity and efficiency of parking provided will equal or exceed the level that can be expected if parking for each use were provided separately;
 3. If the Chief Planner requires a parking demand study, the study shall be prepared by an independent traffic engineering professional approved by the City supports the proposed reduction; and
 4. In the case of a shared parking facility that serves more than one property, a parking agreement has been prepared consistent with the provisions of off-site parking facilities.
- E. **Unbundling Parking from Residential Uses.** For residential condominium or other multi-family ownership projects, parking in excess of one space per unit may be sold or rented separate from the residential unit. For apartment developments, 50 percent or more of the provided parking may be unbundled, subject to approval of a parking management and monitoring plan by the Planning Commission.
- (5) **Amend Section 20.330.010 (D) “Size of Parking Spaces and Maneuvering Aisles” to permit compact parking spaces, remove a reference to parking space setbacks in the “Setback of Cross Drive Aisles” section, and revise the vertical clearance for garage and carport spaces to be consistent with the Building Code.**

- D. **Size of Parking Spaces and Maneuvering Aisles.** Parking spaces and maneuvering aisles shall be provided to meet the minimum dimensions required by this subsection. Screening walls, roof support posts, columns, or other structural members shall not intrude into the required dimensions for parking spaces.
1. **Standard Parking Spaces.** The minimum basic dimension for standard parking spaces is 8 1/2 feet by 18 feet.
 2. **Compact Parking Spaces.** The minimum basic dimension for compact parking spaces is 8 feet by 16 feet. For uses requiring 10 or more parking spaces, a maximum of 35 percent of those spaces may be compact parking. Compact parking spaces shall be permanently identified.
 3. **Parking Space Widths.** Parking space width is measured from the inside edge of the parking space striping to the outside edge of parking space striping.
 4. Table 20.330.010 provides the dimensions of spaces (stalls) and aisles according to angle of parking spaces. The required aisle width may be modified upon a finding by the City Engineer that sufficient space is provided so that maneuvering areas will not interfere with traffic and pedestrian circulation.
 5. **Setback of Cross Drive Aisles.** Cross drive aisles along main drive aisles connecting directly to a street shall be set back at least 50 feet from the lot line abutting the street. This setback may be reduced through a Use Permit if the Review Authority finds that sufficient setback is provided so that traffic and pedestrian circulation will not be impeded.
 6. **Parking Spaces Abutting Wall or Fence.** Each parking space adjoining a wall, fence, column, or other obstruction higher than 0.5 feet shall be increased by two feet on each obstructed side, provided that the increase may be reduced by 0.25 feet for each one foot of unobstructed distance from the edge of a required aisle, measured parallel to the depth of the parking space.
 7. **Minimum Dimensions for Residential Carports.** Each single-car carport shall measure at least 10 feet wide by 20 feet long. Each double carport shall measure at least 20 feet wide by 20 feet long. The width of the carport is to be measured from inside face of support to inside face of opposite support. The carport roof shall cover the entire 20-foot length of the space. Unless adequate enclosed storage area is provided elsewhere on-site, the carport shall include a minimum 80 cubic feet of enclosed, un-inhabitable and non-conditioned storage space.
 8. **Minimum Dimensions for Residential Enclosed Garages.** Enclosed garages serving residential uses shall be constructed to meet the following minimum inside dimensions.
 - a. A single-car garage shall be at least 10 feet wide and 20 feet long.
 - b. A double-car garage shall be at least 20 feet wide and 20 feet long.

- c. Each garage space shall be equipped with an automatic door opener and a roll-up sectional or similar garage door which does not extend onto the apron. On multifamily dwellings, a security gate on a multispace garage is permitted.
- d. For the purpose of determining the existing number of garage spaces for an existing dwelling unit the following dimensions shall apply:
 - i. An existing garage with minimum interior dimensions of 8 1/2 feet in width and 18 feet in length shall qualify as one existing enclosed parking space.
 - ii. An existing garage with minimum interior dimensions of 17 feet in width and 18 feet in length shall qualify as two existing enclosed parking spaces.
 - iii. If the minimum interior dimensions of an existing garage parking space exceeds the minimum dimensions in this subsection, the existing enclosed space dimensions shall be maintained.
 - iv. The vertical clearance for garage or carport parking spaces shall not be less than seven feet.

(6) Amend Section 20.330.010.L.8 “Parking Garage Rooftop Planting” to allow exceptions to the standard subject to Planning Commission approval.

- 8. ***Parking Garage Rooftop Planting.*** Uncovered parking on the top level of a parking structure shall have rooftop planters with a minimum dimension of 24 inches around the entire perimeter of the top floor. Exceptions to this standard are subject to Planning Commission approval.

P. Revise Chapter 20.350 Standards and Requirements for Specific Uses and Activities as follows:

(1) Amend Section 20.350.008, Automobile/Vehicle Sales and Leasing, to allow Chief Planner approval of landscaping less than ten percent of the site.

A. **Landscaping.** At least ten percent of the site shall be landscaped, unless the Chief Planner determines that due to the characteristics of a specific site, a lower percentage of proposed landscaping is sufficient to adequately screen the site.

(2) Amend Section 20.350.030 “Outdoor Seating” to increase the base square footage area allowed to be used for outdoor seating, and to require approval of a Minor Use Permit, rather than a Conditional Use Permit, to exceed the base permitted outdoor seating area:

Eating and drinking establishments with outdoor seating areas shall be located, developed, and operated in compliance with the following standards:

A. **Size.** Outdoor seating areas shall not exceed 30 percent of the total building floor area occupied by the eating and drinking establishment, or 150 square feet of outdoor seating area, whichever is greater, unless approved with a Minor Use Permit.

B. **Minor Use Permit.** A Minor Use Permit is required when the outdoor seating area is located immediately abutting the property line of a residential district.

(3) Amend Section 20.350.035 “Accessory Dwelling Units” to clarify that the maximum size of the ADU is based on total floor area of the primary unit.

D. **Maximum Floor Area.** The total area of floor space of an attached or detached accessory dwelling unit shall not exceed 50 percent of the floor area of the primary unit, with a maximum allowable floor area of 900 square feet.

Q. Revise Chapter 20.360 Signs as follows:

- (1) Amend Table 20.360.008 “Sign Standards for Non-Residential Zoning Districts” to revise the title of the final column as follows:**

Zoning Districts (Frontage)	Sign Area Allowed (sq. ft. per 1 linear ft. of building frontage)	Total Maximum Sign Area (sq. ft.)	Permitted Sign Types	Maximum Number of Signs	Maximum Sign Area per Sign Type (sq. ft.)
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R. Revise Chapter 20.370 Antennas and Wireless Communications Facilities as follows:

- (1) Amend Section 20.370.003.D.2 “Location Preferences” to correct the language in the final location preference standard regarding the required distance of a new antenna located in any nonresidential district.**

2. *Location Preferences.*

- a. In an Employment district and co-located with existing wireless telecommunication facilities that conform to the requirements of this chapter.
- b. In any other Nonresidential district and co-located with existing conforming facilities.
- c. In an Employment district and located more than 600 feet from a Residential district.
- d. In any other Nonresidential district and located more than 600 feet from a Residential district.
- e. On Nonresidential structures in Residential districts and located more than 600 feet from a Residential structure.
- f. In any Nonresidential district and located less than 600 feet from a Residential district.

S. Revise Chapter 20.400 Transportation Demand Management

- (1) Amend Table 20.400.003 “Minimum Alternative Mode Use” to make the FAR bonus request rows consistent with the maximum floor area ratios allowed in the base zoning district standards.**

Project	Base District	Requested FAR	Minimum Alternative Mode Use (percent of total trips)
Nonresidential projects resulting in more than 100 average daily trips	All	n/a	28.0
FAR bonus request	Business and Professional Office	1.01 – 1.59	30.0
		1.60 – 1.99	36.5
		2.00 – 2.30	45.0
	Business Commercial and Freeway Commercial	0.51 – 0.69	30.0
		0.70 – 0.80	32.0
		0.81 – 1.00	35.0
	Hotels and Motels in Business Commercial and Freeway Commercial	1.21 – 1.49	30.0
		1.50 – 1.69	32.0
		1.70 – 1.80	35.0
		1.81 – 2.00	38.0
		2.01 – 2.20	40.0
	Business and Technology Park	0.51 – 0.69	30.0
		0.70 – 0.80	32.0
		0.81 – 1.00	35.0
		1.01 – 1.12	38.0
1.13 – 1.25		40.0	

T. Revise Chapter 20.440 Planning Agency as follows:

- (1) Amend Section 20.440.011 to include provisions for Concurrent Processing of multiple entitlements.**

Concurrent Processing. Notwithstanding any other provision of this Code, whenever an application filed pursuant to this Ordinance seeks multiple entitlements, if any of the entitlements require review and action by different decision makers, all of the associated entitlements shall be reviewed and acted upon by the highest approval body with authority over any of the entitlements. When an application seeking multiple entitlements is transferred to a higher approval body for determination, the lower approval body shall serve as an advisory body on those entitlements that it would typically review and act upon.

- (2) Re-number Section 20.440.011 “Summary of Review Authorities for Decisions and Appeals”, and Table 20.440.011 “Review Authority” to accommodate the Concurrent Processing provisions.**

20.440.012 Summary of Review Authorities for Decisions and Appeals

Table 20.440.012 Review Authority

(3) Amend Table 20.440.012 “Review Authority” to reference concurrent processing requirements for projects seeking multiple entitlements and include Transportation Demand Management Plans.

Application or Action Type	Found in Chapter	Advisory Body	Decision Maker	Appeal Body
Type One: Ministerial Actions				
Site Clearance	20.470	N/A	Chief Planner	Planning Commission
Sign Permit	20.360	N/A	Chief Planner	City Council
Interpretations	20.030	N/A	Chief Planner	Planning Commission
Minor Changes to an Approved Permit	20.440	N/A	Chief Planner	Planning Commission
Type Two: Discretionary Quasi-Judicial Actions				
Waiver from Dimensional Standards	20.510	N/A	Chief Planner	Planning Commission
Permit Modifications	20.440	Chief Planner	Chief Planner or Planning Commission	City Council
Parking District Parking Exceptions	20.330	N/A	Planning Commission	City Council
Temporary Use Permits	20.520	N/A	Chief Planner	Planning Commission
Design Review	20.480	Design Review Board	Chief Planner or Planning Commission	Planning Commission or City Council
Minor Use Permits	20.490	N/A	Chief Planner	Planning Commission
Conditional Use Permits	20.490	Chief Planner	Planning Commission	City Council
Variances	20.500	Chief Planner	Planning Commission	City Council
Certificates of Alteration	2.56	N/A	Planning Commission	City Council
Master Sign Program	20.360	Advisory Body of Associated Project Permit	Review Authority of Associated Project Permit	Appeal Body of Associated Project Permit
Precise Plans (excluding Terrabay)	20.210 20.220 20.230	Chief Planner	Planning Commission	City Council
Transportation Demand Management Plan	20.400	Advisory Body of Associated Project Permit	Review Authority of Associated Project Permit	Appeal Body of Associated Project Permit
Type Three: Discretionary Legislative Actions				
Precise Plans (Terrabay)	20.240	Planning Commission	City Council	Superior Court
Specific Plans and Plan Amendments	20.530	Planning Commission	City Council	Superior Court
General Plan Text and Map Amendments	20.540	Planning Commission	City Council	Superior Court
Zoning Ordinance and Map Amendments	20.550	Planning Commission	City Council	Superior Court
Prezoning	20.560	Planning Commission	City Council	Superior Court
1. For review authority for applications seeking multiple entitlements from different decision makers, see Section 20.440.011.				

(4) Amend Section 20.440.005 “Design Review Board”, to clarify DRB terms and membership.

The Design Review Board is established and organized to conduct design review of proposed development pursuant to the requirements of Chapter 20.480 (“Design Review”). It is organized and has the powers and responsibilities as follows:

- A. Membership and Terms of Office. The Design Review Board shall consist of five members appointed by the Planning Commission. Each member shall be appointed for a term of four years and until a successor is appointed and qualified. Terms shall be staggered and shall expire in even-numbered years. Following the effective date of this Ordinance, the next two Design Review Board appointments shall be made for less than a full four year term to assure that the Design Review Board has staggered terms.
- B. Officers. At least two members shall be architects licensed by the State. At least two members shall be either a landscape architect, designer, contractor, horticulturist, or person with equivalent landscaping expertise or background. No more than one member may be a building or engineering contractor. At least one of the members shall also be a resident and elector of the City.
- C. Powers and Duties. The Design Review Board shall review design review applications, related drawings, and other matters related thereto and make recommendations to the Planning Commission and Chief Planner in accordance with the provisions of Chapter 20.480 (“Design Review”) and the design review guidelines.
- D. Compensation. The Design Review Board members shall be compensated according to the schedule adopted by the City Council.

U. Revise Chapter 20.450 Common Procedures as follows:

(1) Amend Section 20.450.005 “Public Notice” to remove the on-site posting requirement:

- B. Posted Notice.** Notices shall be posted at three public places within the City of South San Francisco. The notice shall include all of the information listed in subsection E below.

(2) Amend Table 20.450.005 “Hearing Scheduling Responsibilities and Notice Requirements” to include Transportation Demand Management Plans.

Application or Action Type	Scheduling Responsibility	Required Notice
Type One: Ministerial Actions		
Site Clearance Sign Permit Interpretations Minor Changes to an Approved Permit	N/A	N/A
Type Two: Discretionary Quasi-Judicial Actions		
Waiver from Dimensional Standards	N/A	N/A
Parking District Parking Exceptions	Chief Planner	A, B, and C
Temp. Use Permits	N/A	N/A
Design Review	Chief Planner	Same as underlying permit If no other discretionary action, notice shall be posted in the Planning Division at least 10 days prior to the date of action.
Negative Declaration	Chief Planner	Same as underlying permit
Master Sign Program	Chief Planner	Same as underlying permit
Minor Use Permits	Chief Planner	A, B, and C
Conditional Use Permits	Chief Planner	A, B, and C
Variances	Chief Planner	A, B, and C
Appeals	Planning Commission Hearing: Chief Planner	A, B, and C
	City Council Hearing City Clerk	A, B, and C
Transportation Demand Management Plan	Chief Planner	Same as underlying permit If no other discretionary action, notice shall be posted in the Planning Division at least 10 days prior to the date of action.
Type Three: Discretionary Legislative Actions		
Specific Plans and Plan Amendments	Planning Commission Hearing:	C; A, B, and C if permitted uses of real property are affected.
General Plan Text and Map Amendments	Chief Planner	
Zoning Ordinance and Map Amendments	City Council Hearing	C
Prezoning	City Clerk	

V. Revise Chapter 20.480 Design Review as follows:

(1) Amend Section 20.480.003 “Assignment of Design Review Responsibilities” to assign design review of signs up to 100 square feet to the Chief Planner.

A. Chief Planner.

1. The Chief Planner may approve, conditionally approve, or deny sign programs with less than 100 square feet of total sign area and additions to one-, two- and three-unit residential structures not elsewhere exempted from the procedures of this chapter, without the Design Review Board’s review and recommendations.

W. Revise Chapter 20.490 Use Permits as follows:

- (1) **Amend Section 20.490.002 “Use Permit Applicability” to clarify that a new use or change in use within 300 feet of a residential district requires a Minor Use Permit:**

Use permit approval is required for the following:

- A. A Minor Use Permit is required for any new use or change of use from one use classification to another nonresidential use classification within 300 feet of a residential district. A change in occupancy is not considered a change in use unless the new occupant is in a different use classification than the former occupant.

X. Revise Chapter 20.620 Use Classifications as follows:

- (1) **Amend Section 20.620.002 “Residential Use Classifications” to revise the definition of Single-Unit Dwelling uses to be consistent with California Health and Safety Code Section 17021.5 regarding employee housing for six or fewer employees, and add a definition for a micro-unit as a type of multi-family residential development**

Single-Unit Dwelling. A dwelling unit designed for occupancy by one household, where all rooms are internally connected and internally accessible via habitable space, and located on a separate lot from any other unit (except second living units, where permitted). This classification includes individual manufactured housing units installed on a foundation system pursuant to Section 18551 of the California Health and Safety Code, and the use of a single-family residential structure as employee housing for six or fewer employees consistent with Section 17021.5 of the California Health and Safety Code.

Detached. A single-unit dwelling, on a single lot, within which all rooms are internally accessible and that is not attached to any other dwelling unit.

Attached. A single-unit dwelling on a single lot that is attached through common vertical walls to one or more dwellings on abutting lots. An attached single-unit dwelling is sometimes called a “townhouse.”

Semi-Attached. A single-unit dwelling with only the garage wall abutting, or in common with, the garage of the dwelling unit on the adjacent lot.

Multiple-Unit Residential. Two or more dwelling units on a single lot. Multi-unit development types include townhouses, single-unit groups, garden apartments, senior citizen residential developments, multi-story apartment buildings, and transitional residential development.

Duplex. A single building on a separate lot that contains two dwelling units or two single-unit dwellings on a single lot. This use is distinguished from a Second Dwelling Unit, which is an Accessory residential unit as defined by State law and this ordinance.

Multi-Unit. Three or more dwelling units on a site or lot. Types of multiple family dwellings include townhouses, garden apartments, senior housing developments, micro-units, and multi-story apartment buildings.

Senior Citizen Residential. A multi-unit development in which individual units are occupied exclusively by one or more persons 62 years of age or older.

- (2) **Amend Section 20.620.004 “Commercial Use Classifications” to clarify the definition of Automobile/Vehicle Rentals uses.**

Automobile/Vehicle Rentals. Point of sale for rental of automobiles, including storage and maintenance.

- (3) **Amend Section 20.620.005 “Employment Use Classifications” to revise the definition of Wholesaling and Distribution to reference Building Materials and Services uses rather than Construction Sales and Services uses.**

Wholesaling and Distribution. Indoor storage and sale of goods to other firms for resale; storage of goods for transfer to retail outlets of the same firm; or storage and sale of materials and supplies used in production of operation, including janitorial and restaurant supplies. Wholesalers are primarily engaged in business-to-business sales, but may sell to individual consumers through mail or internet orders. They normally operate from a warehouse or office having little or no display of merchandise, and are not designed to solicit walk-in traffic. This classification does not include wholesale sale of building materials. (See Building Materials and Services).

Y. Amend Chapter 20.630 Definitions as follows:

- (1) **Add a definition of “micro-unit”:**

Micro-Unit. Small studio apartment, up to 350 square feet, with a fully functioning and accessibility compliant kitchen and bathroom.

- (2) **Amend the definition of outdoor storage to be consistent with Section 20.350.031 “Outdoor Storage”:**

Outdoor Storage. The keeping, in an unroofed area, of any goods, junk, material, merchandise, or vehicles in the same place for more than 72 hours, except for the keeping of building materials reasonable required for construction work on the premises pursuant to a valid and current building permit issued by the City.

Z. Amend Chapter 20.375 Small Cell Wireless Communications Facilities as follows:

- (1) **Amend the definition of “small cell wireless facility” in Section 20.375.002 to further consistency with federal telecommunication regulations:**

G. Small Cell Wireless Facility. A Small Cell Wireless Facility means a wireless telecommunications facility, as defined in paragraph (2) of subdivision (d) of Section 65850.6 of the Government Code, as amended, or a wireless facility that uses licensed or unlicensed spectrum and that meets the following requirements:

1. The structure on which antenna facilities are mounted:
 - (a) Is 50 feet or less in height, or
 - (b) Is no more than 10 percent taller than other adjacent structures, or
 - (c) Is not extended to a height of more than 10 percent above its preexisting height as a result of the collocation of new antenna facilities; and
2. Each antenna (excluding associated antenna equipment as defined by 47 C.F.R. §1.1320(d)) is no more than three cubic feet in volume; and
3. All other wireless equipment associated with the facility are cumulatively no more than 28 cubic feet in volume; and
4. The facility does not require antenna structure registration under 47 C.F.R. Chapter 1, Subchapter A, Part 17.
5. The facility is not located on Tribal lands, as defined under 36 C.F.R. § 800.16(x); and
6. The facility does not result in human exposure to radiofrequency radiation in excess of the applicable safety standards specified in 47 C.F.R. §1.1307(b).
7. A micro wireless facility, which shall be defined as a small cell that is no larger than 24 inches long, 15 inches in width, 12 inches in height, and that has an exterior antenna, if any, no longer than 11 inches.
8. For the purposes of this subsection, the following types of Ancillary Equipment are excluded from the calculation of equipment volume:
 - a. Electric meters and any required pedestal;
 - b. Concealment elements such as a stealth facility;
 - c. Any telecommunications demarcation box;
 - d. Grounding equipment, power transfer switch;
 - e. Cutoff switch;
 - f. Vertical cable runs for the connection of power and other services; and
 - g. Equipment concealed within an existing building or structure.
9. For the purposes of this chapter, a Small Cell Wireless Facility does not include the following:
 - a. Wireline backhaul facility, which shall mean a facility used for the transport of communications data by wire from wireless facilities to a network.
 - b. Coaxial or fiber optic cables that are not immediately adjacent to or directly associated with a particular antenna or collocation.
 - c. Wireless facilities placed in any historic district listed in the National Park Service Certified State or Local Historic Districts or in any historical district listed on the

California Register of Historical Resources or placed in coastal zones subject to the jurisdiction of the California Coastal Commission.

d. Underlying vertical infrastructure, which shall mean poles or similar facilities owned or controlled by the City that are in the public rights-of-way or public utility easements and meant for, or used in whole or in part for, communications service, electric service, lighting, traffic control, or similar functions.