



# memo pasadena

October 23, 2017

TO: Doug Davidson, Deputy Director of Community Development, Development Review  
Kyle Bell, Associate Planner  
City of San Luis Obispo

FROM: MIG Consultant Team

RE: Final Updated Zoning Regulations Outline

Below we present the draft outline for the reorganization of Title 17 (Zoning Regulations) of the San Luis Obispo Municipal Code. This builds on the August 4, 2017 outline memo by incorporating revisions from the public and Planning Commission at the September 13, 2017 Planning Commission study session, plus staff's comments from September 14, 2017.

As we noted previously, this outline serves as a guide to the reorganization. Once we have reorganized, we will use track changes to show amendments to regulations.

<b>Article 1: Enactment, Applicability, and Enforcement</b>	
<b>New (and Notes)</b>	<b>Existing (and Notes)</b>
<b>CHAPTER 17.02. PURPOSE AND APPLICABILITY OF THE ZONING REGULATIONS</b>	
17.020.010 – Title	17.020.010 – Title
17.020.020 – Purpose and Authority	17.020.020 – Purpose
17.020.030 – General Requirements	17.020.030 – General Requirements
17.020.040– Relationship to Prior Ordinances and Other Codes	New and <del>17.020.050 – General Plan Consistency – Regulations Interpretation and Application</del>
17.02.060 – Relationship to California Environmental Quality Act  <i>Explains how processes are affected by CEQA review.</i>	New
17.02.070 – Relationship to Design Guidelines	New
17.02.080 – Relationship to Specific Plans	New
17.02.090 – Prior Rights and Violations	New
17.02.100 – Severability, Partial Invalidation of the Zoning Regulations	New
<b>CHAPTER 17.04. INTERPRETATION OF THE ZONING REGULATIONS</b>	
17.04.010 – Rules of Interpretation	17.020.040 - Interpretations

<b>Article 1: Enactment, Applicability, and Enforcement</b>	
<b>New (and Notes)</b>	<b>Existing (and Notes)</b>
17.04.020 – Procedures for Interpretation	17.020.040 - Interpretations
17.04.030 – Uses Not Classified  <i>This provides greater clarity on how the Director deals with unclassified uses and formalizes a process for recording interpretations.</i>	New
17.04.050 – Text Takes Precedence over Graphics	New
<b>CHAPTER 17.06. ZONES ESTABLISHED AND ZONING MAP</b>	
17.06.010 – Purpose	New
17.06.020 – Designation of Zones	17.060.010 – Designation of Zones
17.06.030 – Official Zoning Map	17.06.020 – Areas within the City to Be Designated within a Zone District – Zoning Map to be Part of these Regulations
17.06.040 – Uncertainty of Boundaries	New
17.06.050 – Classification of Annexed Lands and Unclassified Property	17.70.050 – Annexation and Prezoning

<b>Article 2: Zones, Allowable Uses, and Development and Design Standards</b>	
<b>New (and Notes)</b>	<b>Existing (and Notes)</b>
<b>CHAPTER 17.10. USE REGULATIONS</b>	
17.10.010 – Use Regulations  <i>This section will include current Table 9 (which may have a new number).</i>  <i>Will include provisions for prohibited uses in current 17.22, elsewhere in the Zoning Regulations, and as directed by City staff</i>  <i>Regarding the current Table 9 notes, we will look to relocate the notes to the chapters addressing specific zones and we will include a cross reference in the “Specific Use Regulations” in Table 9.</i>	17.22 Use Regulation (Table 9 and introductory text) 17.08.070 – Mineral Extraction  Chapter 17.92: Onshore Support Facilities
<b>CHAPTER 17.12. AGRICULTURAL (AG) ZONE</b>	
17.12.010 – Purpose and Application	17.33.010 – Purpose and Application
17.12.020 – Development Standards	17.33.020 – Property Development Standards
<b>CHAPTER 17.14. CONSERVATION/OPEN SPACE (C/OS) ZONE</b>	
17.14.010 – Purpose and Application	17.32.010 – Purpose and Application
17.14.020 – Development Standards	17.32.020 – Property Development Standards
<b>CHAPTER 17.16. LOW-DENSITY RESIDENTIAL (R-1) ZONE</b>	
17.16.010 – Purpose and Application	17.24.010 – Purpose and Application
17.16.020 – Development Standards	17.24.020 – Property Development Standards
<b>CHAPTER 17.18. MEDIUM-DENSITY RESIDENTIAL (R-2) ZONE</b>	
17.18.010 – Purpose and Application	17.26.010 – Purpose and Application
17.18.020 – Development Standards	17.26.020 – Property Development Standards
<b>CHAPTER 17.20. MEDIUM-HIGH DENSITY RESIDENTIAL (R-3) ZONE</b>	
17.20.010 – Purpose and Application	17.28.010 – Purpose and Application
17.20.020 – Development Standards	17.28.020 – Property Development Standards
<b>CHAPTER 17.22. HIGH-DENSITY RESIDENTIAL (R-4) ZONE</b>	
17.22.010 – Purpose and Application	17.30.010 – Purpose and Application
17.22.020 – Development Standards	17.30.020 – Property Development Standards
<b>CHAPTER 17.24. OFFICE (O) ZONE</b>	
17.24.010 – Purpose and Application	17.34.010 – Purpose and Application
17.24.020 – Development Standards	17.34.020 – Property Development Standards
<b>CHAPTER 17.26. COMMERCIAL-NEIGHBORHOOD (C-N) ZONE</b>	
17.26.010 – Purpose and Application	17.38.010 – Purpose and Application
17.26.020 – Development Standards	17.38.020 – Property Development Standards
<b>CHAPTER 17.28. COMMERCIAL-RETAIL (C-R) ZONE</b>	
17.28.010 – Purpose and Application	17.40.010 – Purpose and Application
17.28.020 – Development Standards	17.40.020 – Property Development Standards
<b>CHAPTER 17.30. COMMERCIAL-COMMUNITY (C-C) ZONE</b>	
17.30.010 – Purpose and Application	17.41.010 – Purpose and Application
17.30.020 – Development Standards	17.41.020 – Property Development Standards
<b>CHAPTER 17.32. COMMERCIAL-DOWNTOWN (C-D) ZONE</b>	
17.32.010 – Purpose and Application	17.42.010 – Purpose and Application
17.32.020 – Development Standards	17.42.020 – Property Development Standards

<b>Article 2: Zones, Allowable Uses, and Development and Design Standards</b>	
<b>New (and Notes)</b>	<b>Existing (and Notes)</b>
<b>CHAPTER 17.34. COMMERCIAL-TOURIST (C-T) ZONE</b>	
17.34.010 – Purpose and Application	17.44.010 – Purpose and Application
17.34.020 – Development Standards	17.44.020 – Property Development Standards
<b>CHAPTER 17.36. COMMERCIAL-SERVICE (C-S) ZONE</b>	
17.36.010 – Purpose and Application	17.46.010 – Purpose and Application
17.36.020 – Development Standards	17.46.020 – Property Development Standards
<b>CHAPTER 17.40. MANUFACTURING (M) ZONE</b>	
17.40.010 – Purpose and Application	17.48.010 – Purpose and Application
17.40.020 – Development Standards	17.48.020 – Property Development Standards
<b>CHAPTER 17.42. BUSINESS PARK (BP) ZONE</b>	
17.42.010 – Purpose and Application	17.49.010 – Purpose and Application
17.42.020 – Development Standards	17.49.020 – Property Development Standards
<b>CHAPTER 17.46. PUBLIC FACILITY (PF) ZONE</b>	
17.46.010 – Purpose and Application	17.36.010 – Purpose and Application
17.46.020 – Development Standards	17.36.020 – Property Development Standards
17.46.030 – Public School Tenant Uses	17.36.030 – Public School Tenant Uses
<b>CHAPTER 17.52. PLANNED DEVELOPMENT (PD) OVERLAY ZONE</b>	
17.52.010 – Purpose and Application	17.50.010 – Purpose  17.50.020 – Application and Procedure
17.52.020 – Allowed Uses	
17.52.030 - Development standards	
17.52.040 – Phasing	17.62.070 – Phasing
17.52.050 – Preliminary Development Plan Required	17.62.010 – Preliminary Development Plan
17.52.060 - Mandatory Project Features	
17.52.070 – Process for Approval	17.62.020 – Actions of the Planning Commission 17.62.030 – Actions of the Council 17.62.040 – Required Findings 17.62.045 – Decision and Findings
17.52.080 – Final Development Plan	17.62.060 – Final Development Plan 17.62.050 – Requirement for Development Plan
17.52.090 – Amendment to Final Development Plan	17.62.080 – Amendment of Final Development Plan
17.52.100 – Revocation of PD Zoning	17.62.090 – Revocation of PD Zoning
<b>CHAPTER 17.54. SPECIFIC PLAN (SP) OVERLAY ZONE</b>	
17.54.010 – Purpose and Application	17.52.010 – Purpose and Application
17.54.020 – Allowed Uses	17.52.020 – Allowed Uses
17.54.030 – Development Standards	17.52.030 – Development Standards
<b>CHAPTER 17.56. SPECIAL FOCUS AREA (S-F) OVERLAY ZONE</b>	
17.56.010 – Purpose and Application	17.53.010 – Purpose and Application
17.56.020 – Allowed Uses	17.53.020 – Allowed Uses and Development Standards
17.56.030 - Development Standards	17.53.020 – Allowed Uses and Development Standards
17.56.040 – Subsequent Amendments	17.53.030 – Subsequent Amendments
<b>CHAPTER 17.58. HISTORICAL PRESERVATION (H) OVERLAY ZONE</b>	
17.58.010 – Purpose and Application	17.54.010 – Purpose and Application
17.58.020 – Allowed Uses	17.54.020 – Allowed Uses

<b>Article 2: Zones, Allowable Uses, and Development and Design Standards</b>	
<b>New (and Notes)</b>	<b>Existing (and Notes)</b>
17.56.030 – Development Standards	17.54.030 – Development Standards
<b>CHAPTER 17.60. MIXED USE (MU) OVERLAY ZONE</b>	
17.60.010 – Purpose	17.55.010 – Purpose
17.60.020 – Application and Procedure	17.55.020 – Application and Procedure
17.60.030 – Development and Design Standards	17.55.030 – Development Standards
<p><i>We propose to consolidate the MU provisions throughout Title 17 into this chapter to make them easier to use. Also, provisions beyond the current regulations will be included to address LUCE policy and to reflect elimination of the current live/work and work/live provisions.</i></p>	
17.60.040 – Design Considerations	
17.60.050 – Performance Standards	
17.60.060 – Requirements for Use Permit Projects	
<b>CHAPTER 17.62. SPECIAL CONSIDERATION (S) OVERLAY ZONE</b>	
17.62.010 – Purpose and Application	17.56.010 – Purpose and Application
17.62.020 – Allowed Uses	17.56.020 – Allowed Uses
17.62.030 – Development Standards	17.56.030 – Development Standards
17.62.040 – Waiver of Use Permit Requirement with Subdivision Map	17.56.040 – Waiver of Use Permit Requirement with Subdivision Map
<b>CHAPTER 17.64. AIRPORT (AOZ) OVERLAY ZONE</b>	
17.64.010 – Purpose	17.57.010 – Purpose and Intent
17.64.020 – Applicability	17.57.020 – Applicability 17.57.050 – Airport Overlay Zone
17.64.030 – Allowed Uses	17.57.040 – Development Standards and Uses and Table 10
17.64.040 – Development Standards	17.57.040 – Development Standards and Uses
17.64.050 – Procedures for Establishing Uses within the AOZ	17.57.030 – Procedures
17.64.060 – Airspace Protection	17.57.060 – Airspace Protection
17.64.070 – Noise Compatibility Standards	17.57.070 – Noise
17.64.080 – Overflight Notice	17.57.080 – Overflight Notice
17.64.090 – Designated Clear Areas	17.57.090 – Open Land

<b>Article 3: Regulations and Standards Applicable to All Zones</b>	
New (and Notes)	Existing (and Notes)
<b>CHAPTER 17.XX. SITE DEVELOPMENT AND GENERAL DEVELOPMENT STANDARDS</b>	
<ul style="list-style-type: none"> <li>▪ Permitted Projections into Required Setback Areas</li> <li>▪ Vision Clearance Triangle at Intersections</li> <li>▪ Height Measurement and Exceptions</li> </ul> <p><i>Regarding the remaining provisions below: Each will be a separate chapter. We have not listed the detailed regulations for each topic.</i></p>	<p>New</p> <p>17.16.020.D – What May Occupy Yards                      17.16.020.E.2.f – Intersection Visibility                      17.16.040 Height</p>
Applicability of Other Provisions in the Zoning Regulations	17.17.020 - Applicability of Other Provisions 17.16.005 - Applicability of Other Provisions
Accessory Dwelling Units	17.21.010 - Accessory Dwelling Units
Accessory Structures in Residential Zones	17.21.030 – Accessory Structures <del>17.21.020 – Guest Quarters</del>
Building Setback Lines	Chapter 17.74: Building Setback Lines (Plan Line)
Coverage	17.16.030 – Coverage
Creek Setbacks	17.16.025 – Creek Setbacks
Density	17.16.010 – Density
Fences, Walls, and Hedges	17.16.050 – Fences, Walls, and Hedges=
Flood Damage Prevention	Chapter 17.84: Flood Damage Prevention Regulations
Mixed-Use Development	<p>17.08.072 – Mixed Use Projects</p> <ul style="list-style-type: none"> <li>B. Mix of Uses</li> <li>C. Maximum Density</li> <li>D. Site Layout and Project Design Standards</li> </ul> <p>17.087.072.A – Mixed Use Projects: Design Considerations</p> <p>17.087.072.E – Mixed Use Projects: Performance Standards</p> <p>17.087.072.F – Mixed Use Projects: Requirements for Use Permit Projects</p>
Night Sky Preservation	Chapter 17.23: Night Sky Preservation
Outdoor Sales and Storage	17.16.090 – Screening of Outdoor Sales and Storage
Chapter XX: Parking and Loading	
Parking and Loading	17.16.060 – Parking Space Requirements and Table 6 17.16.070 – Parking and Driveway Design and Exceptions
<p>Performance Standards</p> <ul style="list-style-type: none"> <li>A. Applicability</li> <li>B. Air Contaminants</li> <li>C. Discharges to Water or Public Sewer System</li> </ul>	<p>Chapter 17.18: Performance Standards</p> <p>New: Applicability (same as 17.18.090 – General and Special Conditions), Hazardous Materials, Cold</p>

<b>Article 3: Regulations and Standards Applicable to All Zones</b>	
<b>New (and Notes)</b>	<b>Existing (and Notes)</b>
D. Energy Conservation E. Hazardous Materials F. Heat and Cold G. Illumination H. Noise I. Solid Waste J. Vibration	
Property Maintenance Standards	Chapter 17.17: Property Maintenance Standards
Public Art Requirements for Private Development  <i>Definitions could be kept in this section or moved to Definitions chapter.</i>	Chapter 17.98: Public Art Requirements for Private Development
Setbacks	17.16.020 – Yards (except D. and E.2.f)
Street Right-of-Way Dedication and Improvement	Chapter 17.76: Street Right-of-Way Dedication and Improvement
Water-Efficient Landscape Standards  <i>We recommend keeping these definitions specific to this chapter here rather than place them in the Definitions chapter.</i>	Chapter 17.87: Water Efficient Landscape Standards

<b>Article 4: Regulations for Specific Land Uses and Activities</b>	
<b>New (and Notes)</b>	<b>Existing (and Notes)</b>
Accessory Dwelling Units	17.21.010 – Accessory Dwelling Units
Adult Entertainment Businesses	Chapter 17.95: Adult Entertainment Businesses
<i>We recommend keeping these definitions specific to this chapter here rather than place them in the Definitions chapter.</i>	
Alcoholic Beverage Sales - Deemed Approved Regulations	17.11: Deemed Approved Alcoholic Beverage Sales Regulations
Alcoholic Beverages and Motor Fuel – Concurrent Sales	17.08.040 - Concurrent Sales of Motor Fuel and Alcoholic Beverages
Animal Boarding/Kennels (Outdoor)	New
Bed and Breakfast Establishments	Chapter 17.19: Bed and Breakfast Establishments
Convenience Stores	17.08.095 – Convenience Stores
Day Care – Large Family (Seven to 14 children)	17.08.100 – Child and Adult Day Care
Day Care – Small Family (Eight or fewer children)	17.08.100 – Child and Adult Day Care
Day Care Centers – Adult and Children	17.08.100 – Child and Adult Day Care
Food Trucks	New
Electronic Game Amusement Centers	17.08.060 – Electronic Game Amusement Centers
Home Occupations	17.08.090 – Home Occupation
Homeless Shelters	17.08.110 – Homeless Shelters
Homestay Rentals	17.08.140 – Homestay Rentals
Outdoor Sales on Commercial and Residential Lots	17.08.020 - Outdoor Sales on Commercial and Residential Lots
Pools and Pool Equipment - Location	17.08.120 – Location of Pool and Pool Equipment
Public Utilities	17.08.080 – Public Utilities
Recreational Vehicle Parking	17.16.015 – Recreational Vehicle as Dwelling Unit 17.08.010.C.4 Refer to 17.17.040D.7
Recycling Collection Facilities	New
Safe Parking	17.08.115 – Safe Parking
Satellite Dish Antenna	17.16.110 – Satellite Dish Antenna
Service Stations	17.08.030 – Service Stations
Temporary and Intermittent Uses	17.08.010 – Temporary and Intermittent Uses
Vending Machines	17.08.050 – Vending Machines
Wireless Telecommunications Facilities	17.16.120 – Wireless Telecommunications Facilities



<b>Article 5: Nonconformities</b>	
<b>New (and Notes)</b>	<b>Existing (and Notes)</b>
<b>CHAPTER XX: NONCONFORMING STRUCTURES</b>	
Intent	17.14.010 - Intent
Regulations	17.14.020 – Regulations 17.16.035 – Size limits on large-scale retail establishments
<b>CHAPTER XX: NONCONFORMING USES</b>	
Intent	17.10.010 - Intent
Regulations	17.10.020 - Regulations
<b>CHAPTER XX: NONCONFORMING LOTS</b>	
Intent	17.12.010 - Intent
Regulations	17.12.020 - Regulations

<b>Article 6: Permit Procedures</b>	
<b>New (and Notes)</b>	<b>Existing (and Notes)</b>
<b>CHAPTER XX: GENERAL PROVISIONS</b>	
Purpose and Intent	New
Discretionary Permits and Action	New
<i>This will include a chart showing the various permits and responsible review/hearing bodies.</i>	
Exemptions from Permit Requirements	New
Additional Permits May Be Required	New
Burden of Proof and Precedence	New
<b>CHAPTER XX: PERMIT APPLICATION FILING AND PROCESSING</b>	
Purpose	New
<i>This new chapter consolidates common provisions from each of the chapters that address how to file applications and how staff goes about reviewing applications before sending them to the responsible review/acting authority.</i>	
Authority for Land Use and Zoning Decisions	New
Multiple Permit Applications	New
Application Preparation and Filing	17.58.020 – Application Form
Application Fees	Chapter 17.68: Fees
Applicant Indemnification	New
Initial Application Review	New
Project Evaluation and Staff Reports	New
Environmental Review	New
Reapplication for Denied Permit Application	Chapter 17.64: Repeat Applications
Inactive Applications	Chapter 17.65: Inactive Applications
<b>CHAPTER XX: ADMINISTRATIVE AND PLANNING COMMISSION USE PERMITS</b>	
Purpose and Intent	17.58.010 – Purpose and Intent
Procedure – Administrative Use Permit	17.58.030 - Procedures
Procedure – Planning Commission Use Permit	17.58.030 - Procedures
Conditions of Approval	17.58.050 – Conditions of Approval
Criteria for Approval	17.58.060 – Criteria for Approval
Required Findings	17.58.040 - Findings
Requirement for and Compliance with Use Permits	17.58.070 - Requirement for and Compliance with Use Permits
Modification of Use Permit	New
Permit to Run with the Land	New – This states State law.
<b>CHAPTER XX: REASONABLE ACCOMMODATION</b>	
Purpose and Intent	17.61.010 – Purpose and Intent
Requests for Reasonable Accommodation	17.61.040 - Requests for Reasonable Accommodation
Application Requirements	17.61.050 – Application Requirements
Review Authority	17.61.030 – Review Authority
Conditions of Approval	17.61.080 – Conditions of Approval

<b>Article 6: Permit Procedures</b>	
<b>New (and Notes)</b>	<b>Existing (and Notes)</b>
Required Findings	17.61.060 - Required Findings
Occupancy Requirement	17.61.070 – Performance Standard
Modification of Use Permit	New
Permit to Run with the Land	New – This states State law.
Appeals	17.61.090 Appeals
<b>CHAPTER XX: VARIANCES</b>	
Purpose and Intent	17.60.010 – Purpose and Intent 17.60.020 – Scope
Procedure	17.60.030 - Procedure
Burden of Proof	New
Required Findings	17.60.040 - Findings
Expiration	17.60.050 - Expiration
Modification of Use Permit	New
Permit to Run with the Land	New
<i>This states State law.</i>	

<b>Article 7: Administration of Zoning Regulations</b>	
New (and Notes)	Existing (and Notes)
<b>CHAPTER XX: ADMINISTRATIVE RESPONSIBILITY</b>	
Purpose  <i>This is a new chapter that sets forth the responsibilities of the review authorities.</i>	New
Community Development Director	
Planning Commission	
Architectural Review Commission	<i>Cross reference to Chapter 2.48</i>
City Council	
<b>CHAPTER XX: AMENDMENTS - ZONING REGULATIONS AND ZONING MAP</b>	
Scope	17.70.010 – Scope
Authority to Initiate an Amendment	17.70.020 – Initiation
Processing, Notice, and Hearings	17.70.030 – Planning Commission Action 17.70.040 – Council Action
<b>CHAPTER XX: GENERAL PLAN AMENDMENTS</b>	
Purpose	17.80.010 – Title 17.80.020 – Amendments to be made in manner provided in this chapter 17.80.030 – Purpose
Authority to Initiate an Amendment	17.80.040 – Initiation of Amendments - Applications
Schedule for and Coordination of Amendments	17.80.050 – Schedule for Amendments 17.80.080 – Coordination of Amendments
Processing, Notice, and Hearings	17.80.060 – Planning Commission Action 17.80.070 – Council Action
<b>CHAPTER XX: APPEALS</b>	
Standing to Appeal	17.66.010 – Standing to Appeal
Time to File Appeal	17.66.020 – Time Limits
Content of Appeal Filing	17.66.040 – Content of Appeals
Course of Appeals	17.66.030 – Course of Appeals
Hearings and Notice	17.66.050 – Hearings and Notice
<b>CHAPTER XX: PUBLIC NOTICES AND HEARINGS</b>	
Purpose  <i>This chapter consolidates all similar requirements throughout Title 17 regulating how hearings are noticed, scheduled, and conducted.</i>	
Notice of Hearing	
Scheduling of Hearing	
Hearing Procedure	
Recommendation by Planning Commission	
Recommendation by Architectural Review Commission	New  <i>Cross reference to Chapter 2.48.</i>
Coordination of Multiple Appeals on Single Application  <i>This is the new process we have discussed to bring forward to the City Council, as one packet, appeals</i>	New

<b>Article 7: Administration of Zoning Regulations</b>	
<b>New (and Notes)</b>	<b>Existing (and Notes)</b>
<i>on PC action and ARC action.</i>	
Effective Date of Decision	
<b>CHAPTER XX: DEVELOPMENT AGREEMENTS</b>	
Purpose and Scope	17.94.010 Purpose and Scope
Authority	17.94.020 Authority
Initiation of Hearings	17.94.030 Initiation of Hearings
Applications—Legal Interest	17.94.040 Applications—Legal Interest
Fees	17.94.050 Fees
Preapplication Review	17.94.060 Preapplication Review
Application—Contents	17.94.070 Application—Contents
Public Notice	17.94.080 Public Notice
Failure to Receive Notice	17.94.090 Failure to Receive Notice
Planning Commission Hearing and Recommendation	17.94.100 Planning Commission Hearing and Recommendation
City Council Hearing	17.94.110 City Council Hearing
City Council Action	17.94.120 City Council Action
Development Agreement—Contents	17.94.130 Development Agreement—Contents
Development Agreement—Adoption by Ordinance—Execution of Contract	17.94.140 Development Agreement—Adoption by Ordinance—Execution of Contract
Recordation of Executed Agreement	17.94.150 Recordation of Executed Agreement
Ordinance, Regulations, and Requirements Applicable to Development	17.94.160 Ordinances, Regulations and Requirements Applicable to Development
Subsequently Enacted State and Federal Laws	17.94.170 Subsequently Enacted State and Federal Laws
Enforcement—Continuing Validity	17.94.180 Enforcement—Continuing Validity
Amendment—Time Extension—Cancellation	17.94.190 Amendment—Time Extension—Cancellation
Review for Compliance—Director’s Authority	17.94.200 Review for Compliance—Director’s Authority
Violation of Agreement—Council Review and Action	17.94.210 Violation of Agreement—Council Review and Action
Modification or Termination for Violations	17.94.220 Modification or Termination for Violations
Consequences of Termination	17.94.230 Consequences of Termination
Irregularity of Proceedings	17.94.240 Irregularity in Proceedings
Coordination of Approvals	17.94.250 Coordination of Approvals
<b>CHAPTER XX: ENFORCEMENT</b>	
17.02.120 - Enforcement	Chapter 17.72: Enforcement Additional New

<b>Article 8: Housing-Related Regulations</b>	
New (and Notes)	Existing (and Notes)
<b>CHAPTER XX: INCLUSIONARY HOUSING REQUIREMENTS</b>	
Purpose	17.91.010 - Purpose
Definitions	17.91.020 - Definitions
Applicability and Exclusions	17.91.030 - Applicability and Exclusions
General Standards	17.91.040 - General Standards
Procedures	17.91.050 - Procedures
In-lieu Housing Fee	17.91.060 - In-lieu Housing Fee
Affordable Housing Fund Established	17.91.070 - Affordable Housing Fund Established
Real Property Dedication	17.91.080 - Real Property Dedication
Incentives	17.91.090 - Incentives
Project Application	17.91.100 - Project Application
Conditions of Approval	17.91.110 - Conditions of Development Approval
Program Requirements	17.91.120 - Program Requirements
Eligibility Screening	17.91.130 - Eligibility Screening
Affordability Restrictions	17.91.140 - Affordability Restrictions
Shared Equity Purchase Program	17.91.150 - Shared Equity Purchase Program
Early Resale of Shared Equity Properties	17.91.151 - Early Resale of Shared Equity Properties
Management and Monitoring	17.91.160 - Management and Monitoring
Enforcement and Appeals	17.91.170 - Enforcement and Appeals
Severability	17.91.180 - Severability
<b>CHAPTER XX: AFFORDABLE HOUSING INCENTIVES</b>	
Purpose	17.90.010 – Purpose
<i>These may require minor adjustments to conform to recent changes in State law.</i>	
Definitions	17.90.020 - Definitions
<i>We recommend keeping these definitions specific to this chapter here rather than place them in the Definitions chapter.</i>	
Application Process	17.90.030 - Application Process
Standard Incentives for Housing Projects	17.90.040 - Standard Incentives for Housing Projects
Standard Incentives for Conversion of Apartments to Condominium Projects	17.90.050 - Standard Incentives for Conversion of Apartments to Condominium Projects
Alternative or Additional Incentives	17.90.060 - Alternative or Additional Incentives
Relationship to Other City Procedures	17.90.070 - Relationship to Other City Procedures
Agreements for Affordable Housing	17.90.080 - Agreements for Affordable Housing
Fees	17.90.090 – Fees
<i>Because this fee provision is very specific to this process, we recommend keeping it here instead of with the more generic fee provisions.</i>	
Affordability Standards	17.90.100 - Affordability Standards
Occupant Qualifications	17.90.110 - Occupant Screening

<b>Article 8: Housing-Related Regulations</b>	
<b>New (and Notes)</b>	<b>Existing (and Notes)</b>
<b>CHAPTER XX: DOWNTOWN HOUSING CONVERSION REGULATIONS</b>	
Purpose and Intent	17.86.010 - Purpose and Intent
Area of Applicability	17.86.020 - Area of Application
Definitions  <i>We recommend keeping these definitions specific to this chapter here rather than place them in the Definitions chapter.</i>	17.86.030 – Definitions
Land Uses Affected	17.86.040 - Land Uses Affected
No Net Housing Loss	17.86.050 - No Net Housing Loss
Exceptions	17.86.060 - Exceptions
Public Hearing Required	17.86.090 – Public Hearing—Notification
Conditions of Approval	17.86.080 – Conditions of Approval
Required Findings	17.86.070 – Findings Required
<b>CHAPTER XX: RESIDENTIAL GROWTH MANAGEMENT REGULATIONS</b>	
Purpose and Justification	17.88.010 - Purpose and Justification
Allocations	17.88.020 - Allocations
Periodic City Council Review and Consideration of Revisions	17.88.030 - Periodic City Council Review and Consideration of Revisions
Interim Urgency Regulations	<p>Chapter 17.20: Residential Occupancy Standards                      This section may be adjusted to ensure compliance with federal fair housing laws. Other regulations address the concern via regulating the types of housing allowed in each zone, building code limits on occupancy, parking regulations for larger units, and requirements for what constitutes a bedroom.</p> <p>17.70.060 – Other Requirements                      This section may be removed since it just states Government Code requirements for urgency ordinances and other provisions.</p> <p>Chapter 17.93: High-Occupancy Residential Use Regulations                      This section may be adjusted to ensure compliance with federal fair housing laws.</p>

<b>Article 9: Definitions</b>	
New (and Notes)	Existing (and Notes)
<b>CHAPTER XX: DEFINITIONS</b>	
A	A
<i>Adult Business definitions will be kept in the Adult Business provisions.</i>	
B	B
C	C
D	D
E	E
F	F
	17.84.020 Definitions (Floodplain Management Regulations)
G	G
H	H
I	I
J	J
K	K
L	L
<i>A new section will be provided to group all Land Use related (uses listed in Table 9) definitions.</i>	
M	M
N	N
O	O
P	P
	17.989.020 Definitions (Public Art)
Q	Q
R	R
	17.61.020 Definitions (for Reasonable Accommodation)
S	S
T	T
U	U
V	V
W	W
X	X
Y	Y
Z	Z



**Chapters/Sections Deleted and Why**

<b>Chapter or Section</b>	<b>Reason for Deletion</b>
17.08.130 – Live/Work and Work/Live Units	Incorporated into Mixed Use Overlay regulations
17.16.100 – Utility Services	Previously deleted by Ord. No. 1287
Chapter 17.82: Residential Condominium Development and Conversions	Previously deleted by Ord. No. 1490