

2022 Ordinance Update Summary Table

Project No*	Section Numbers	Section Title	Description of Change
A22-0003	24.04.030	Types of Permits	Update list of permit types to remove conditional driveway permit and grading for known archaeological sites, add project modifications
A22-0003	24.04.050, 24.12.1108	Permit Application, Submittal and Processing; Modifications of Existing Establishments Selling Alcoholic Beverages	Remove "Redevelopment Agency"
A22-0003	24.04.090	Public Hearing Requirement	Add "low risk alcohol outlets" to list of items that don't require a public hearing
A22-0003	24.04.130	Decision-Making Body with Final Authority	Add "variations to parking design requirements and number of spaces" and "low risk alcohol outlets" to AUPs that don't require a public hearing and remove large family daycare homes; remove conditional driveway permit
A22-0003	24.04.160(4)(b)	Life of Permit	Clarify that minor modifications that don't increase floor area or intensity of use not subject to once-in-5-years restriction
A22-0002	24.06.020	Initiation	Include Planning Director as allowed to initiate zoning map and text amendments
	24.08.030	Procedure-Administrative Use Permits	Remove large family daycare homes from and add low risk alcohol to no public hearing list
A22-0002	Part 14 of 24.08	Residential Demolition/Conversion Authorization Permits	Update Relocation Assistance and Replacement Housing requirements, remove In Lieu Fees section to bring into compliance with State law
A22-0002	Part 23 of 24.08	Conditional Driveway Permit	Delete remainder of section inadvertently retained in prior ordinance deletion
A22-0002	24.10.160	Home Occupation Regulations	Add large family daycare homes as exempt from permits per State law
A22-0003	24.10.330	Use Permit Requirement	Correction #2 to say "special" rather than "administrative" use permit
A22-0003	24.10.210, .230; .310, .330; .410, .430; .510, .530; .565, .575; .603, .604; .611, .612; .619, .620; .627, .628; .636, .637; .710, .730; .910, .930; .1010, .1030; .1110, .1130; .1210, .1230; .1505, .1510; .1605, .1610, .1830	Principally permitted uses, Use Permit required (all zoning districts that allow residential uses)	Add large family daycare homes as a principally permitted use, remove large family daycare homes from uses that require a use permit per State law; add "may also require" and "per section 24.08.410" to design permit requirement to clarify when design permit is required

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A22-0003	24.10.240, .340, .440, .540, .580, .606, .614, .622, .625.4, .630, .638, .740, .940, .1040, .1140, .1240, .1320, .1530, .1630, .1780, .1840, .1930, .2040, .2375	Use Determination (all zoning districts)	Standardize use determination language in all zoning districts, add to IG/PER-2, with zoning administrator determining similar use
A22-0003	24.10.2301, 24.10.2385, 24.12.192	CBD Uses, Lower Pacific Design Guidelines, Outdoor Extension Areas	Remove "Recovery" from Downtown Recovery Plan
A22-0003	24.12.120	Projections into required yard areas	Change "conforming interior side yards" to "required setbacks" to allow uncovered decks, porches, patios etc. under 20" in all yards
A22-0003	24.12.140	Accessory Buildings	Add structures back into ordinance, separate into 2 sections (building, structures), allow children's play equipment in front yard w/ height limit of 5 feet and 30 sq. ft. area for buildings and 8 feet for structures (all); exempt conforming fences from design permits in West Cliff Dr. overlay district
A22-0003	24.12.160	Fencing and Screening	Allow up to 6' for exterior side yard fences with a minimum 3' setback from property line set back from the front property line by the district front setback or the front of the building, whichever is greater; add 3'6" height limit for fences facing alleys or rail trail with ADU adjacent for consistency w/ADU ordinance
A22-0003	24.12.430	Protection of Archeological Resources	Remove "known archeological sites" per state requirement
A22-0002	24.16.015, 24.16.020, 24.16.205	Definitions, Basic on-site inclusionary housing requirements, Affordable Housing Provisions Definitions	Replace SOU (Small Ownership Units) with FDUs (flexible density units); add definition of FDU
A22-0002	Part 7 of 24.16	Accessory Dwelling Units	Clean up minor errors; clarify that an entitled project is considered "existing" for the purposes of ADU development; update parking requirements, fence height for consistency
A22-0002	24.22.162	Definitions – Building, Height of	Add that midpoint of roof is determined using the intersection of the roof and exterior side wall and doesn't include eaves.
A22-0002	24.22.355	Family Daycare Homes	Revise definition to remove licensing details, limit to # of children and residence of provider

*Project # A22-0002 includes those amendments that are not also implementing regulations to the Local Coastal Program. Project A22-0003 includes amendments that also amend the Local Coastal Program.