

### 2022 Ordinance Update Summary Table

Department/ Project	Municipal Code Section Number	Section Title	Description of Change	Document
Public Works	6.12.050	Storage of Receptacles	Requires enclosures for trash receptacles with all new multifamily development.	Non-LCP Ordinance
Public Works	Chapter 10.46	Citywide Trip Reduction Program	Adds a requirement for the provision of transit passes to residents of certain multifamily development projects; Deletes sections that have become unenforceable under State Law.	Non-LCP Ordinance
Public Works	12.60.010	Underground Utility Districts – Definitions	Adds definitions for “Communications service,” “Dark Conduit,” and adjusts numbering.	Non-LCP Ordinance
Public Works	12.60.040	Overhead Wires	Creates allowance for City Engineer to grant permission for temporary utility poles and overhead wires.	Non-LCP Ordinance
Parks and Recreation	Chapter 13.30	Trees	Series of amendments clarifying several existing regulations, adding necessary definitions of terms, and adding sections for fines related to removing or damaging trees in violation of City policy, adding Objective Standards for Planting Street Trees, establishing procedures for nuisance vegetation, and clarifying procedures for permits.	Non-LCP Ordinance
Public Works	Chapter 15.15	Public Realm Design for Multifamily and Mixed-Use Residential Projects	Establishes objective standards for the streets, sidewalks, transportation needs, transit facilities and streetlights associated with new multifamily and mixed-use development.	Non-LCP Ordinance
Public Works	15.20.060	Driveways and Sidewalks – Size and Number	Establishes sidewalk width requirements that apply to the frontage of newly developed or redeveloped parcels based on location. Locations listed by street segment.	Non-LCP Ordinance
Water	16.16	Water Efficient Landscaping Ordinance	Adds definitions and performance standards for Living Walls.	Non-LCP Ordinance
Planning, Miscellaneous Zoning Updates	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	LCP Ordinance

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Planning, Miscellaneous Zoning Updates	24.04.050	Permit Application, Submittal and Processing;	Remove obsolete references to the redevelopment agency	LCP Ordinance
Planning, Miscellaneous Zoning Updates	24.04.090	Public Hearing Requirement	Add “low risk alcohol outlets” to list of items that don’t require a public hearing	LCP Ordinance
Planning, Miscellaneous Zoning Updates	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  Establish the hearing body that will review multifamily housing applications – Includes options for public hearing policy: Option 1: Streamlined, Option 2: Conforming Hearings, and Option 3: Hybrid.	LCP Ordinance
Planning, Miscellaneous Zoning Updates	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  Establishes procedures for reviewing alternative designs for housing development projects that seek to vary from the Objective Design Standards for Multifamily Development.	LCP Ordinance
Planning, Miscellaneous Zoning Updates	24.06.020	Initiation	Include Planning Director as allowed to initiate zoning map and text amendments	Non-LCP Ordinance
Planning, Miscellaneous Zoning Updates	24.08.030	Procedure-Administrative Use Permits	Remove large family daycare homes from and add low risk alcohol to no public hearing list	LCP Ordinance

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Planning, Objective Standards	Part 5 of 24.08	Design Permit	<p>Amendments to create a review process for projects that either fully conform to the proposed Objective Design Standards for Multifamily Development, or seek to use an alternative design for one or more of those proposed design standards. The Section establishes the findings that would govern the decisions to approve these Design Permits, and provides 3 options for when public hearings would be required for these permits:</p> <p>Option 1 (Streamlined): No hearings for conforming housing projects</p> <p>Option 2 (Conforming Hearings): Public Hearing required for fully conforming housing projects</p> <p>Option 3 (Hybrid): No hearings for conforming housing projects with 50 dwelling units or fewer, public hearings required for fully conforming housing projects with 51 dwelling units or more.</p>	LCP Ordinance
Planning, Miscellaneous Zoning Updates	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	Non-LCP Ordinance
Planning, Miscellaneous Zoning Updates	Part 14 of 24.08	Land Use Permits and Findings	Updating code to reflect state law requirements for replacement housing when existing affordable housing is demolished.	Non-LCP Ordinance
Planning, Miscellaneous Zoning Updates	Part 23 of 24.08	Conditional Driveway Permit	Delete remainder of section inadvertently retained in prior ordinance deletion	Non-LCP Ordinance

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Planning, Miscellaneous Zoning Updates	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	Non-LCP Ordinance AND LCP Ordinance
Planning, Miscellaneous Zoning Updates	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	Non-LCP Ordinance AND LCP Ordinance
Planning, Miscellaneous Zoning Updates	24.10.160	Home Occupation Regulations	Add large family daycare homes as exempt from permits per State law.	Non-LCP Ordinance
Planning, Miscellaneous Zoning Updates	24.10.330	Use Permit Requirement	Correction #2 to say “special” rather than “administrative” use permit	LCP Ordinance
Planning, Objective Standards	Part 5 of 24.10	R-L Multiple Residence – Low-Density District	Amendment to required side yard setbacks to simplify implementation and allow more building area to be on the lower two floors. Illustration added.	LCP Ordinance
Planning, Objective Standards	Part 6 of 24.10	R-M Multiple Residence – Medium Density District	Amendment to required side yard setbacks to simplify implementation and allow more building area to be on the lower two floors. Illustration added.	LCP Ordinance

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Planning, Objective Standards	Part 6A of 24.10	R-H Multiple Residence – High-Density District	Removing design standards that are replaced by the Objective Design Standards for Multifamily Development (24.12.185), and add relevant cross references.	LCP Ordinance
Planning, Objective Standards	Part 7B of 24.10	R-T(B) Residential Tourist, Subdistrict A – Motel Residential	Existing allowed residential uses amended to be principally permitted, consistent with regulatory allowances under state law.	LCP Ordinance
Planning, Objective Standards	Part 7C of 24.10	R-T(C) Residential Tourist Subdistrict C – Beach Commercial	Amendments consistent with proposed Objective Design Standards for Multifamily Development (24.12.185) – encouraging Uses for Active Frontage and defining uses appropriate for those spaces; categorizing allowed uses as Uses for Active Frontage, Residential or Commercial Uses; amending existing allowed residential uses to be principally permitted consistent with regulatory allowances under state law; creating standard for site frontage to be EITHER 50% Uses for Active Frontage OR 100% Live-work units.	LCP Ordinance
Planning, Objective Standards	Part 7D of 24.10	R-T(D) Residential Tourist Subdistrict D – Beach Residential	Existing allowed residential uses amended to be principally permitted, consistent with regulatory allowances under state law.	LCP Ordinance
Planning, Objective Standards	Part 7E of 24.10	R-T(E) Residential Tourist Subdistrict E – Beach Medium/High Density	Existing allowed residential uses amended to be principally permitted, consistent with regulatory allowances under state law.	LCP Ordinance
Planning, Objective Standards	Part 8 of 20.10	C-C Community Commercial District	Amendments consistent with proposed Objective Design Standards for Multifamily Development (24.12.185) – encouraging Uses for Active Frontage and defining uses appropriate for those spaces; categorizing allowed uses as Uses for Active Frontage, Residential or Commercial Uses; amending existing allowed residential uses to be principally permitted consistent with regulatory allowances under state law; allowing a height increase of 5 feet for Mixed Use development with ground-floor retail; lowering the minimum lot area for mixed-use development to 5,000 sf from 8,000; creating standard for site frontage to be EITHER 50% Uses for Active Frontage OR 100% Live-work units.	LCP Ordinance

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<b>Department/ Project</b>	<b>Municipal Code Section Number</b>	<b>Section Title</b>	<b>Description of Change</b>	<b>Document</b>
Planning, Objective Standards	Part 9 of 24.10	MU-M Mixed-Use Medium Density District	Establishes use and development standards for property in the MU-M zone district. (Mission St, Ocean St.) Allows Mixed-Use development up to 4 stories and 45' in height, Commercial development of 3 stories and 40'.	LCP Ordinance
Planning, Objective Standards	Part 9A of 24.10	Mixed-Use High Density District	Establishes use and development standards for property in the MU-H zone district. (Soquel Ave, Branciforte Ave, Water St, Morrissey Blvd.) Allows Mixed Use development up to 5 stories and 55' in height, commercial development up to 4 stories and 50'.	Non-LCP Ordinance
Planning, Objective Standards	Part 9B of 24.10	MU-OM Mixed-Use Ocean Street Medium Density District	Establishes use and development standards for property in the MU-OM zone district. (Ocean St) Allows Mixed-Use development up to 3 stories and 40', Commercial development of 3 stories and 45'.	LCP Ordinance
Planning, Objective Standards	Part 9C of 24.10	MU-OH Mixed-Use Ocean Street High Density	Establishes use and development standards for property in the MU-OH zone district. (Ocean St.) Allows Mixed-Use development up to 4 stories and 50', Commercial development of 4 stories and 55'.	LCP Ordinance
Planning, Objective Standards	Part 9D of 24.10	MU-VH Mixed-Use Visitor- Serving High Density District	Establishes use and development standards for property in the MU-VH zone district (Ocean St.) Allows Mixed Use development up to 4 stories and 55' in height, commercial development up to 4 stories and 50'.	Non-LCP Ordinance
Planning, Objective Standards	Part 9E of 24.10	MU-VA Mixed-Use Visitor Serving Additional Height District	Establishes use and development standards for property in the MU-VA zone district (Ocean St, Dakota Ave)	Non-LCP Ordinance
Planning, Objective Standards	Part 10 of 24.10	C-T Thoroughfare Commercial Zone District	Adjusts permitting requirements of residential uses to reflect allowances under state law, to add appropriate references to proposed Objective Design Standards for Multifamily Development, and categorize existing allowed uses into categories to identify "Uses for Active Frontage," "Residential Uses," and "Commercial Uses;" amend existing allowed residential uses to be principal permitted uses, and clarifications regarding existing use permit and special use permit requirements.	Non-LCP Ordinance

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Planning, Objective Standards	Part 11 of 24.10	C-N Neighborhood Commercial District	Amendments consistent with proposed Objective Design Standards for Multifamily Development (24.12.185) – categorizing allowed uses as Uses for Active Frontage, Residential or Commercial Uses; amending existing allowed residential uses to be principally permitted consistent with regulatory allowances under state law; reducing open space requirements to support construction of housing.	LCP Ordinance
Planning, Objective Standards	Part 12 of 24.10	C-B Beach Commercial District	Amendments consistent with proposed Objective Design Standards for Multifamily Development (24.12.185) – categorizing allowed uses as Uses for Active Frontage, Residential or Commercial Uses; amending existing allowed residential uses to be principally permitted consistent with regulatory allowances under state law; reducing open space requirements to support construction of housing, Requiring Uses for Active Frontage and defining uses appropriate for those spaces.	LCP Ordinance
Planning, Objective Standards	Part 13 of 24.10	P-A Professional and Administrative Office District	Amendments consistent with proposed Objective Design Standards for Multifamily Development (24.12.185) – categorizing allowed uses as Uses for Active Frontage, Residential or Commercial Uses; amending existing allowed residential uses to be principally permitted consistent with regulatory allowances under state law.	LCP Ordinance
Planning, Miscellaneous Zoning Updates	24.10.2301, 24.10.2385, 24.12.192	CBD Uses, Lower Pacific Design Guidelines, Outdoor Extension Areas	Remove “Recovery” from Downtown Recovery Plan	Non-LCP Ordinance
Planning, Objective Standards	Section 24.12.110	Setbacks Requirements Modifications	Adds cross reference to additional setbacks that may be required in the proposed Objective Design Standards for Multifamily Development.	LCP Ordinance
Planning, Miscellaneous Zoning Updates	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	LCP Ordinance
Planning, Objective Standards	24.12.125	Landscaping Requirement	Adds cross reference to additional landscaping requirements proposed in the Objective Design Standards for Multifamily Development.	LCP Ordinance

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Planning, Objective Standards	24.12.127	Bird Safe Building Design Requirement	Creates a requirement for buildings within 300' of natural areas to incorporate Bird Safe design features on their buildings.	LCP Ordinance
Planning, Miscellaneous Zoning Updates	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	LCP Ordinance
Planning, Objective Standards	24.12.150	Height Limits Modifications	Amendments to create consistency between code sections and proposed Objective Design Standards for Multifamily Development, and to ensure proper screening of roof top structures and equipment.	LCP Ordinance
Planning, Miscellaneous Zoning Updates	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	LCP Ordinance
Planning, Objective Standards	24.12.180	Community Housing Project Requirements	Amendments to correct an obsolete reference, update terminology, and adjust required open space standards to create consistency between rental and ownership housing developments, and create consistency with the proposed Objective Standards for Multifamily Development.	LCP Ordinance
Planning, Objective Standards	24.12.185	Objective Design Standards for Multifamily Development	Creates objective design standards for any multifamily development outside of the Downtown Plan area. Regulates features of Site and Building Design to regulate, Maximum Building Length, Walkability, New Public Connections, Public Frontages, Parking Location and Screening, Landscape and Buffering, Useable Open Space, Neighborhood Transition, Roof Form, Building Modulation, Corridor Frontage, Ground Floor Design, Architectural Detail, Building Materials, and Lighting.	LCP Ordinance
Parks and Recreation	24.12.186	Requirements for Street Trees	Establishes standards for how many and where new street trees must be added with new multifamily development, as well as standards for alternative compliance when the required number of street trees cannot be accommodated in the public right of way.	LCP Ordinance



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Planning, Objective Standards	24.12.240	Number of Parking Spaces Required	Text clarifying existing allowance for unbundled parking, clarification regarding use of front setbacks for parking, and cross reference to proposed Objective Standards for Multifamily Development.	LCP Ordinance
Public Works, Planning Objective Standards	24.12.280	Design Requirements for Off-Street Parking	Adding reference to AASHTO Green Book as objective reference for sight distances for Driveways and adding cross reference to proposed Objective Design Standards for Multifamily Development.	LCP Ordinance
Public Works	24.12.295	Off-Street Loading Facilities	Reorganizes existing standards for Loading spaces, and also adds standards for smaller delivery trucks, and adds new categories of uses to those required to include loading spaces with new development; reduces the distance of loading spaces to any R-District from 50 to 20 feet to accommodate the addition of residential uses to those required to provide loading space.	LCP Ordinance
Planning, Miscellaneous Zoning Updates	24.12.430	Protection of Archeological Resources	Remove “known archeological sites” per state requirement	LCP Ordinance
Planning, Objective Standards	Part 8 of 24.12	Underground Utilities	Creates objective standards that will apply to new development to install dark conduit or to connect to underground telecommunication facilities.	Non-LCP Ordinance
Planning, Miscellaneous Zoning Updates	24.12.1108	Modification of Existing Establishments Selling Alcoholic Beverages	Remove obsolete references to the redevelopment agency.	Non-LCP Ordinance
Planning, Miscellaneous Zoning Updates	24.14.030	Slope Regulations	Clean up reference to prior code section, refer to Slope Development Permit section.	Non-LCP Ordinance
Planning, Miscellaneous Zoning Updates	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	Non-LCP Ordinance

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Department/ Project	Municipal Code Section Number	Section Title	Description of Change	Document
Planning, Objective Standards	24.16.025	Standards for Inclusionary Units	Prohibits the use of ADUs for meeting requirements for Inclusionary housing units. Creates an inclusionary requirement for properties with 5 or more ADUs.	Non-LCP Ordinance
Planning, Miscellaneous Zoning Updates	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	Non-LCP Ordinance
Planning, Miscellaneous Zoning Updates	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.	Non-LCP Ordinance
Planning, Miscellaneous Zoning Updates	24.22.355	Definitions - Family Daycare Homes	Revise definition to remove licensing details, limit to # of children and residence of provider, reflective of updates to state law.	Non-LCP Ordinance
Planning, Objective Standards	24.22.456.1	Definitions – Housing, Volumetric Modular	Buildings with residential units may be built using building modules assembled off-site compliant with regulations of the California Building Standards Commission.	Non-LCP Ordinance
Planning, Objective Standards	24.22.586	Definitions – Open Space, Usable	Deletes limitation on percent of open space that can be assigned to private open space; establishes practice of counting space under the canopy of existing trees as double the amount of square footage toward the required amount of on-site open space.	Non-LCP Ordinance.