

Exhibit 3 – Zoning Code Text Amendment Summary Table

Exhibit No.	Zoning Code Article	Chapter(s)	Description of Proposed Change(s)
4a	Article II – Zoning Code Administration, Interpretation & Enforcement	Chapter 19.080 – Nonconformities	<p>Provides greater flexibility in allowing for expansions, re-establishment and restoration of non-conforming uses, parcels, and structures including:</p> <ul style="list-style-type: none"> ▪ No longer prohibiting the development of multi-family residential units on non-conforming parcels in multiple-family residential zones (i.e., parcels less than 1-acre in size); ▪ Increasing the allowed time frame for re-establishment of a non-conforming use if discontinued, from 180 days to 1 year. This amendment would also allow uses discontinued longer than 1 year but not more than 3 Years to request approval by conditional use permit; ▪ Extends the period of time for restoration of destroyed structures (destruction of 50 % or less of fair market value – both residential and non-residential) from 180 days to 1 year. ▪ Restoration of destroyed structures(50 % or more) can be re-established: <ul style="list-style-type: none"> ○ <i>Non - Residential - CUP</i> ○ <i>Residential – MCUP</i>
4b	Article V – Base Zones & Related Use & Development Provisions	Chapter 19.100 – Base Zones	<p>Replaces the term “Second Dwelling Unit” with “Accessory Dwelling Unit”</p> <p>Amends Table 19.100.040 B Multiple Family Residential Development Standards Table to change the 1 acre minimum lot size requirement from 1 acre to 30,000 s.f. for R-3 & R-4 zones. Table Notes are amended to reduce setback requirements for Height Overlay Zones for structures exceeding two stories, changing the approval</p>

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			<p>authority for buildings up to 3-stories in height from the Planning Commission to Community and Economic Development Director and reducing required front yard landscape setback requirement for multi-family along arterials – 88 feet or wider.</p> <p>Amends Site Plan Review and Design Review provisions pertaining to multiple-family residential including reducing useable open space requirements (private and common) and reducing requirements for open space recreation amenities.</p>
4c	Article V – Base Zones & Related Use & Development Provisions	Chapter 19.150.020(A) – Base Zones Permitted Land Uses	<p>Amends “Assemblies of People-Non-Entertainment land use category to refer to the following:</p> <ul style="list-style-type: none"> • 19.740 - Temporary Use Permit (Temporary Emergency Shelter with Assemblies of People – Non – Entertainment) • 19.910 – Definitions • See Incidental Use Table for Tiny Homes and Tiny Home Communities • See Temporary Use Table for Temporary Emergency Shelter <p>Amends the Multiple-Family Residential land use category to eliminate categories based on number of units and to allow multi-family residential by right in the R-3 & R-4 zones (replace SP-Site Plan review with P)</p> <p>Amends Shelters, Homeless to exclude Supportive & Transitional Housing from this category and continue to require MCUP/CUP. Also add reference to Chapter 19.205 Emergency Shelter Overlay and Chapter 19.740 – Temporary Use Permit for Temporary</p>

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			<p>Emergency Shelters with Assemblies of People – Non-Entertainment.</p> <p>Add the following use categories:</p> <ul style="list-style-type: none"> • Single Room Occupancy (SRO) (allowed with a CUP in MU-U Zone) • Supportive Housing (by right in Single-Family Residential & Mixed Use zones) • Tiny Home Community (CUP in R-3 & R-4 zones and PRD in Single-Family Residential Zone) • Transitional Housing (by right in Single-Family Residential & Mixed Use Zones)
4d	Article V – Base Zones & Related Use & Development Provisions	Chapter 19.150.020(B) – Base Zones Incidental Land Uses	<p>Adds the following land use categories:</p> <ul style="list-style-type: none"> • Accessory Dwelling Unit (by right in R-1 zones) • Accessory Living Quarters (by right in R-1 zones) • Dwelling Unit(s) with Assemblies of People – Non-Entertainment (Conditional Use Permit in R-1, R-3, Commercial & Mixed Use zones) • Tiny Home(s) Community (Conditional Use Permit in R-1, R-3 Commercial & Mixed Use zones) • Tiny Homes (by right in R-1 Zones) <p>Removes the following obsolete land use categories:</p> <ul style="list-style-type: none"> • Auxiliary Dwelling Unit (Granny Housing) • Second Dwelling Units
4e	Article V – Base Zones & Related Use & Development Provisions	Chapter 19.150.020(C) – Base Zones Temporary Land Uses	<p>Adds the following new use:</p> <ul style="list-style-type: none"> • Temporary Shelter with Assemblies of People – Non-Entertainment (TUP required in Single-Family Residential, Commercial, Mixed Use, BMP & I zones)

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4f	Article VI – Overlay Zones	Chapter 19.205 – Emergency Shelter Overlay Zone	Minor clean-up amendment to strike-out the word “rezoning” as the standard being referenced does not pertain zoning but rather a proposed facility.
4g	Article VII – Specific Land Use Provisions	Chapter 19.255 – Assemblies of People – Non-Entertainment	<p>Various clean-up amendments to simplify & clarify this Chapter.</p> <p>Includes additional requirements or special conditions applicable to Dwelling Unit(s) incidental to Assemblies of People – Non – Entertainment. Establishes parking, height, security plan, & Crime Free Multi-Housing Program requirements.</p>
4h	Article VII – Specific Land Use Provisions	Chapter 19.400 – Shelters, Emergency.....	<p>Removes all references to Supportive Housing Transitional Housing, and Transitional Housing Development so that these uses may be regulated separately and differently than “Shelters – Emergency.”</p> <p>Provides that the provisions do not apply to the Emergency Shelter Overlay Zone where emergency shelters are permitted by right.</p>
4i	Article VII – Specific Land Use Provisions	New Chapter 19.401 – Single Room Occupancies	This new Chapter and use of the Zoning Code establishes permit requirements for Single-Room Occupancies (SRO’s) including site location standards, and operation & development standards. This amendment is intended to allow for SRO’s consistent with State legislation, AB-2634. Currently SRO’s are not allowed under the Zoning Code.
4j.	Article VII – Specific Land Use Provisions	New Chapter 19.442 – Accessory Dwelling Units	New Chapter 19.442 – Accessory Dwelling Units (ADU) replaces existing Chapter 19.525 – Second Dwelling Units. The change of name and amendments to this Chapter are to comply with recently adopted state legislation: <i>Assembly Bill (AB 2299) & Senate Bill</i>

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			<i>(SB 1069)</i> . Allows ADU's by right and amends Site Location, Operation, and Development Standards including: lot size, lot coverage, setbacks, dwelling size, height limitations, parking (no additional parking beyond requirement for main dwelling), design, occupancy requirements, and covenant requirements.
4k	Article VII – Specific Land Use Provisions	Chapter 19.475 – Drive-Thru Businesses	Amends drive-thru requirements for businesses with drive-thru lanes within MU-U & MU-V zones. The proposed restrictions are: <ul style="list-style-type: none"> • Drive-thru pick-up windows shall not be located on any building elevation facing a street • Drive-thru lanes shall be located at the rear of the building in such a way as to be screened from view from adjacent streets.
4l	Article VIII – Site Planning & General Development Provisions	Chapter 19.580 – Parking and Loading	Amends Parking & Loading provisions Table 19.580.060 – Required Spaces, to identify land uses and add provisions for: <ul style="list-style-type: none"> • Assemblies of People - Incidental dwelling units • Accessory Dwelling Units (replaces 2nd Dwelling Unit provisions) • Shelters-Emergency • Single-Room Occupancies • Studio Unit • Supportive Housing • Transitional Housing
4m	Article IX – Land Use Development Permit Requirements/Procedures	Chapters 19.710 – Design Review	Establishes an administrative design review procedure to allow stand-alone multiple-family residential development by right in Multiple-Family Residential and Mixed Use Zones in conformance with Government Code Section 65880. Includes criteria for non-discretionary review and compliance Housing Element EIR mitigation measures as applicable.

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4n	Article IX – Land Use Development Permit Requirements/Procedures	Chapter 19.740 – Temporary Use Permit	Amends the Temporary Use Permit requirements to allow a Temporary Emergency Shelters not to exceed 180 days.
4o	Article IX – Land Use Development Permit Requirements/Procedures	Chapter 19.780 – Planned Residential Development Permit	Amends the PRD provisions to add a Tiny Home Community (on foundation only) to the list of uses permitted with a PRD application.
4p	Article X – Definitions		<p>Removes references & definitions for the following uses:</p> <ul style="list-style-type: none"> • Apartment Unit • Auxiliary Dwelling Unit • Dwelling Unit, Auxiliary • Dwelling Unit, Efficiency • Dwelling Unit, Second • Permanent Emergency Shelter • Second Dwelling Unit <p>Remove the following definition(s):</p> <ul style="list-style-type: none"> • Building Coverage (replaced with lot coverage) <p>Adds the following definitions:</p> <ul style="list-style-type: none"> • Lot coverage (replaces deleted definition for building coverage) • Single Room Occupancy definition per HCD's approved definition • Tiny Home Community • Tiny Home <p>Amend the definition of the following uses:</p> <ul style="list-style-type: none"> • Accessory Living Quarters • Assemblies of People to included schools, day care centers, dwelling units, and temporary emergency shelters as incidental uses. • Dwelling Unit Accessory to clarify & update and include efficiency unit, manufactured home, and time home as part of the definitions. • Manufactured dwelling unit to become: "Manufactured

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			<p>dwelling unit: Manufactured Home” and amending reference to “See dwelling unit, manufactured and Dwelling Unit, Accessory Dwelling Unit for incidental uses.”</p> <ul style="list-style-type: none"> • Shelters becomes “Shelters, Emergency with definition amended to remove references to supportive, transitional, and transitional housing development. • Studio Unit to refer to Efficiency unit definition. • Zoning Administrator definition corrected to state “Community & <u>Economic</u> Development Director”
4q	Article IX – Land Use Development Permit Requirements/Procedures	Chapter 19.770 – Site Plan Review Permit	Section 19.770.030 – Applicability and Permit Requirements Section is amended to remove and exempt “Multiple-Family Residential” from the list of uses requiring a Site Plan Review Permit.
4r	Article VIII – Site Planning & General Development Provisions	Chapter 19.545 – Density Bonus	Section 19.545.050 – Incentives, Concessions, and In-Lieu Incentives is amended to remove references to Site Plan Review Permit and Planned Residential Development permit requirements for incentives, and concessions.