

All additional edits, by reference, specifically requested by the majority vote of the Planning Commission at the hearing of October 7, 2019

NZO Section	Revision Description
Section 17.24.090	<p>Revise subsection 17.24.090(B)(1) to read in its entirety:</p> <ol style="list-style-type: none"> 1. Front Setbacks and Street Side Setbacks. Within the front and street side setbacks, or along the exterior boundaries of such setbacks, fences and freestanding walls may be allowed based on the following standards. Columns, gateposts, pilasters and entry lights may exceed the maximum height by two feet. However, no portion of the structure may encroach into a clearance triangle, pursuant to subsection 17.24.210(A). <ol style="list-style-type: none"> a. <i>Six Feet or Less.</i> Exempt. b. <i>More than Six Feet.</i> Land Use Permit or Coastal Development Permit.
Section 17.28.050	<p>Add a new subsection 17.28.050(D)(3)(b)(vii) to read in its entirety:</p> <ul style="list-style-type: none"> • Except as otherwise provided in this Chapter or specified in an Inclusionary Housing Agreement, inclusionary units must contain, on average, the same number of bedrooms, bathrooms, and square footage as the non-inclusionary units proposed. The units must be compatible with market-rate units proposed with regard to appearance, materials, and exterior design.
Section 17.28.110	<p>Add the following language to the end of Section 17.28.110:</p> <ul style="list-style-type: none"> • Any delay approved by the Director is limited to a maximum of two years with one additional time extension allowance of up to two years.
Section 17.30.070	<p>Revise subsection 17.30.070(C) to read in its entirety:</p> <p>Allowable Uses within SPAs. The following compatible land uses and activities may be allowed within SPAs, subject to certain limitations and permit requirements of this Title, including those requiring avoidance or mitigation of impacts:</p> <ol style="list-style-type: none"> 1. Agricultural operations, provided they are compatible with preservation of riparian resources. 2. Fencing and other access barriers along property boundaries and along SPA boundaries. 3. Maintenance of existing roads, driveways, utilities, structures, and drainage improvements. 4. Construction of public road crossings and utilities, provided that there is no feasible, less environmentally damaging alternative. 5. Construction and maintenance of foot trails, bicycle paths, and similar low-impact facilities for public access. 6. Resource restoration or enhancement projects. 7. Nature education and research activities. 8. Low-impact interpretive and public access signage. 9. Other such Public Works projects as identified in the Capital Improvement Program, only where there are no feasible, less environmentally damaging alternatives.
Table 17.38.040(A)	<p>Revise the parking requirement for Multi-Unit Development to require that “One additional guest parking space must be provided for every 3 units.” [Note: This revision supersedes the revision included in the Planning Commission 10/7/19 Errata Sheet]</p>
Section 17.42.010	<p>Revise the second paragraph of Section 17.42.010 to read in its entirety:</p> <ul style="list-style-type: none"> • The requirements of this Chapter apply to all telecommunication facilities within the City, not otherwise regulated by the City, pursuant to GMC 12.20, Wireless Facilities in Public Road Rights-of-Way, that transmit and/or receive wireless electromagnetic signals, including but not limited to personal communications services (cellular and paging) and radio and television broadcast facilities.

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	<p>A. These facilities include small cell facilities on private property and large cell facilities located within the public right-of-way.</p> <p>B. The requirements apply to telecommunication facilities that are the primary use of a property as well as those that are accessory facilities.</p>
Section 17.42.030	<p>Add new subsection 17.42.030(J) requiring photo-simulations to read in its entirety:</p> <ul style="list-style-type: none"> • Photo-Simulations. All applications for development associated with new or existing telecommunication facilities that are subject to this Title shall provide color photo-simulations that visually depict each of the applicable development standards of this Section.
Chapter 17.43	<p>Delete the text of Chapter 17.43 in its entirety and replace with:</p> <ul style="list-style-type: none"> • [Placeholder. Chapter to be added at later date]
Section 17.52.050	<p>Make the following changes to subsection 17.52.050(C):</p> <ul style="list-style-type: none"> • Delete subsection 17.52.050(C)(1)(c) in its entirety. • Add a new subsection 17.52.050(C)(3)(c) that reads in its entirety: Size. On-site posted notice signs shall be: <ol style="list-style-type: none"> 1. <u>Non-Residential Districts.</u> 32 square feet. 2. <u>Residential Districts.</u> Eight square feet. • Add a new subsection 17.52.070(C)(6) that reads in its entirety: Story Poles. All development over 20 feet in height, except for single-unit dwellings, require story poles. • Add a new subsection 17.52.070(C)(7) that reads in its entirety: Press Release. For projects proposing 10,000 square feet or more of structural development, a press release shall be issued at the time of notice for the first Conceptual Review by the Design Review Board. • Add a new subsection 17.52.070(E) that reads in its entirety: Spanish Translation. All required email and print mailed notice must include Spanish translation. On-site notices must include information on how to obtain project details in Spanish.