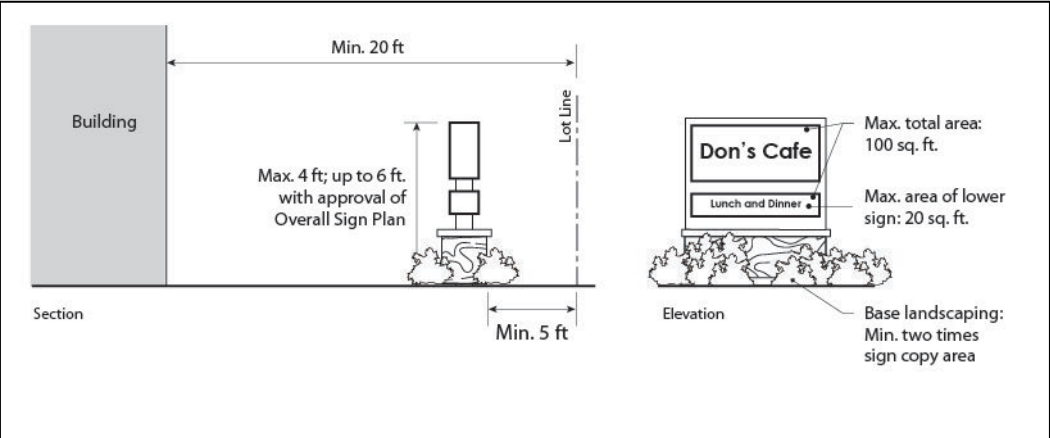
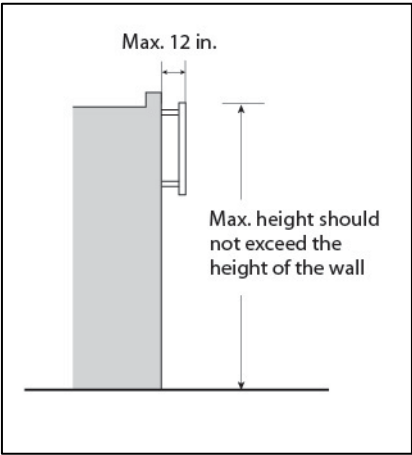


Planning Commission NZO Adoption Recommendation Hearing – Errata Sheet (September 9, 2019)

NZO Section	Revision Description
Section 17.01.030	<p>Revise the final sentence of subsection 17.01.030(B)(1) to read in its entirety:</p> <ul style="list-style-type: none"> <li>• Certain regulations applicable in multiple districts and performance standards that govern special uses are in Part IV.</li> </ul>
Section 17.01.040	<p>Revise subsection 17.01.040(E)(4) and (5) to read in their entirety:</p> <ul style="list-style-type: none"> <li>• <b>Project Applications Deemed Complete.</b> At the Applicant’s election, a project application that is determined to be complete prior to September 1, 2019, shall either: <ul style="list-style-type: none"> <li>a. Be processed under the zoning regulations at the time of the determination, or;</li> <li>b. Be processed under this Title.</li> </ul> </li> <li>• <b>Project Applications Not Deemed Complete.</b> Projects for which an application has not been submitted and deemed complete prior to September 1, 2019 shall be subject to the regulations of this Title.</li> </ul>
Section 17.01.070	<p>Revise the introductory sentence of Section 17.01.070 to include “and must be” to read in its entirety:</p> <ul style="list-style-type: none"> <li>• All parcels in the City are and must be classified by districts for the purpose of implementing the regulations set forth in this Title and as follows.</li> </ul>
Section 17.03.130	<p>In subsection 17.03.130(B), change the word “lope” to “slope.”</p>
Section 17.07.010	<p>Change:</p> <ul style="list-style-type: none"> <li>• <b>RS Single-Family Residential to RS Single Family Residential.</b></li> <li>• <b>RM Medium-Density Residential to RM Residential – Medium -Density.</b></li> <li>• <b>RH High-Density Residential to RH Residential - High Density.</b></li> <li>• <b>RMHP Mobile Home Park to RMHP Residential - Mobile Home Park.</b></li> </ul>
Table 17.07.020	<p>Add</p> <ul style="list-style-type: none"> <li>• A Footnote 1 to the “P” for Accessory Dwelling Unit in RP.</li> </ul> <p>Change</p> <ul style="list-style-type: none"> <li>• Footnote 1 from “Allowed with a single-unit home on-site.” To “Allowed with a single-unit home on-site on the same lot.”</li> </ul>
Section 17.08.010	<p>Change:</p> <ul style="list-style-type: none"> <li>• <b>OT Old Town to OT Old Town - Commercial.</b></li> <li>• <b>VS Visitor-Serving Commercial to VS Visitor Serving - Commercial.</b></li> </ul>
Section 17.12.010	<p>Change:</p> <ul style="list-style-type: none"> <li>• <b>AG Agriculture to AG Agricultural.</b></li> </ul>
Section 17.24.090	<p>Delete:</p> <ul style="list-style-type: none"> <li>• Figure 17.24.090(B): Fence and Wall Height.</li> </ul>
Section 17.30.020	<p>Change:</p> <ul style="list-style-type: none"> <li>• “...is allowed within a mapped or designated ESHA” to “...is allowed within an ESHA.”</li> </ul>

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Section 17.30.040	<p>Rename:</p> <ul style="list-style-type: none"> <li>The Section to read “Development and Mitigation of Impacts”</li> </ul> <p>Change:</p> <ul style="list-style-type: none"> <li>“...is allowed within a mapped or designated ESHA or ESHA buffer” to “...is allowed within an ESHA or ESHA buffer.” in subsection 17.30.040(A).</li> </ul> <p>Revise subsection 17.30.040(A)(1) to read in its entirety:</p> <ul style="list-style-type: none"> <li>New Capital Improvement Program projects, public accessways and trails, habitat restoration and enhancement projects when consistent with subsections 17.30.060(G) and 17.54.020(A)(6), and nature education and research activities.</li> </ul>
Section 17.30.050	Delete subsection 17.30.050(A) in its entirety and renumber subsequent subsections as appropriate.
Section 17.30.060	<p>Add subsection 17.30.060(G) that reads in its entirety:</p> <ul style="list-style-type: none"> <li>Habitat restoration or enhancement projects that are not subject to subsection 17.54.020(A)(6), Zoning Clearance, shall be subject to review and approval of a Minor Conditional Use Permit.</li> </ul>
Section 17.30.070	<ul style="list-style-type: none"> <li>Delete Section 17.30.070 in its entirety and renumber subsequent sections as necessary.</li> <li>In subsequent sections of Chapter 17.30, return all buffer language to that provided in the January 2019 Revised Draft NZO. The ESHA included in these revisions include: Streamside Protection Areas; Wetlands Within the Coastal Zone; Wetlands Outside the Coastal Zone; Lagoons; Coastal Bluff Scrub, Coastal Sage Scrub, and Chaparral; Native Oak Woodlands and Savannas; Native Grasslands; Monarch Butterfly ESHA; and Raptor ESHA.</li> </ul>
Section 17.35.050	<p>Add “the bottom surface of” to subsection 17.35.050(E)(2) to read in its entirety:</p> <ul style="list-style-type: none"> <li>Light fixtures mounted on the bottom surface of canopies must be recessed so that the lens cover is recessed or flush with the bottom surface of the canopy and/or shielded by the fixture or the edge of the canopy.</li> </ul>
Section 17.35.060	<p>Add the following sentence to subsection 17.35.060(A)(1):</p> <ul style="list-style-type: none"> <li>This information must be shown on a landscape plan to demonstrate coordination of fixtures and tree plantings. The location of light fixtures and landscaping on adjacent properties and on the street right of way that effect lighting/landscaping on the project is also necessary</li> </ul> <p>Add new subsection 17.35.060(A)(7) that reads in its entirety:</p> <ul style="list-style-type: none"> <li>Photometric diagrams and data, color rendering index of all lamps, computer generated photometric grid showing foot-candle readings every 10 feet within the property or site and 10 feet beyond the property lines. The grid should also indicate maximum and minimum uniformity for each specific use area.</li> </ul>
Section 17.36.030	Delete subsection (C) Involuntary Nonconformance of a Lot, which is now covered later in Section 17.36.060, and renumber remaining subsections (D) and (E) accordingly.

<p>Section 17.36.060</p>	<p>Change section title from:</p> <ul style="list-style-type: none"> <li>• <b>Nonconforming Lots</b> to <b>Involuntary Nonconformities</b>.</li> </ul> <p>Revise Section 17.36.060(A) to read in its entirety:</p> <ul style="list-style-type: none"> <li>• <b>Involuntary Nonconformance of a Lot, Structure, or Use.</b> Notwithstanding any other provision of this Chapter, no lot, structure, or use will be considered nonconforming as a result of a conveyance of any interest in the subject lot to a public entity through eminent domain proceedings, under threat of eminent domain proceedings, or to meet a requirement of any public entity having jurisdiction.”</li> </ul>
<p>Section 17.40.010</p>	<p>Revise subsection 17.40.010(A) to replace the word “aid” with “information”.</p>
<p>Section 17.40.060</p>	<p>Change:</p> <ul style="list-style-type: none"> <li>• The Multi-Faced Signs Figure citation from 17.41.060(H)(3) to 17.40.060(H)(3).</li> <li>• The Three-Dimensional Signs Figure citation from 17.41.060(H)(4) to 17.40.060(H)(4).</li> </ul>
<p>Section 17.40.080</p>	<p>Replace Figure 17.40.080(C): Freestanding Signs with the following figure:</p>  <p>Replace Figure 17.40.080(F): Wall Signs with the following figure:</p> 
<p>Section 17.41.040</p>	<p>Add “, including but not limited to Family Day Care Facilities,” to subsection 17.41.040(F) to read in its entirety:</p> <ul style="list-style-type: none"> <li>• <b>Exempt Accessory Uses.</b> Any Accessory Uses that are specifically defined and regulated under this Title, including but not limited to Family Day Care facilities, are exempt from this Section.</li> </ul>

<p>New Section 17.41.110</p>	<p>Add new Section 17.41.110, Day Care Facilities (and update other citations within Chapter 17.41 as necessary) to read in its entirety:</p> <p>Day Care Facilities, including nurseries, preschools, and facilities for children or adults, providing supervision and non-medical care for durations of less than 24 hours per day must be located, developed, and operated in compliance with the following standards:</p> <p>A. <b>Permit Required.</b> Day Care Facilities operating as the principal use on a subject parcel shall be subject to the following permit requirements unless a different requirement is required by this Title:</p> <ol style="list-style-type: none"> <li>1. <b>Exempt.</b> Day Care Facilities are allowed and exempt from Zoning Permits and Approvals in the following districts: CC, OT, CG, BP, OI, and PQ.</li> <li>2. <b>Minor Conditional Use Permit.</b> Day Care Facilities are allowed with the approval of a Minor Conditional Use Permit in the following districts: RS, RP, RM, RH, CR, VS, and CI.</li> <li>3. <b>Major Conditional Use Permit.</b> Day Care Facilities are allowed with the approval of a Minor Conditional Use Permit in the following districts: IS and IG.</li> <li>4. <b>Not Allowed.</b> Day Care Facilities are not allowed in the following districts: RMHP, OSPR, OSAR, and AG.</li> </ol> <p>B. <b>Accessory Use.</b> Day Care Facilities operating accessory to another Principal Use on a subject parcel shall be exempt from the requirement for a Major Conditional Use Permit where otherwise required pursuant to subsection 17.41.040(C)(4).</p> <p>C. <b>Licensing.</b> In addition to any State licensing requirements, all Day Care Facilities shall require a Business License from the City.</p> <p>D. <b>Required Parking/Loading.</b> One designated parking space for each ten patrons, plus one drop-off/loading space for each ten patrons.</p> <p>E. <b>Contact Person(s).</b> The current name(s) and telephone number(s) of the operator(s) must be on file with the Planning and Environmental Review Department at all times.</p> <p>F. <b>Development Impact Fees.</b> All Day Care Facilities shall be subject to the City’s fee reductions program for Beneficial Projects (Day Care and Child Care).</p> <p>G. <b>Incentives.</b></p> <ol style="list-style-type: none"> <li>1. <b>Director.</b> The Director may grant the following incentive to developers for constructing and operating a Day Care Facility.             <ol style="list-style-type: none"> <li>a. <b>Processing.</b> Priority processing of applications for Day Care Facilities will be provided.</li> </ol> </li> <li>2. <b>All Review Authorities.</b> The Review Authority may grant one or more of the following incentives to developers for constructing and operating a Day Care Facility.             <ol style="list-style-type: none"> <li>a. <b>Parking Reduction.</b> The number of required parking spaces may be reduced up to 20 percent, through the approval of a Land Use Permit, for a Day Care Facility with an approved Transportation Demand Management Program.</li> </ol> </li> </ol>
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	<p>b. <b>Lot Coverage.</b></p> <p>i. <i>As Accessory Use.</i> Day Care Facilities operating accessory to a Principal Use will not be counted toward the overall Lot Coverage of the site.</p> <p>ii. <i>As Principal Use.</i> Day Care Facilities operating as a Principal Use may increase the maximum allowable Lot Coverage by up to ten percent.</p> <p>c. <b>Other.</b> The Review Authority may grant up to five percent bonus for up to one requested Modification, pursuant to Chapter 17.62, for a Day Care Facility project.</p>
<p>Section 17.41.130</p>	<p>Change the Section title from “Family Day Care Homes, Large” to “Family Day Care” and revise to read in its entirety:</p> <p>A. <b>Applicability.</b> The following standards shall apply to all Family Day Care facilities providing childcare and operating as an accessory use to the principal residential use of a lot, unless otherwise preempted by State law:</p> <ol style="list-style-type: none"> <li>1. <b>Permit Required.</b> Where allowed pursuant to Table 17.07.020, Land Use Regulations – Residential Districts, no Zoning Permit is required for either Large or Small Family Day Care facilities.</li> <li>2. <b>Residency.</b> The operator of a Family Day Care must be a full-time resident of the dwelling unit in which the facility is located. The Family Day Care licensee must obtain the written consent of the property owner when the facility is operated on property that is leased or rented.</li> <li>3. <b>Development Impact Fees.</b> All Family Day Care Facilities shall be subject to the City’s fee reductions program for Beneficial Projects (Family Day Care).</li> </ol> <p>B. <b>Small Family Day Care.</b> Small Family Day Care facilities must be located, developed, and operated in compliance with the following, where allowed by Part II, Base Zoning District Standards and Allowed Uses, unless otherwise preempted by State law:</p> <ol style="list-style-type: none"> <li>1. <b>Licensing.</b> A Small Family Day Care facility must obtain a State license, but shall not require a Business License from the City.</li> <li>2. <b>Additional Requirements.</b> A Small Family Day Care facility may provide care for more than six and up to eight children, without an additional adult attendant, if all of the following conditions are met: <ol style="list-style-type: none"> <li>a. At least one child is enrolled in and attending kindergarten or elementary school and a second child is at least six years of age.</li> <li>b. No more than two infants are cared for during any time when more than six children are cared for.</li> <li>c. The licensee notifies each parent that the facility is caring for two additional school-aged children and that there may be up to seven or eight children in the home at one time.</li> </ol> </li> </ol> <p>C. <b>Large Family Day Care.</b> Large Family Day Care must be located, developed, and operated in compliance with the following standards, where allowed by Part II,</p>

	<p>Base Zoning District Standards and Allowed Uses, unless otherwise preempted by State law:</p> <ol style="list-style-type: none"> <li>1. <b>Licensing.</b> In addition to any State licensing requirements, all Large Family Day Care facilities shall require a Business License from the City.</li> <li>2. <b>Number.</b> A Large Family Day Care facility may provide care for more than 12 children and up to and including 14 children, if all of the following conditions are met:             <ol style="list-style-type: none"> <li>a. At least one child is enrolled in and attending kindergarten or elementary school and a second child is at least six years of age.</li> <li>b. No more than three infants are cared for during any time when more than 12 children are being cared for.</li> <li>c. The licensee notifies each parent that the facility is caring for two additional school-aged children and that there may be up to 14 children in the home at one time.</li> </ol> </li> <li>3. <b>Location.</b> <ol style="list-style-type: none"> <li>a. Large Family Day Care facility must not be located within 300 feet of another site with an operating Large Family Day Care.</li> <li>b. In no case may any residential property have more than one Large Family Day Care facility adjacent to its property line.</li> </ol> </li> <li>4. <b>Passenger Loading Required.</b> Curbside loading must be provided that adequately accommodates safely dropping-off and picking-up children at the site. Vehicles dropping-off and picking-up children must not:             <ol style="list-style-type: none"> <li>a. Double-park at any time;</li> <li>b. Block the driveways of neighboring houses; or</li> <li>c. Use driveways of neighboring houses to turn around.</li> </ol> </li> <li>5. <b>Contact Person(s).</b> The current name(s) and telephone number(s) of the operator(s) must be on file with the Planning and Environmental Review Department at all times.</li> </ol>
<p>Section 17.41.140</p>	<p>Revise subsection 17.41.140(B) to read in its entirety:</p> <ul style="list-style-type: none"> <li>• <b>Operation Permit.</b> Before commencement of the use, the applicant must have a valid permit to operate from the California Department of Housing and Community Development (HCD).</li> </ul>
<p>Section 17.41.150</p>	<p>Capitalize the “R” in “Group Residential” in the first sentence.</p>
<p>Section 17.41.210</p>	<ul style="list-style-type: none"> <li>• Change the name of the Section from “Residential Care Facilities, Large” to “Residential Care Facilities”.</li> <li>• Add a new subsection (A) that reads in its entirety:             <ol style="list-style-type: none"> <li>A. <b>Small Residential Care Facilities.</b> There are not City-specific standards for Small Residential Care Facilities.</li> </ol> </li> <li>• Move existing language regulating Large Residential Care Facilities in Section 17.41.210 into a new subsection (B) entitled “<b>Large Residential Care Facilities.</b>”</li> </ul>
<p>Section 17.42.020</p>	<p>Revise subsection 17.42.020(A) to change “exceeding” to “exceed.”</p>

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Section 17.42.030	<p>Add the language “or painted” to subsection 17.42.030(D)(4) to read in its entirety”</p> <ul style="list-style-type: none"> <li>• <b>Camouflage Design.</b> Wireless telecommunication facilities that are mounted on buildings or structures shall be designed to match existing architectural features, incorporated in building design elements, camouflaged, or otherwise screened or painted to minimize their appearance in a manner that is compatible with the architectural design of the building or structure. New facilities must not include the use of faux trees as camouflage.</li> </ul>
Section 17.52.050	<p>Add “Tenants of the subject parcel(s) and” to subsection 17.52.050(C)(1)(b)(iv) to read in its entirety:</p> <ul style="list-style-type: none"> <li>• Tenants of the subject parcel(s) and tenants within 500 feet of the exterior boundaries of the subject parcel(s).</li> </ul>
Section 17.52.120	<p>Delete the following two sentences from subsection 17.52.120(D)(5):</p> <ul style="list-style-type: none"> <li>• If new or different evidence is presented in the appeal, the appeal body, may, but shall not be required to, refer the matter back to the Review Authority for further consideration. Any new evidence shall relate to the subject of the appeal.</li> </ul>
Section 17.54.020	<p>Add subsection 17.54.020(A)(6) that reads in its entirety:</p> <ul style="list-style-type: none"> <li>• Small habitat restoration or enhancement projects that are exempt from CEQA, pursuant to CEQA §15333.</li> </ul>
Section 17.58.060	<p>Add a sentence to subsection 17.58.060(B) that states:</p> <ul style="list-style-type: none"> <li>• “Preliminary Review is the decision and appeal point for Design Review.”</li> </ul>
Section 17.72.010	<p>Revise the use classification definition for “Group Residential” to read in its entirety:</p> <ul style="list-style-type: none"> <li>• <b>Group Residential.</b> Shared living quarters without separate kitchen or bathroom facilities for each room or living space, offered for rent for residents on a 30 day or longer basis. This classification includes halfway houses, rooming and boarding houses, dormitories and other types of organizational housing, and private residential clubs. Includes both licensed and unlicensed facilities. It does not include licensed Residential Care Facilities, Employee Housing as set forth in California Health and Safety Code, Sections 17021.5 and 17021.6, and Hotels and Motels.</li> </ul>
Section 17.72.030	<p>Revise the use classification definition for “Professional Services” to read in its entirety:</p> <ul style="list-style-type: none"> <li>• <b>Professional Services.</b> Offices of firms, organizations, or public agencies providing professional, executive, management, administrative, or design services, such as: accounting; architectural; computer software engineering, design, and development; graphic design; interior design; and legal offices.</li> </ul>
Section 17.72.040	<p>Add the word “tangible” to the use classification definition for “R&amp;D and Technology” to read in its entirety:</p> <ul style="list-style-type: none"> <li>• <b>R&amp;D and Technology.</b> A facility for scientific research and the design, development, and testing of tangible electrical, electronic, magnetic, optical, pharmaceutical, chemical, and biotechnology components and products in advance of product manufacturing. This classification includes assembly of related products from parts produced off site, where the manufacturing activity is secondary to the research and development activities.</li> </ul>
Throughout	<p>Other clerical, formatting, and typographical revisions identified by staff that does not change the meaning or intent of the sentence, paragraph, or Section.</p>