

PLANNING COMMISSION

February 12, 2014



Zoning Ordinance Update

SCHEDULE

Topics Covered

- Division I – Introductory Provisions
- Division V – General Terms
- Division IV – Administration and Permits
- Division II – Base and Overlay Districts

Topics Remaining

- Division III – General Regulations
- Recommendations to City Council

DIVISION III - Chapters

Unchanged Chapters

9.22 Affordable Housing and Incentives

9.24 Condominiums

9.30 Private Developer Cultural Arts Requirement

9.32 Telecommunications Facilities

DIVISION III - Chapters

Chapters To Be Discussed – February 26 *w/ separate staff report, presentation, and public testimony*

9.23 Community Benefits

9.28 Parking, Loading, and Circulation

9.53 Transportation Demand Management
(Division VI)

DIVISION III - Chapters

Chapters To Be Discussed

9.21 General Site Regulations

9.25 Demolition and Relocations

9.26 Landscaping

9.27 Nonconforming Uses, Structures, and Parcels

9.29 Presale Reporting Procedures

9.31 Standards for Specific Uses and Activities

DIVISION III - Chapters

TABLE 9.14.020: LAND USE REGULATIONS—OCEANFRONT DISTRICT		
<i>Use Classification</i>	<i>Oceanfront District</i>	<i>Additional Regulations</i>
Day Care Centers	CUP	Section 9.31.120, Day Care Centers
Emergency Shelters	CUP	Section 9.31.130, Emergency Shelters

Additional Standards	
Accessory Structures	Section 9.21.020, Accessory Buildings and Structures
Exceptions to Height Limits	Section 9.21.070, Height Exceptions
Fences and Walls	Section 9.21.050, Fences , Walls, and Hedges
Landscaping	Subsection 9.13.030 (C), Chapter 9.26, Landscaping



9.21 General Site Regulations

- **New Sections:**
 - Outdoor living area
 - Swimming pools and spas
 - Underground utilities
- **Proposed Changes:**
 - Accessory buildings and structures
 - Fences, walls, and hedges in street-facing side yard setbacks
 - Projections into required setbacks
 - Minimum resource and recycling room dimensions
 - Screening of nonresidential uses

9.25 Demolitions and Relocations

- **New Sections:**
 - Demolition defined
- **Proposed Changes:**
 - Certificate of Appropriateness or Economic Hardship required prior to demolition of any designated structure
 - 75-day day period to file an application for a landmark, historic district, or structure of merit after receipt of demolition application (previously 60 days)

9.27 Nonconforming Uses, Structures, Parcels

- **New Sections:**

- New definitions: 'lawful nonconforming use, structure, parcel' and 'nonconforming parking or loading'
- Application and standards for restoration/replacement of existing nonconforming structures that are damaged or partially destroyed

- **Proposed Changes:**

- Explanation on retention of nonconforming status for demolished legal nonconforming buildings
- Clarification on abandoned uses
- Continuation/reinstatement of nonconforming uses
- Eliminates time limits for removal of nonconforming uses

9.31 Standards For Specific Uses & Activities

- **New Sections:**
 - Bed and Breakfast
 - Community Assembly
 - Live-Work Units
 - Mobile Food Trucks
 - Outdoor Retail Display and Sales
 - Personal Service
 - *Massage Establishments*
 - *Medical Marijuana Dispensaries*
 - *Tattoo or Body Modification Parlor*
 - Recycling Collection Facilities
 - Residential Care Facilities
 - Single Room Occupancy Structures
 - Social Service Centers

9.31 Standards For Specific Uses & Activities

- **Proposed Changes:**

- Automobile/Vehicle Sales, Leasing, and Storage
 - New development standards for showrooms, transitions to adjacent residential districts and uses, parking, and vehicle storage
 - Standards for uses on residentially zoned parcel added
 - Will carry over standards from the Interim ZO
- Large Family Day Care
 - Limits to hours of outdoor play
 - Screening from adjacent residential parcels
 - Operator must be full-time resident

9.31 Standards For Specific Uses & Activities

- *Medical Marijuana Dispensaries*
 - Staff does not recommend the Draft Zoning Ordinance authorize this use in the City

PLANNING COMMISSION

February 12, 2014



Zoning Ordinance Update