

## Zoning Code Amendment - Study Session - ATTACHMENT 1

#	Category	Subject	Issue	Level (1 - 3)
1.	Definition	Bedroom	Needs definition	1
2.	Definition	Lot Coverage	Need a definition	2
3.	Definition	Main Structure	Need a definition	2
4.	Definition	New construction	Differentiate between new construction and addition	2
5.	Definition	Open Space - Covered Patios	Review how many sides should be open	2
6.	Definition	Park	Need definition of park for purposes of blufftop setbacks	1
7.	Definition	Public Area	Confirm what counts toward public area	2
8.	Definition	Rear Yard Coverage	Need definition on what constitutes rear yard coverage	2
9.	Definition	Single Story	Needs Definition	2
10.	Events	Events Uses	Adding Event Uses within the Land Use Matrix; establish review process/	3
11.	Fee	Major thoroughfare and bridge fee	Review to determine if necessary	3
12.	Fee	Measure Z	Codify Open Space and Public Park Impact Fee. (Already in fee resolution)	2
13.	Formatting	Line Break Missing	A line break should be added when the "interior lot" and "corner lot" minimum lot widths are listed for Table 13-32.	1
14.	Guidelines	Codify Residential Design Guidelines	Residential Design Guidelines not referenced in the Municipal Code.	1
15.	Landscaping	Applicability of R1 for Landscaping Requirements	Need to clarify which sections are exempt and which are not	2
16.	Landscaping	Artificial Turf as landscaping (ZA Determination 09-1)	Evaluate use of artificial turf, what zones, and what percentage	2
17.	Landscaping	Landscape Ordinance	Clarity of applicability of Landscape Ordinance	2

Level 1 - Minor Updates

Level 2 - Moderate Work Effort

Level 3 - In-Depth Process

## Zoning Code Amendment - Study Session - ATTACHMENT 1

#	Category	Subject	Issue	Level (1 - 3)
18.	Noise	Noise Level Measurement Locations (08-9)	Need to clarify the appropriate locations for measuring noise levels on private property	3
19.	Parking	Assembly Bill 2097	Proposed change of language to allow for flexible parking per AB 2097	1
20.	Parking	Medical Uses	Consider updating the medical parking rate (6/1,000) to the office/retail rate (4/1,000).	3
21.	Parking	Office Parking in Industrial Zones 08-4)	Need to clarify parking requirements for permitted office uses within industrial zoning districts	2
22.	Parking	Parking Minimums	Consider removing parking minimums in the City to facilitate future development and incentivize walkability and public transportation.	3
23.	Parking	Small Lot Parking Requirements	Review whether tandem parking is permitted for open of guest parking spaces.	2
24.	Parking	Spaces required for 5 bedroom single-family residences	Code is vague on bedroom additions to SFRs that are going from 4 to 5 bedrooms. Interpretation over the years is that a 4-bedroom SFR going to 5 bedrooms does not need 3 garage spaces.	2
25.	Parking	Various uses need parking ratios	This table should include Event Centers, Experiential Uses, Mixed Uses	3
26.	Process	Administrative Adjustments	Need findings different from a variance.	2
27.	Process	City Council amendments	Clarification for major or minor changes	2
28.	Process	Correcting Nonconformities	Codify how nonconformities must be corrected.	2
29.	Process	Density Bonus	Appropriate hearing body	1
30.	Process	Drive-throughs	Review process	3
31.	Process	Microbrewery permitting process	Review process required for a microbrewery in a commercial or industrial zone.	2
32.	Process	Murals	Review process (if any) for murals	3
33.	Process	Non Residential Common Interest	If we require the buildings to be brought up to code, what is purpose of inspections	2

Level 1 - Minor Updates

Level 2 - Moderate Work Effort

Level 3 - In-Depth Process

## Zoning Code Amendment - Study Session - ATTACHMENT 1

#	Category	Subject	Issue	Level (1 - 3)
		Development Inspections		
34.	Process	Religious Service	Review process	2
35.	Process	Temporary Use Permit	Potentially make ministerial	2
36.	Process	Valet Parking	Needs regulations and review process	2
37.	Reference	Add Regulatory Maps and Overlays in Code	Reference maps for overlay, urban plan, bluff properties, zoning, etc.	1
38.	Signs	Number of Multi-Tenant Wall Signs	Code allows one wall sign per multi-tenant business on each street frontage, which commonly results in required deviations	2
39.	Signs	Offsite Signs	Address Offsite Signage (prohibited use?)	2
40.	Signs	Prohibited Signs	Unclear if a sign program, variance, or Code change is required to allow a prohibited sign type.	1
41.	Signs	Raceways	Need standards	2
42.	Standards	Backyard Visibility	Standards for Visibility of Backyards for second story development, and line of site requirements for projects surrounded by single story development.	2
43.	Standards	Bike Storage Facilities	Needs standards	2
44.	Standards	Blank Walls / Public Art	Discuss possible approaches	3
45.	Standards	Bluff-top Development	Review standards and ensure adequate bluff protection	2
46.	Standards	Building Height	Review Definition	1
47.	Standards	Distance between structures	Clarify how to measure and from where	2
48.	Standards	Electronic Game Machines	Update regulations	2
49.	Standards	Fences and Walls	Discuss two walls running along the same property line; next to each other	1

Level 1 - Minor Updates

Level 2 - Moderate Work Effort

Level 3 - In-Depth Process

## Zoning Code Amendment - Study Session - ATTACHMENT 1

#	Category	Subject	Issue	Level (1 - 3)
50.	Standards	Fencing	Address concertina or razor wire placement	1
51.	Standards	Floor Area Ratio	Review City regulation of floor area ratios	3
52.	Standards	General Site Improvements	Discuss how to apply standards to new construction or major alterations.	2
53.	Standards	Height - roof - equipment commercial buildings	Code currently allows existing commercial buildings a 5% increase for building height to site roof-mounted equipment.	2
54.	Standards	Length of Driveways	Review for lengths for different situations	3
55.	Standards	Limit on Grade Filling	Need to review and determine whether there should be a limit	2
56.	Standards	Meandering Sidewalks	Review applicability and standards	2
57.	Standards	Non Residential Common Interest Development Criteria	Review Criteria	2
58.	Standards	Outdoor Showers	Clarification needed on whether outdoor showers are permitted	1
59.	Standards	Parking Design Standards (All Zones Except R1)	Currently relies on a handout	1
60.	Standards	Parking Lot Landscaping	Review number of trees appropriate to parking lots	2
61.	Standards	Pools and Spas / Decks	Clarification needed on what constitutes "above ground" and rear setback requirements	1
62.	Standards	Private Play Equipment	Review Setback requirements for Play Equipment, Such as Slides, Skateboard Ramps, Play Houses, and Forts in the R1 Zone. (ZA Determination 08-2)	1
63.	Standards	Residential Required Garage Dimensions (Non-R1 Zone)	Current code provides garage dimensions for R1 zone lots under Section 13-85(a)(1) but not for the other residential zones	2
64.	Standards	Setback Regulation; Irregular Lots	Add section detailing process for establishing location and measurement of setbacks, including irregularly shaped lots.	2

Level 1 - Minor Updates

Level 2 - Moderate Work Effort

Level 3 - In-Depth Process

## Zoning Code Amendment - Study Session - ATTACHMENT 1

#	Category	Subject	Issue	Level (1 - 3)
65.	Standards	Sexually-Oriented Material in Hotel/Motel Rooms (08-10)	Review regulations	2
66.	Standards	Trash Bins Limit	Update to reflect State law	1
67.	Standards	Vehicle Parking on Driveways (08-6)	Need clarification and regulation	2
68.	Standards	Walls Adjacent to Arterial Streets	Currently relies on a handout	1
69.	Standards	Wireless Small Cell Design Guidelines - Additional Location Requirements	Replacement pole to be placed within 5 feet of a property line is infeasible for most sites.	2
70.	State Law	Density Bonus	Remove Pro Forma Requirement if unlawful	1
71.	State law	Density Bonus	Update the multiple areas of Density Bonus to meet current state law.	1
72.	Terminology	Department Director Name	Economic and Development Services Director	1
73.	Terminology	Department Name	Update Department name	1
74.	Terminology	Number of Council Members	Update number of City Council members	1
75.	Terminology	Palm Trees vs Palms	The correct name for palm trees is "palms."	1
76.	Use	Amusement Center Use	Incorporate more experiential retail, simulation spaces, axe throwing, escape rooms, smaller venue amusement centers	3
77.	Use	Facialist in AP zones (and others)	Need clarification on use	2
78.	Use	Hookah Lounges (ZA Determination 11-1)	Codify that hookah and smoking lounges are prohibited.	2
79.	Use	Indoors Vehicle Storage	Need process for vehicle storage indoors (except residential) (MCUP?)	2
80.	Use	Learning Center / Tutoring Uses	Need standards	2
81.	Use	Medical Uses	Medical Offices / Med Spas / Botox & Fillers / Wellness Centers / Holistic Medicine	3

Level 1 - Minor Updates

Level 2 - Moderate Work Effort

Level 3 - In-Depth Process

## Zoning Code Amendment - Study Session - ATTACHMENT 1

#	Category	Subject	Issue	Level (1 - 3)
82.	Use	Office Uses	Various office uses are not defined which can delay processing business licenses.	2
83.	Use	Parking Districts	Specifically zoned for parking lots. Still needed?	3
84.	Use	Repair Services in Industrial Zones	Vehicle Repair Service and parking in Industrial Zones (ZA Determination 09-2)	2
85.	Use	Special land use - animal keeping	Need development standards	2
86.	Use	Special land use - animal services and sales	Need development standards	2
87.	Use	Special land use - day care	Need development standards	2
88.	Use	Special land use - drive through uses	Need development standards	2
89.	Use	Special land use - service stations	Need development standards	2
90.	Use	Unlisted Land Uses	Current Code (13-30(d)) states any unlisted use not similar to another listed use requires CUP. Need implementation guidance	2

Level 1 - Minor Updates

Level 2 - Moderate Work Effort

Level 3 - In-Depth Process