



## AGENDA

### VALLEJO PLANNING COMMISSION REGULAR MEETING – 7:00 P.M. VIA TELECONFERENCE

Diosdado "J.R." Matulac, Chair  
Kathleen Diohep, Vice-Chair  
Peggy Cohen-Thompson  
Jamar Stamps  
Charles Palmares  
Melissa Bowman

#### VIA TELECONFERENCE

[www.cityofvallejo.net](http://www.cityofvallejo.net)

January 20, 2021

#### IMPORTANT NOTICE

Until further notice, meetings of the Planning Commission are being conducted using teleconference and electronic means, consistent with State of California Executive Order N-29-30 regarding the COVID-19 pandemic. The live stream of the meeting may be viewed on television or online. Details may be found at [www.cityofvallejo.net](http://www.cityofvallejo.net). In accordance with Executive Order N-29-30, the public may only view the meetings on television and/or online and not in the Council Chamber.

**PUBLIC COMMENT:** Members of the Public may provide public comments during the Planning Commission Meeting via ZOOM (<https://zoomregular.cityofvallejo.net>), or via phone, by dialing (669) 900-6833, enter meeting id: 914 0075 0676#

For additional instructions on how to speak during public comment, please visit, [www.cityofvallejo.net/publiccomment](http://www.cityofvallejo.net/publiccomment)

**VIEW THE MEETING:** There are three different ways you can view this public meeting:

- Watch Vallejo local channel 28
- Stream from the City website: [www.cityofvallejo.net/Streaming](http://www.cityofvallejo.net/Streaming)
- Join the Zoom webinar: <https://zoomregular.cityofvallejo.net>

Want more City information? Members of the public can:

- Like us on Facebook ([www.facebook.com/cityofvallejo](http://www.facebook.com/cityofvallejo))
- Sign up to receive City Communications via e-mail ([www.cityofvallejo.net/living/connect](http://www.cityofvallejo.net/living/connect))
- Sign up to receive City updates and get connected with your neighbors on Nextdoor ([www.nextdoor.com](http://www.nextdoor.com))

This AGENDA contains a brief general description of each item to be considered. The posting of the recommended actions does not indicate what action may be taken. If comments come to the Planning Commission without prior notice and are not listed on the AGENDA, no specific answers or response should be expected at this meeting per State law.

**Notice of Availability of Public Records:** All public records relating to an open session item, which are not exempt from disclosure pursuant to the Public Records Act, that are distributed to a majority of the Planning Commission will be available on the City of Vallejo website at [www.cityofvallejo.net](http://www.cityofvallejo.net) subject to staff's ability to post the documents prior to the meeting.

**Disclosure Requirements:** Government Code Section 84308 (d) sets forth disclosure requirements which apply to persons who actively support or oppose projects in which they have a "financial interest", as that term is defined by the Political Reform Act of 1974. If you fall within that category, and if you (or your agent) have made a contribution of \$250 or more to any commissioner within the last twelve months to be used in a federal, state or local election, you must disclose the fact of that contribution in a statement to the Commission.

**Appeal Rights:** The applicant or any party adversely affected by the decision of the Planning Commission may, within ten days after the rendition of the decision of the Planning Commission, appeal in writing to the City Council by filing a written appeal with the City Clerk. Such written appeal shall state the reason or reasons for the appeal and why the applicant believes he or she is adversely affected by the decision of the Planning Commission. Such appeal shall not be timely filed unless it is actually received by the City Clerk or designee no later than the close of business on the tenth calendar day after the rendition of the decision of the Planning Commission. If such date falls on a weekend or City holiday, then the deadline shall be extended until the next regular business day.

Notice of the appeal, including the date and time of the City Council's consideration of the appeal, shall be sent by the City Clerk to all property owners within two hundred or five hundred feet of the project boundary, whichever was the original notification boundary.

The Council may affirm, reverse or modify any decision of the Planning Commission which is appealed. The Council may summarily reject any appeal upon determination that the appellant is not adversely affected by a decision under appeal.



The Council Chambers in City Hall is ADA compliant. Devices for the hearing impaired are available from the City Clerk. Requests for disability related modifications or accommodations, aids or services may be made by a person with a disability to the City Clerk's office no less than 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act of 1990 and the federal rules and regulations adopted in implementation thereof.

If you have any questions regarding any of the following agenda items, please call the assigned planner or project manager at (707) 648-4326.

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1. **CALL TO ORDER**
  2. **PLEDGE OF ALLEGIANCE**
  3. **OATH OF OFFICE OF NEWLY APPOINTED COMMISSIONER**
  4. **ROLL CALL**
  5. **APPROVAL OF MINUTES**
    - A. December 7, 2020
  6. **WRITTEN COMMUNICATIONS**
  7. **REPORT OF THE SECRETARY**
    - A. Upcoming Meetings:

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| February 2, 2021  | Joint City Council / Planning Commission Zoning Code Study Session (Tentative)             |
| February 8, 2021  | Zoning Code Study Session – Special Meeting (Tentative)                                    |
| February 17, 2021 | Zoning Code and Initial Study /Mitigated Negative Declaration – Public Hearing (Tentative) |
  8. **CITY ATTORNEY REPORT**
  9. **REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE PLANNING COMMISSION AND LIAISON REPORTS**
    - A. Report of the Presiding Officer and Members of the Planning Commission
    - B. Council Liaison to Planning Commission
  10. **COMMUNITY FORUM**

*Due to the current Shelter at Home Order and in conformance with the Governor's Executive Order N-29-30, the City of Vallejo has opted to hold Planning Commission meetings via teleconference. Any interested members of the public desiring to communicate with the Planning Commission as part of the Community Forum may do so via ZOOM (<https://zoomregular.cityofvallejo.net>), or via phone, by dialing (669) 900-6833, enter meeting id: 914 0075 0676#*

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**11. CONSENT CALENDAR AND APPROVAL OF THE AGENDA**

*Due to the current Shelter at Home Order and in conformance with the Governor's Executive Order N-29-30, the City of Vallejo has opted to hold Planning Commission meetings via teleconference. Any interested members of the public desiring to communicate with the Planning Commission as part of the Consent Calendar and Approval of the agenda may do so via ZOOM (<https://zoomregular.cityofvallejo.net>), or via phone, by dialing (669) 900-6833, enter meeting id: 9140075 0676#)*

**12. PUBLIC HEARING**

*Due to the current Shelter at Home Order and in conformance with the Governor's Executive Order N-29-30, the City of Vallejo has opted to hold Planning Commission meetings via teleconference. Any interested members of the public desiring to communicate with the Planning Commission as part of the Public Hearing may do so via ZOOM (<https://zoomregular.cityofvallejo.net>), or via phone, by dialing (669) 900-6833, enter meeting id: 914 0075 0676#*

**13. ACTION CALENDAR**

NOTICE: Members of the public wishing to address the Planning Commission on Action Calendar Items may do so via ZOOM (<https://zoomregular.cityofvallejo.net>), or via phone, by dialing (669) 900-6833, enter meeting id: 914 0075 0676#. For additional instructions on how to speak during public comment, please visit, [www.cityofvallejo.net/publiccomment](http://www.cityofvallejo.net/publiccomment).

**14. OTHER**

*Due to the current Shelter at Home Order and in conformance with the Governor's Executive Order N-29-30, the City of Vallejo has opted to hold Planning Commission meetings via teleconference. Any interested members of the public desiring to communicate with the Planning Commission as part of the Other item may do so via ZOOM (<https://zoomregular.cityofvallejo.net>), or via phone, by dialing (669) 900-6833, enter meeting id: 914 0075 0676#*

A. Zoning Code Study Session

***This is an informational only; no Planning Commission action taken.***

**15. ADJOURNMENT**

I, Narcissa Wilson, Planning Executive Secretary, do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to each of the members of the Vallejo Planning Commission, at the time and in the manner prescribed by law and that this agenda was posted at City Hall, 555 Santa Clara Street, CA at 5:00 p.m. Wednesday, January 13, 2021.

Dated January 13, 2021



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Narcissa Wilson, Planning Executive Secretary

# Minutes

**CITY OF VALLEJO PLANNING COMMISSION  
REGULAR MEETING MINUTES  
COUNCIL CHAMBERS  
December 7, 2020**

**1. CALL TO ORDER**

The meeting was called to order by Chairman Matulac at 7:07 p.m.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**Present:** Chair Matulac, Vice-Chair Diohep, Commissioners Palmares, Cohen-Thompson

**Absent:** Commissioners Larson and Stamps

**Staff present:** Interim Planning and Development Services Director Ratcliffe, Planning Manager Kavanaugh-Lynch, City Attorney Nebb, Deputy City Attorney Brady, Associate Planner Orozco

**4. APPROVAL OF MINUTES**

A. November 16, 2020

On a motion of Commissioner Cohen-Thompson, the commission approve the minutes with the following vote:

**VOTE:**

**AYES:** Chair Matulac, Vice-Chair Diohep, Commissioners Palmares, Cohen-Thompson

**NOES:** None

**ABSENT:** Commissioner Larson and Stamps

**ABSTAIN:** None

**5. WRITTEN COMMUNICATIONS – None**

**6. REPORT OF THE SECRETARY**

A. Upcoming Meetings:

December 21, 2020

*This meeting is proposed to be canceled.*

Planning and Development Services Director Ratcliffe commented on item A and provided an update on the new zoning code.

**7. CITY ATTORNEY REPORT**

Deputy City Attorney Brady introduced to the City's new City Attorney Nebb.

**8. REPORT OF THE PRESIDING OFFICE AND MEMBERS OF THE PLANNING COMMISSION AND LIAISON REPORTS**

A. Report of the Presiding Office and Members of the Planning Commission -  
None

B. Council Liaison to Planning Commission

Council Member McConnell thanked the Planning Commission for the past year and a new liaison will be coming.

9. **COMMUNITY FORUM** – None

10. **CONSENT CALANDER AND APPROVAL OF THE AGENDA**

**Action:** Moved by Vice-Chair Diohep, second by Commissioner Cohen-Thompson, to approve the consent calendar and agenda.

**VOTE:**

AYES: Chair Matulac, Vice-Chair Diohep, Commissioners Palmares, Cohen-Thompson  
NOES: None  
ABSENT: Commissioner Larson and Stamps  
ABSTAIN: None

11. **PUBLIC HEARING**

A. 1701 Broadway; Use Permit (UP) 20-0004

Interim Planning and Development Services Director Ratcliffe introduced Associate Planner Orozco.

Associate Planner Orozco presented the item.

Commissioners asked questions and staff responded.

Chair Matulac opened for public comments.

Public comments – None

Chair Matulac closed for public comments.

Commissioners commented on the project.

**Action:** Moved by Vice-Chair Diohep, second by Commissioner Cohen – Thompson to approve Use Permit (UP) 20-0004, based on the findings in Resolution No PC20-10, subject to the amended Condition of Approval provided as Exhibit A to Resolution No. PC20-10.

**VOTE:**

AYES: Chair Matulac, Vice-Chair Diohep, Commissioners Palmares, Cohen-Thompson  
NOES: None  
ABSENT: Commissioner Larson and Stamps  
ABSTAIN: None

12. **ACTION CALENDAR** - None

### **13. OTHER**

#### **A. Discussion of Future Agenda Items**

Commissioners commented on future agenda items.

Action: Moved by Commissioner Cohen-Thompson, second by Commissioner Palmares to cancel the December 21, 2020 Planning Commission meeting.

#### **VOTE:**

AYES: Chair Matulac, Vice-Chair Diohep, Commissioners Palmares, Cohen-Thompson

NOES: None

ABSENT: Commissioner Larson and Stamps

ABSTAIN: None

### **14. ADJOURNMENT**

Chair Matulac adjourned the meeting at 8:15 p.m.

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DIOSDADO "J.R." MATULAC, CHAIRPERSON

ATTEST:

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CESAR OROZCO  
ASSOCIATE PLANNER

# Memos



**MEMORANDUM**  
**PLANNING DIVISION**

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**DATE:** January 20, 2021  
**TO:** Planning Commission  
**FROM:** Michelle Hightower, Senior Planner  
Christina Ratcliffe, Interim Planning and Development Services Director  
**SUBJECT:** New Zoning Code Project

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**BACKGROUND**

The Draft New Zoning Code and Map was completed and made public on January 6, 2021. Three Study Sessions to review the key changes and highlights of the New Zoning Code, including a joint Study Session with the City Council, will take place on January 20, 2021 (Planning Commission), February 2, 2021 (City Council and Planning Commission) and February 8, 2021 (Planning Commission). The formal public hearings on the Draft New Zoning Code and Map Project, which includes General Plan Amendments and supporting Initial Study/Mitigated Negative Declaration, are scheduled for Wednesday, February 17, 2021 (Planning Commission) and March 9, 2021 (City Council).

The schedule and topics for upcoming study sessions are as follows:

- Monday, January 20, 2021 PC Key Zoning Code Changes and Policy Issues
- Tuesday, February 2, 2021 CC/PC Highlights of the New Zoning Code
- Monday, February 8, 2021 PC Zoning Map and Outstanding Policy Issues

The most recent Zoning Code Study Session took place in June 2020 where the Draft Zoning Map and proposed General Plan Amendments were presented to the Planning Commission and public. Following the June meeting, updates to the Zoning Map and remaining sections of the Draft Zoning Code that were not presented or discussed in the Module Reports were completed. This effort included over 38 chapters that addressed use standards and regulations applicable to multiple zoning districts, two new chapters –*Trip Reduction Measures* and *Transit Oriented Development*– and a *Sign* chapter that was originally intended for completion during Phase II following the adoption of the New Zoning Code. A Draft Initial Study/Mitigated Negative Declaration for the New Zoning Code was also completed. All of the associated documents were released for public review concurrently with the Draft New Zoning Code.

The Draft New Zoning Code project provides a simple, clear, and user-friendly Code with a legally defensible supporting environmental document. The New Zoning Code is streamlined with reformatted chapters, additional tables, enhanced graphics, and regulations that are more refined and aligned with best practices. The supporting environmental document complies with State guidelines and the Draft Zoning Map provides visual clarity.

The user-friendly public review Zoning Code includes columns, colored text and graphics. A Zoning Code version that can be codified once the Draft New Code is adopted by City Council will also be produced. The

user-friendly document will be maintained and accessible on the City's website and in the Planning Division office, and Specific Plans and other related documents will be hyperlinked from the internet version.

## DISCUSSION

### Formatting and Chapter Layout

The Draft New Zoning Code has been reorganized to more appropriately group related topics. This required adding two additional Parts, one for site development standards and another Part for future topics such as Development Incentives and Short-term Rentals that will be addressed during Phase II. The reformatting changes, including a comparison with the current Code is provided in the Zoning Code Document Comparison Table. (see Attachment 1). The primary changes from the prior Module and District Report discussions are as follows:

- Part I, Introductory Provisions, includes a new section addressing how current projects will be processed following the adoption of the New Zoning Code and the Nonconforming Use chapter from the former Part III, General Regulations.
- Part II, Districts and Development Types, is retitled from Base and Special Districts and the land use tables for each zoning district have been combined into one master land use table in Part III, Use Standards. The master table identifies how each individual land use is regulated according to zoning district and minimizes repetition. Part II also includes the Historic Districts, Hillside Development, Affordable Housing Incentives and Transit Oriented Development chapters from the former Part III, General Regulations.
- Part III, Use Standards, provides the standards for land uses that apply across multiple zoning districts that were previously included in Part III, General Regulations. The former General Regulations section included a number of unrelated elements and as noted above, several chapters have been moved to Part II. General development regulations such as Landscaping, Off-street Parking and Loading, and Performance Standards chapters have been moved to Part V, Site Development Standards.
- Part IV is reserved for additional topics for Phase II as noted above. The printed title *Building Development Standards* will be removed and the section will be titled *Reserved* for the final version.
- Part V, Site Development Standards, was created to address standards applicable to any development and includes the elements listed above such as Landscaping, Off-street Parking and Loading and Performance Standards.
- Part VI, Permits and Procedures, was previously Part IV and contains the Condominium Conversion chapter. The Temporary Use Permit chapter has also been moved to Part III, Temporary Uses, connecting the uses with the associated permit procedure.
- Part VII, General Terms, has been revised by combining the definitions and use classifications into one chapter with terms used in the Adult Regulations and Signs chapters incorporated. More technical terms used in the Water Efficient Landscape Ordinance (WELO) section are included in a separate chapter.

## Policy and Regulatory Changes

The Draft New Zoning Code provides a number of regulatory or policy changes from the Module and District Reports and study session presentations. These changes are based on best practices and General Plan 2040 policies. A summary of the most notable changes are provided in Table 1 below: Because the project involved a comprehensive update to the Zoning Code, changes from the current code are numerous and will be provided prior to the joint City Council and Planning Commission Study Session in February.

**Table 1: Draft New Zoning Code Changes Form Module and District Reports**

|     | Part Number | Section Number | Regulation/Policy Change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----|-------------|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.  | I           | 16.105.07      | Abandoned nonconforming uses and structures (uses or buildings vacant for more than 12 months) can no longer be re-established with a Major Use Permit. The use and property must thereafter conform to the New Zoning Code.                                                                                                                                                                                                                                                                                                                                                                                     |
| 2.  |             | 16.105.08      | The process for a Certificate of Conformity to reestablish an abandoned or nonconforming residential unit includes a public noticing process consistent with all other permit types as noted in the Common Procedures chapter. The Common Procedures chapter establishes a 14-day notice for all Staff level decisions. The current regulation allows a neighborhood organization to request a noticing period of up to 45 days.                                                                                                                                                                                 |
| 3.  | II          | 16.201.05      | During the Modules discussion, Staff recommended small lot subdivisions or lots less than 5,000 square feet for vacant lots, subject to a Minor Use Permit. The intent was to facilitate housing development and property ownership. This new regulation conflicts with Chapter 15.20.010 Developed Small Lots, Title 15 Subdivisions of the Vallejo Municipal Code. This section restricts small lot subdivisions to lots with existing development. In the event the new Zoning regulation is adopted, an amendment to clarify the distinction between the Title 15 and Title 16 regulations will be required. |
| 4.  |             | Table 16.204-A | Office zoning district height limit is increased from 55 to 75 feet, consistent with the Medical zoning district.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 5.  |             | 16.205.01      | Residential use is removed from the Limited Industrial zoning district; however, live/work, which is considered a commercial use, is permitted subject to a Minor Use Permit.                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 6.  | III         | Table 16.301-B | Assisted living facilities require a Minor Use Permit instead of a Major Use Permit in mixed use and commercial districts. (Residential Care, Senior)                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 7.  |             | 16.302.03      | Restaurants may serve as a commissary for one mobile food vending truck, subject to a Zoning Compliance Review Permit.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 8.  |             | 16.305.02      | A Minor or Major Use Permit is required for all on-site alcohol sales, with the exception of restaurants. A Major Use Permit is required for bars, taverns, lounges and brewpubs is required for these uses in the Neighborhood Commercial District, and a Minor Use Permit is required in other districts where permitted.                                                                                                                                                                                                                                                                                      |
| 9.  |             | 16.305.02      | The operational hours for alcohol sales establishments that require a late night permit (Major Use Permit) is extended from beyond 11:30 pm to 12:00 midnight, consistent with other late night permits.                                                                                                                                                                                                                                                                                                                                                                                                         |
| 10. |             | 16.311.02      | A Temporary Use Permit rather than a Major Use Permit is required for a Bed and Breakfast establishment to host special events.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 11. |             | 16.321.04      | Home-based businesses that are not microenterprise kitchens may include employees who do not reside on the premises, subject to a Minor Use Permit. This allows for more opportunities for residents to operate small businesses out of their homes.                                                                                                                                                                                                                                                                                                                                                             |
| 12. | V           | 16.504.03      | Street trees in residential areas will be required at intervals of one tree per 50 feet of street frontage (same as current requirement) instead of one tree per 20 feet of street frontage. (Recommended by Public Works Department)                                                                                                                                                                                                                                                                                                                                                                            |

|     |    |                |                                                                                                                                                                                                                                                    |
|-----|----|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 13. |    | 16.504.04      | Minimum landscaping requirements for parking lots and along major corridors are included.                                                                                                                                                          |
| 14. |    | 16.505.04      | Courtyard fences that are five feet in height and at least 10 feet from the front property line are permitted without an Exception Permit, but must meet design criteria.                                                                          |
| 15. |    | 16.505.04      | Side yard fence height is reduced from eight to seven feet with the top one foot to include a decorative treatment such as lattice. (Eight feet requires a building permit; however an Exception can be requested to allow a height up to 8'-3/4") |
| 16. |    | 16.508.01 N.3. | Ground floor non-residential uses occupying 5,000 sf instead of 2,000 sf are exempt from off-street parking requirements in the Downtown and Waterfront Mixed Use Zoning District.                                                                 |
| 17. |    | 16.508.04      | Off-street parking requirement for residential units is reduced from two to one per unit regardless of unit size as a development incentive. The market will determine if more than one space is desired.                                          |
| 18. |    | 16.509.03      | Directional signs to private tourist attractions and are certain civic uses that are difficult to located are allowed on public property with the City's permission and a sign permit.                                                             |
| 19. | VI | 16.604.01      | Specific requirements for design review based on project size (staff level and Design Review Board recommendation) are included.                                                                                                                   |

### General Plan Map Amendment Changes

During the June 2020 Study Session, Staff presented recommendations for General Plan Map Amendments with an intent to align the General Plan map with the New Zoning Code and General Plan 2040/Housing Element policies, and correct mapping errors. Based on a re-examination of the proposed amendments, Staff has determined two of the map changes that involved reducing the residential density from *Mix of Housing Types* to *Primarily Single Family* were inconsistent with the General Plan direction and eliminated the changes from the project description. Those changes are provided in Table 2 below.

**Table 2. General Plan Map Amendment Changes No Longer Included**

|    | Name Identifier   | Approximate Location                                 | General Plan 2040 Designation | Proposed General Plan Designation | Proposed Zoning District    | Draft Zoning Map               |
|----|-------------------|------------------------------------------------------|-------------------------------|-----------------------------------|-----------------------------|--------------------------------|
| 1. | Central Tennessee | Amador St., Alabama St., Louisiana St., Tuolumne St. | Mix of Housing Types          | Primarily Single Family           | RLD-Residential Low Density | RMD-Residential Medium Density |
| 2. | Solano South      | Georgia St., Curry Ave., 14th St.                    | Mix of Housing Types          | Primarily Single Family           | RLD-Residential Low Density | RMD-Residential Medium Density |

### **PUBLIC COMMENTS AND PLANNING COMMISSION INPUT**

Public comments on the Draft New Zoning Code, Map and associated Initial Study/Mitigated Negative Declaration can be made on Open City Hall or emailed directly to Planning Staff. The comment period closes on Monday, February 8, 2021.

## **RECOMMENDATION**

Staff recommends the Planning Commission:

1. Receive the Staff presentation and public testimony regarding the key changes to the Draft New Zoning Code
2. Provide verbal feedback to Staff

## **ATTACHMENTS**

1. Zoning Code Document Organization Comparison Table

**ATTACHMENT 1 - January 20, 20121 Planning Commission Memo**  
**ZONING CODE DOCUMENT ORGANIZATION COMPARISON**

| DRAFT NEW ZONING CODE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | NEW ZONING CODE MODULES<br>AND DISTRICT REVIEW                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | CURRENT ZONING CODE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Part I: Introductory Provisions</b><br><br>Establishment of Zoning Districts<br>Rules for Language and Interpretation<br>Rules for Measurement<br>*Non-Conforming Uses                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Part I: Introductory Provisions</b><br><br>Establishment of Zoning Districts<br>Rules for Language and Interpretation<br>Rules for Measurement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Part I: Basic Provisions</b><br><br>General Provisions<br>Definitions<br>Use Classifications<br>Districts and Zoning Map                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Part II: Districts and Development Types</b><br><br>Residential Districts<br>Residential Low Density<br>Residential Medium Density<br>Residential High Density<br>Mixed-Use Districts<br>Neighborhood Mixed Use<br>Downtown Mixed Use<br>Waterfront Mixed Use<br>Commercial Districts<br>Neighborhood Commercial<br>Waterfront Commercial<br>Central Corridor Commercial<br>Regional Commercial<br>Office and Medical Districts<br>Office<br>Medical<br>Industrial Districts<br>Limited Industrial<br>General Industrial<br>Parks, Recreation and Open Space Districts<br>Parks, Recreation and Open Space<br>Resource Conservation<br>Public and Semi-Public District<br>Planned Development Districts<br>Specific Plan Areas<br>*Historic Overlay Districts and Landmarks<br>*Hillside Development Standards<br>*Affordable Housing Incentives<br>*Transit Oriented Development | <b>Part II: Base and Special Districts</b><br><br>Residential Districts<br>Residential Low Density<br>Residential Medium Density<br>Residential High Density<br>Mixed-Use Districts<br>Neighborhood Mixed Use<br>Downtown Mixed Use<br>Waterfront Mixed Use<br>Commercial Districts<br>Neighborhood Commercial<br>Waterfront Commercial<br>Central Corridor Commercial<br>Regional Commercial<br>Office and Medical Districts<br>Office<br>Medical<br>Industrial Districts<br>Limited Industrial<br>General Industrial<br>Parks, Recreation and Open Space Districts<br>Parks, Recreation and Open Space<br>Resource Conservation<br>Public and Semi-Public District<br>Planned Development Districts<br>Specific Plan Areas | <b>Part II Basic Zoning Districts</b><br><br>Resource Conservation District<br>Rural Residential District<br>Low Density Residential District<br>Medium Density Residential District<br>High Density Residential District<br>Limited Office District<br>Professional Offices District<br>Neighborhood Shopping and Service District<br>Linear Commercial District<br>Pedestrian Shopping and Service District<br>Waterfront Shopping and Service District<br>Freeway Shopping and Service District<br>Public and Quasi-Public Facilities District<br>Medical District<br>Intensive Use-Limited District<br>Intensive Use District |

| Part III: Use Standards                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Part III: General Regulations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Part III: Special Zoning Districts                                                                                                                                                                                                                                     |
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| <p>*Use Standards Table</p> <p>Accessory Uses</p> <p>Accessory Dwelling Units</p> <p>Adult Use Regulations</p> <p>Alcoholic Beverage Sales</p> <p>Animal Keeping and Services</p> <p>Automobile Service Stations</p> <p>Automobile/Vehicle Sales, Leasing and Rentals</p> <p>Automobile/Vehicle Repair, Light and Heavy</p> <p>Automobile/Vehicle Washing</p> <p>Bed and Breakfast Lodging</p> <p>Cannabis Processing, Cultivation, Distribution, Testing and Retail</p> <p>Community Assembly</p> <p>Community Gardens</p> <p>Day Care, Adult and Child</p> <p>Drive-In and Drive-Through Facilities</p> <p>Emergency Shelters</p> <p>Farmer's Markets</p> <p>Group Residential</p> <p>Hazardous Materials Handling and Storage</p> <p>Home-based Business</p> <p>Large Format Retail</p> <p>Late Night Business Operations</p> <p>Live/Work Units</p> <p>Manufactured Housing</p> <p>Massage Establishments</p> <p>Mobile Food Vending</p> <p>Mobile Home Parks</p> <p>Outdoor Retail Display and Sales</p> <p>Outdoor Dining and Seating</p> <p>Personal Storage</p> <p>Recycling Facilities</p> <p>Residential Care, General</p> <p>Schools</p> <p>Single Room Occupancy Housing</p> <p>Social Service Centers</p> <p>Solar and Wind Energy Systems</p> <p>Temporary Uses</p> | <p>Accessory Uses</p> <p>Accessory Dwelling Units</p> <p>Adult Use Regulations</p> <p>*Affordable Housing Incentives</p> <p>Alcoholic Beverage Sales</p> <p>Animal Keeping and Services</p> <p>Automobile Service Stations</p> <p>Automobile/Vehicle Sales, Leasing and Rentals</p> <p>Automobile/Vehicle Repair, Light and Heavy</p> <p>Automobile/Vehicle Washing</p> <p>Bed and Breakfast Lodging</p> <p>Cannabis Processing, Cultivation, Distribution, Testing and Retail</p> <p>Community Assembly</p> <p>Community Gardens</p> <p>*Condominium Conversion</p> <p>Day Care, Adult and Child</p> <p>Drive-In and Drive-Through Facilities</p> <p>Emergency Shelters</p> <p>*Fences, Screening and Walls</p> <p>Farmer's Markets</p> <p>Group Residential</p> <p>Hazardous Materials Handling and Storage</p> <p>*Hillside Development Standards</p> <p>Home-based Business</p> <p>*Landscaping</p> <p>Large Format Retail</p> <p>Late Night Business Operations</p> <p>Lighting and Glare</p> <p>Live/Work Units</p> <p>Manufactured Housing</p> <p>Massage Establishments</p> <p>Mobile Food Vending</p> <p>Mobile Home Parks</p> <p>*Natural Hazard Reduction</p> <p>*Off-street Parking and Loading</p> <p>Outdoor Retail Display and Sales</p> <p>Outdoor Dining and Seating</p> <p>*Performance Standards</p> | <p>Residential View District</p> <p>Architectural Heritage and Historic Preservation</p> <p>Special Land Use District</p> <p>Geotechnical Hazards District</p> <p>Flood Hazard District</p> <p>Fire Hazard District</p> <p>Hillside Development Guideline District</p> |

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| Tobacco Product Sales<br>Wireless Telecommunications                                                                                              | Personal Storage<br>Recycling Facilities<br>Residential Care, General<br>Schools<br>Single Room Occupancy Housing<br>Social Service Centers<br>Solar and Wind Energy Systems<br>Temporary Uses<br>Tobacco Product Sales<br>*Transit Oriented Development<br>*Trip Reduction Measures<br>Wireless Telecommunications                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Part IV: Reserved</b>                                                                                                                          | <b>Part IV: Procedures and Permits</b><br><br>Planning Authorities<br>Common Procedures<br>Zoning Compliance Review<br>Design Review<br>Minor and Major use Permits<br>Variances<br>Exceptions<br>Specific Plans and Amendments<br>*Temporary Use Permits<br>Planned Development Districts<br>General Plan Amendments<br>Architectural Heritage and Historic Preservation<br>Enforcement and Abatements | <b>Part IV: General Regulations</b><br><br>Limitations on Permitted Uses<br>Accessory and Temporary Use Regulations<br>Adult use Regulations<br>Off-Street Parking and Loading Regulations<br>Signs<br>Screening and Landscaping Regulations<br>Water Efficient Landscape Requirements<br>Performance Standards Regulations<br>Energy and Water Conservation Regulations<br>Site Development Standards<br>Superstores<br>Outdoor Display Standards<br>Nonconforming use and Deemed Approved<br>Alcoholic Beverage Sale and Tobacco Retailer<br>Regulations<br>Multi-Dwelling and Condominium Project<br>Development Standards<br>Exception Regulations |
| <b>Part V: Site Development Standards</b><br><br>General Development Standards<br>Performance Standards<br>Trip Reduction Measures<br>Landscaping | <b>Part V: General Terms</b><br><br>Definitions<br>Use Classifications                                                                                                                                                                                                                                                                                                                                  | <b>Part IV: Procedures</b><br><br>Conditional Use Permit Procedure<br>Variances<br>Amendments<br>Prezoning                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

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| Fences, Walls, and Screening<br>Lighting and Glare<br>Natural Hazard Reduction<br>Off-street Parking and Loading<br>Signs                                                                                                                                                                                                                                                                                |                       | Site Development Plan Approval Procedure<br>Administrative Permit Procedures<br>Appeals Procedure<br>Specific Planning Procedure<br>Planned Development Residential District<br>Planned Development Commercial District<br>Planned Development Industrial District<br>Mixed Use Planned Development District<br>Amendments for Planned Development Districts<br>Planned Development Permit |
| <b>Part VI: Procedures and Permits</b><br><br>Planning Authorities<br>Common Procedures<br>Zoning Compliance Review<br>Design Review<br>Minor and Major use Permits<br>Variances<br>Exceptions<br>Specific Plans and Amendments<br>Planned Development Districts<br>General Plan Amendments<br>*Condominium Conversion<br>Architectural Heritage and Historic Preservation<br>Enforcement and Abatements | <b>Part VI: None</b>  | <b>Part VI: None</b>                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Part VII: General Terms</b><br><br>Land Use Terms and Definitions<br>Water-Efficient Landscaping Terms and Definitions                                                                                                                                                                                                                                                                                | <b>Part VII: None</b> | <b>Part VII: None</b>                                                                                                                                                                                                                                                                                                                                                                      |

\* Additional or relocated chapter/section.