

ATTACHMENT C: SUMMARY TABLE OF ZONING AMENDMENT CHANGES

Title of Part	Chapter/Section	Summary of Changes
Part A. Nonconformities	17.08.040	<i>Revise Section 17.08.040, Nonconforming Structures to clarify language and reduce major repairs and renovations without a use permit to no more than 50% for nonconforming residential structures.</i>
Part B. Appeal Authorities	17.16.070 Table 17.16-A 17.16.080 Table 17.16.B	<i>Completes and corrects Table 17.16-A and removes redundant language in Section 17.16.080.A, including removal of Table 17.16B.</i>
Part C. Residential Use Table	Table 17.32-A	<i>Corrects Table to remove redundancy and add Special Provision citations. Day care restrictions amended to reflect SB 234. "Marijuana" changed to "cannabis".</i>
Part D. Residential Districts: Development Standards Table	Table 17.32-B	<i>Changes Table to correct maximum density in R-4 district and to remove reference to minimum for driveway widths. Revise unit designations to be consistent.</i>
Part E. Commercial and Industrial Districts: Use Regulations	Table 17.34-A	<i>Changes Table to reflect proper terminology for accessory dwelling units (rather than secondary units), to allow Massage Establishments with a Use Permit in the CR district, consistent with previous zoning ordinance publication and other commercial districts, and to combine full-service and general restaurants, eliminating the general restaurant category (as distinguished from fast-service) and allow by right in all commercial and industrial districts. Change "marijuana" to "cannabis".</i>
Part F. Commercial and Industrial Districts, Development Standards	Table 17.34-B	<i>Revises language that conflicts with the information in Table 17.34-B. Reduce minimum floor area ratio in CMU from 0.75 to 0.50 to allow greater flexibility in development plans.</i>
Part G. Public and Semi-Public Districts Use Regulations	Table 17.36-A	<i>Explanation: Change "marijuana" to "cannabis." Allow personal storage and research and development in Institutional District by conditional use to support other institutional uses and help promote redevelopment of unused institutionally-zoned properties.</i>
Part I. Green Infrastructure	17.40 (New)	<i>Adds language from Appendix 4.2 of the Green Infrastructure Plan identified for inclusion in the Zoning Ordinance.</i>
Part J. Development Standards for Residential Accessory Structures	17.42.040 Table 17.42.A	<i>Clarifies that accessory structures shall not be located in the front yard of a single- or two-family residential use and allowing accessory structures for residential uses only when there is an existing or concurrently proposed primary use of the parcel as a residence. Clarifies that carports are allowed only in the rear half of the lot.</i>

Title of Part	Chapter/Section	Summary of Changes
Part K. Walls and Gates	17.45.030 Figure 17-45-A 17.45.040 Figure 17.45-B Table 17.45-A Table 17.45-B Figure 17.45-C Table 17.45-C	<i>Renumber tables and figures and correct reference to Section 17.45, rather than Section 17.44. Revise Figure 17.45-A to more accurately show height measurement per Section 17.45.030 (c).</i>
Part L. Height Measurements	17.46.020 Figure 17.46-B (new) Figure 17.46-C (new) Figure 17-46-D	<i>Revise height requirements to provide more accurate measurements for structures on slopes and near retaining walls. Add new figures showing how to measure structure height on sloped lots and the height of structures near retaining walls.</i>
Part M. Landscaping Requirements	17.48, all sections Figure 17.48-A	<i>Updates requirements for closer compliance with the Model Water Efficient Landscape Ordinance. Incorporates provisions of largely redundant Chapter 15.56, Landscape Design and Development to combine regulations into Chapter 17.48. Requires landscaping for <u>new</u> residential projects with one or more single-family or two-family units. Exempts landscaping from existing single-family and two-family residences. Also requires code-compliant landscaping in the front yard area or corner side yard area on all lots. Title of Figure 17.48-A clarified as creek setbacks are required, not just recommended.</i>
Part N. Off-Street Parking Requirements	17.54.020 17.54.030 17.54.050 17.54.090 17.54.100 Table 17.54-C	<i>Amends off-street parking requirements to clarify parking requirements for single-family homes and transitional or supportive housing. Allows tandem parking on substandard lots with an administrative use permit. Allows for reduction of parking for transitional or supportive housing. Provides additional requirements for waivers or reductions of parking requirements for senior housing. Eliminates parking reductions for clean air vehicles, as this parking is now required by Title 24. Corrects reduction in required length for spaces abutting landscaped areas. Updates terminology for accessible parking spaces.</i>
Part O. Refuse Disposal and Recycling Requirements	17.58.020	<i>Allows for a taller refuse area enclosure with an Administrative Use Permit.</i>
Part P. Change references from “marijuana” to “cannabis”	17.62.130 8.02.020.O 8.36.070	<i>Change “marijuana” to “cannabis” as a more appropriate and accurate term.</i>

Title of Part	Chapter/Section	Summary of Changes
Part Q. Wireless Facilities	17.62.200	<i>The City of San Pablo has entered into a contract with Telecom Law Firm P.C. to help expedite technical reviews and approvals of wireless telecommunications facilities that are subject to federal law with extremely short review period “shot clocks”. The ordinance is amended to reflect the need to charge additional fees to cover these costs.</i>
Part R. Mobile Hot Food Truck	17.64.040	<i>Clarifies mobile food truck language.</i>
Part S. Universal Definitions	17.68.020 Figure 17.68-A (new)	<i>Makes a number of definitional changes to match other sections of the code, to clarify definitions and to include terms not previously defined. Revised or added definitions include: Accessory Dwelling Unit; Building Height; Days; Deck; Grade, Finished; Grade, Natural; Guesthouse (removed); Lot; Lot, Key; Lot, Reversed Corner; Structure, Accessory.</i>
Part T. Residential Use Classes	17.70.010	<i>Revised definitions for Day Care – Small Family and Day Care – Large Family per changes in State law.</i>
Part U. Use Classification Descriptions	17.70.040	<i>Updates and refines restaurant classifications and definitions, combining the full-service and general restaurants into full-service restaurants only. Revised or added definitions include: Arcades; Medical Cannabis Facility; Outdoor Vending; Restaurants, Coffee Shops/Cafes; Restaurants; Restaurants, General (removed).</i>
Part V. Fortunetelling	9.58	<i>Remove Section 9.58 “Fortunetelling” due to First Amendment considerations. Will be considered a personal service.</i>
Part W. Landscape Design and Development	15.56, all sections	<i>Replaces all sections with a reference to Chapter 17.48 for Landscape Design and Development regulations.</i>
Part X. Regulatory Sign Ordinance	18.04.090	<i>Amend method of calculating wall signs for commercial buildings to allow larger signs on buildings with longer frontages.</i>