

TABLE OF PROPOSED ORDINANCE AMENDMENTS

The following list of proposed zoning ordinance amendments is organized in ascending order by code section number and categorized based on the significance/type of change occurring: significant changes; minor changes; clean-ups and clarifying amendments; and clarifying amendments required by State law. Amendments considered to be “significant changes” have been indicated in **bold text** for quick reference. Most of the proposed amendments in this list are related to the Project goal of streamlining single family development, some are related to the design review process in general, and some are changes and updates required by State law or Housing Element updates.

Chapter/Section	Amendment Description
Title 22	
Chapter 22.22 Historic Landmarks Commission	Adds back the previously removed Chapter 22.22 to create a cross reference to the updated Section 30.220.020 in Title 30. This ensures the City Charter reference is relevant and addresses any references in Title 28 or carryover references in Title 30. <i>Result: Minor Changes</i>
Chapter 22.68 Architectural Board of Review	Replaced with new SBMC §30.220.010 (see §30.220.010 below for details). Provides cross reference to the new section in Title 30 to address any remaining references in Title 28 or other City documents. <i>Result: Minor Changes</i>
Chapter 22.69 Single Family Design Board	Replaced with new SBMC §30.220.040. See 30.220.040 below for more details. <i>Result: Significant Changes</i>
Title 25	
25.03.040 Open Yards	Corrected reference to open yard Section 30.140.140 <i>Result: Minor Changes</i>
Title 30	
Chapter 30.15 Rules of Measurement	
30.15.025 Calculating Density	Amendment to clarify residential density calculations for lot mergers. <i>Result: Cleanup/Clarifying Amendments</i>

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Chapter/Section	Amendment Description
30.15.027 Calculating Unit Size	Consolidates and relocates unit size calculation standards—previously found in multiple sections—into the Rules of Measurement Chapter to clarify how minimum, maximum, and average residential unit sizes are determined. <i>Result: Cleanup/ Clarifying Amendments</i>
30.15.055 Grading	Consolidates and defines how grading quantities are calculated—previously found in multiple sections—into the Rules of Measurement Chapter, identifies specific exclusions (such as recompacted soil and pool excavation), and establishes that “existing grade” is based on topography from five years prior to the grading application. <i>Result: Cleanup/ Clarifying Amendments</i>
30.15.070 Measuring Floor Area	Reformats for clarity, adds exemptions for yard buildings, uses objective standards where applicable. <i>Result: Minor Changes</i>
30.15.075 Measuring Floor Area Ratio	Adds instructions for calculating both nonresidential and residential FAR. Moves residential FAR calculation from §30.20.030.A into the more appropriate Rules of Measurement Chapter and consolidates residential and nonresidential FAR calculation into the same section. <i>Result: Cleanup/Clarifying Amendments</i>
30.15.090 Measuring Height and Stories	Minor clarifications. Provides new standards to clarify measurement of fence/retaining wall and fence/hedge combinations. <i>Result: Cleanup/Clarifying Amendments</i>
30.15.100 Measuring Setbacks and Stepbacks	Adds reference to upper story “Stepback” consistent with newly adopted Objective Design and Development Standards (ODDS) Title 25. Clarifies that first-story building setbacks are measured to the building foundation. <i>Result: Cleanup/Clarifying Amendments</i>
30.15.120 Screening	Moved into section 30.140.155 because they are standards rather than direction on how to measure. <i>Result: Minor Changes</i>
Chapter 30.20 Residential Zones	

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Chapter/Section	Amendment Description
30.20.010 Purpose	Clarification of purpose statement regarding residential classifications. <i>Result: Cleanup/Clarifying Amendments</i>
30.20.020 Land Use Regulations – Residential Zones	Changes to implement Housing Element Program HE-3: Amend the Zoning Ordinance for Special Needs Housing, and other land use clean-ups as follows: <i>(See more detailed descriptions in Chapter 30.185 Standards for Specific Uses and Activities)</i> • Community Care Facilities, Residential Care Facilities for the Elderly, and Hospices: Eliminates requirement for a PSP in R-M and R-MH for 7-15 individuals and reduces requirement from a CUP to PSP in all residential zones for more than 15 individuals. • Large Family Day Care Homes: Eliminates requirements for PSP in all residential zones. • Group Residential: Removes outdated limitations that restrict Group Residential uses to convents and monasteries, to comply with California Fair Housing laws and promote inclusive housing opportunities for all protected groups. • Agriculture: Clarifies that agriculture is an accessory use in any zone; thus, clarifying that Health and Safety Code § 17021.8 related to farmworker housing is not applicable. <i>Result: Cleanup/Clarifying Amendments and Amendments Required by State Law</i>
30.20.030 Development Standards	Clarifications and clean-ups to the Residential Zone Development Standards table. No substantial changes to setbacks, density, or other development standards that would result in an increase in the intensity or density of land use above what is currently allowed. • Adds missing section references (Two-Unit Residential, Standards for Specific Uses and Activities, Nonconforming, etc.) • Relocates min/max unit size to §30.15.027

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	• Changes name of <i>Maximum Floor Area (Floor to Lot Area Ratio)</i> to the simplified <i>Maximum Floor Area Ratio (FAR)</i>. • Corrects typo for nonresidential interior setback in RS-10 Zone from 12 to 16 feet. • Adds covered and uncovered parking setbacks to the table rather than a cross-reference to §30.175.060. • Adds “stepback” terminology to align with Title 25 – Objective Design and Development Standards (ODDS). • Replaces the use of number of stories with building height to determine upper level stepbacks, simplifying calculations for split-level structures. • Adds reference to new Landscape standard in §30.140.118. • Moves FAR calculations to Chapter 30.15 Rules of Measurement. • Allows single-unit residential development to exceed the maximum Floor Area Ratio (FAR) through a waiver process reviewed by the applicable design review body, replacing the previous requirement for a Planning Commission FAR Modification under Section 30.250.030. • Relocates interior setback reductions for parking to the table <i>Result: Cleanup/Clarifying Amendments</i>
Chapter 30.25 Commercial and Office Zones	
30.25.010 Purpose	Clarification of purpose statement regarding multi-unit and mixed-use classifications. <i>Result: Cleanup/Clarifying Amendments</i>
30.25.020 Land Use Regulations	Changes to implement Housing Element Program HE-3: Amend the Zoning Ordinance for Special Needs Housing, and other land use clean-ups as follows: <i>(See more detailed descriptions in Chapter 30.185 Standards for Specific Uses and Activities)</i>

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	• Community Care Facilities, Residential Care Facilities for the Elderly, and Hospices: Changes requirement from a CUP to PSP in commercial and office zones for more than 15 individuals. • Large and Small Family Day Care Homes: Simplifies table. • Day Care Center: Adds a reference to use allowed by right in certain multi-family developments per California Health and Safety Code 1597.22. • Agriculture: Clarifies that agriculture is an accessory use in any zone; thus, clarifying that Health and Safety Code § 17021.8 related to farmworker housing is not applicable. • Neighborhood Markets: Removes conflicting references to the PSP in the C-R and C-G zones because Food and Beverage Retail Sales is already allowed by right in the zones. <i>Result: Cleanup/Clarifying Amendments and Amendments Required by State Law</i>
30.25.030 Development Standards	Clarifications and clean-ups to the Commercial and Office Zones Development Standards table. No substantial changes to setbacks, density, or other development standards that would result in an increase in the intensity or density of land use above what is currently allowed. • Adds missing section references (Standards for Specific Uses and Activities, Nonconforming, etc.) • Relocates min/max unit size to §30.15.027 • Adds covered and uncovered parking setbacks to the table rather than a cross-reference to R-M zone or §30.175.060. • Adds “stepback” terminology to align with Title 25 – Objective Design and Development Standards (ODDS). • Replaces the use of number of stories with building height to determine upper level stepbacks, simplifying calculations for split-level structures. • Adds reference to new Landscape standard in §30.140.118.

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	Relocates interior setback reductions for parking to the table <i>Result: Cleanup/Clarifying Amendments</i>
Chapter 30.30 Manufacturing Zones	
30.30.020 Land Use Regulations	Changes to implement Housing Element Program HE-3: Amend the Zoning Ordinance for Special Needs Housing, and other land use clean-ups as follows: <i>(See more detailed descriptions in Chapter 30.185 Standards for Specific Uses and Activities)</i> Community Care Facilities, Residential Care Facilities for the Elderly, and Hospices: Changes requirement from a CUP to PSP in the manufacturing commercial (M-C) zone for more than 15 individuals. Large and Small Family Day Care Homes: Simplifies table. Agriculture: Clarifies that agriculture is an accessory use in any zone; thus, clarifying that Health and Safety Code § 17021.8 related to farmworker housing is not applicable. Neighborhood Markets: Removes conflicting references to the PSP in the M-C zone because Food and Beverage Retail Sales is already allowed by right in the zone. <i>Result: Cleanup/Clarifying Amendments and Amendments Required by State Law</i>
30.30.030 Development Standards	Clarifications and clean-ups to the Manufacturing Zones Development Standards table. No substantial changes to setbacks, density, or other development standards that would result in an increase in the intensity or density of land use above what is currently allowed. - Adds missing section references (Standards for Specific Uses and Activities, Nonconforming, etc.) - Relocates min/max unit size to §30.15.027 - Adds covered and uncovered parking setbacks to the table rather than a cross-reference to R-M zone or §30.175.060.

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	• Adds “stepback” terminology to align with Title 25 – Objective Design and Development Standards (ODDS). • Replaces the use of number of stories with building height to determine upper level stepbacks, simplifying calculations for split-level structures. • Adds reference to new Landscape standard in §30.140.118. • Relocates interior setback reductions for parking to the table <i>Result: Cleanup/Clarifying Amendments</i>
Chapter 30.35 Coastal-Oriented Zones (<i>Note that these changes will not go into effect until submitted to the Coastal Commission for certification</i>)	
30.35.010 Purpose	Clarification that residential uses are appropriate in certain areas in the CO zone. <i>Result: Cleanup/Clarifying Amendments</i>
30.35.030 Development Standards	Clarifications and clean-ups to the Coastal-Oriented Zones Development Standards table. No substantial changes to setbacks, density, or other development standards that would result in an increase in the intensity or density of land use above what is currently allowed. • Adds missing section references (Standards for Specific Uses and Activities, Nonconforming, etc.) • Aligns minimum lot area and street frontage with other commercial/manufacturing zones. • Adds covered and uncovered parking setbacks to the table rather than a cross-reference to R-M zone or §30.175.060. • Adds “stepback” terminology to align with Title 25 – Objective Design and Development Standards (ODDS). • Replaces the use of number of stories with building height to determine upper level stepbacks, simplifying calculations for split-level structures. • Adds reference to new Landscape standard in §30.140.118.

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	Relocates interior setback reductions for parking to the table <i>Result: Cleanup/Clarifying Amendments</i>
Chapter 30.140 General Site Regulations	
30.140.020 Accessory Buildings	The updated standards clarify the purpose of accessory building regulations, improve readability, and align with new Guest House and Yard Building provisions. Key changes include reduced setbacks for small accessory structures, removal of outdated size limits and automatic design review triggers, and a new prohibition on rooftop decks unless approved through design review <i>Result: Significant changes</i>
30.140.025 Balconies and Upper Story Decks	This new section establishes new objective standards for balconies and upper-story decks to minimize privacy and visual impacts, including limits on size, placement, setbacks, and materials; prohibits rooftop decks without design review; and allows certain encroachments and open yard credit under specific conditions. <i>Result: Significant changes</i>
30.140.030 Building Attachment	Clarifications to standards for building attachment and separation. Introduces a clear purpose for Building Attachment requirements. <i>Result: Cleanup/Clarifying Amendments</i>
30.140.070 Development on Substandard and Publicly Reduced Lots	Adds headings to improve readability. Clarifies that FAR does not change due to dedication. Reference to new Section 30.165.050, Structures Made Nonconforming by Public Acquisition. <i>Result: Cleanup/Clarifying Amendments</i>
30.140.090 Encroachments	The updated Encroachments section clarifies that encroachments apply to setbacks, stepbacks, landscape areas, and open yards, and reorganizes the section with tables and updated diagrams and subsections for improved readability. The standards are aligned with the new provisions of Title 25 – Objective Design and Development Standards (ODDS), ensuring consistency across zoning and design regulations. No substantial changes to setbacks or other development standards that would result in an increase in the intensity or density of land use above what is currently allowed. Key changes include:

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	• Mechanical Equipment: Wall-mounted units may now project into front setbacks, but interior setback encroachments are reduced from 3 feet to 18 inches to minimize visual and noise impacts. Ground-mounted equipment is now allowed up to 3 feet from the property line (previously 5 feet), balancing flexibility with access needs. • Trash Enclosures: Standards relocated from §30.140.240 to §30.140.090, and the Minor Zoning Exception (MZE) requirement was removed. • Accessibility Improvements: Now allowed to encroach for both existing and new development. • Front Porches: Maximum size increased from 16 ft x 6 ft to 16 ft x 10 ft, with subjective design review triggers replaced by objective design criteria. • Yard Buildings and Balconies: Align with new standards • Driveways and Gates: Codifies existing policy standards Result: Significant Changes
30.140.100 Exceptions to Height Limitations	Removes reference to Title 22 for design review. Result: Cleanup/Clarifying Amendments
30.140.110 Fences and Hedges	The updated standards clarify the purpose of fence and hedge regulations, establish objective design and height standards, and reorganize the section with tables, diagrams, and subsections for improved usability. Key changes include: • Extending fence height limits to all lots (not just residential). • Allowing front yard fences up to 5 feet in height (previously 3.5 feet) without design review if they meet new design criteria. • Limiting front yard retaining walls to 3 feet in height without design review (previously 6 feet). • Replacing subjective review with objective material and design requirements to ensure neighborhood compatibility. Prohibited materials include chain-link (in

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	front yards), barbed wire, unfinished cinder block, and hazardous elements. • Codifying temporary fencing policies. Result: Significant Changes
30.140.112 Garage Conversions	Together with elimination of the covered parking requirement for single-unit homes and condominiums in Chapter 30.175, the new Garage Conversion standards now allow homeowners to convert existing private garages into other uses—such as workshops, storage rooms, or home offices—provided replacement parking is accommodated off-street. This change increases flexibility and expands development options for residential properties without increasing parking burdens. Result: Significant Changes
30.140.115 Guest Houses	This new section establishes standards for Guest Houses—sleeping facilities with a full bathroom and/or a bar sink that are separated from, and accessory to, the main residential building and are intended for limited sleeping and living purposes. These structures provide homeowners with greater flexibility to create spaces like guest rooms, studios, or home offices without being required to install a full kitchen or convert the space into an Accessory Dwelling Unit (ADU). This change reflects a shift in policy: while the City previously discouraged such uses to prevent illegal units, the availability of legal ADU pathways has reduced that concern, allowing for more practical and homeowner-friendly development options. Result: Significant Changes
30.140.118 Landscape	This new section establishes objective landscape standards to promote water efficiency, support fire safety, and improve neighborhood aesthetics. For residential uses, front setbacks must be landscaped with a mix of living plant materials and limited hardscape (up to 50%). In nonresidential and mixed-use zones, a front landscape buffer is required where no setback exists; however, this does not create a new standard—it replicates the existing Average Unit-Size Density (AUD) Program’s variable setback approach. Landscape areas must remain open and unobstructed, and waivers may be granted by Design Review under specific conditions such as site constraints. Result: Significant Changes

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30.140.120 Location of Lot Lines	Clarifications regarding development standards for lot line adjustments and lot creation. <i>Result: Minor Changes</i>
30.140.130 Mechanical and Utility Equipment	Minor clean-ups to Mechanical and Utility Equipment section. Moved description of encroachments to §30.140.090 (Encroachments). <i>Result: Minor Changes</i>
30.140.140 Open Yards	Updates to open yard standards to simplify requirements and increase flexibility for both single-unit and multi-unit residential development, including the amount and type of required open yard. Moves most requirements into a table format for ease of review. Key changes include: • Single-Unit and Two-Unit: Reduces minimum dimensions of single-unit open yard areas from 20 ft x 20 ft to 20 ft x 15 ft, but total required area remains at 1,250 sf. Expands small lot open yard reduction from lots less than 5,000 sf to lots less than 6,000 sf. • Multi-Unit and Mixed-Use: Open yard requirements are no longer based on bedroom count; instead, applicants may meet the 15% lot area requirement through a mix of private and common open spaces. Reduces minimum dimensions of ground floor private area from 10 ft x 10 ft to 10 ft x 8 ft; minimum total area on ground floor is 100 sf regardless of bedroom count or unit size. For upper level balconies, minimum area is reduced to 50 sf regardless of bedroom count or unit size. • The discretionary Alternative Open Yard Design waiver is removed, as the new standards offer this flexibility by right. <i>Result: Significant Changes</i>
30.140.141 Patio Covers, Sunshades, and Similar Structures	This new section sets objective standards for patio covers, sunshades, and similar structures on single- and two-unit residential lots to ensure compatibility with neighborhood character. Maximum height for detached covers is 12 feet unless approved through design review. Materials must be consistent with the main building and avoid prohibited finishes like chain link, plastic, or reflective metal. Rooftop patio covers are

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	generally not allowed unless tied to solar systems or approved through design review. Flexibility in design may be granted by the Design Review body. Result: Significant Changes
30.140.142 Privacy Standards for Residential Structures	This new section codifies privacy-related design and development standards consistent with the Single Family Residence Design Guidelines’ “Good Neighbor Guidelines.” It regulates upper-story windows, balconies, and exterior lighting near interior lot lines to protect neighbor privacy. Openings within 15 feet of a side or rear property line must either have a sill height of at least 42 inches or face the front yard. Outdoor lighting must be fully shielded and downward-directed to prevent light trespass. Variations from these standards may be considered by the applicable Design Review body. Result: Significant Changes
30.140.150 Residential Unit	Minor clarifications include moving the minimum unit sizes from development tables, added flexibility for dining rooms and other rooms that are not classified as a “bedroom” for density, parking, or other purposes. Adds reference to new Guest House. Reformats section on efficiency units for clarity (no change to standards). Result: Minor Changes
30.140.155 Screening	Moved from Chapter 30.15. Adds objective development standards for screening elements including fences, walls, hedges, and mechanical equipment screening. Updates diagram. Allows exceptions to screening standards to be reviewed by the applicable Design Review body. Result: Minor Changes
30.140.160 Setbacks and Stepbacks	Adds stepbacks to the existing section on setbacks for consistency with Title 25. Clarifies that recessed areas on interior upper story stepbacks may be used as a balcony, deck, terrace, or other usable space. Result: Cleanup/Clarifying Amendments
30.140.170 Solar Access Height Limitations	Adds purpose statement and clarifies height limitation calculation. Updated diagrams. Result: Cleanup/Clarifying Amendments
30.140.172 Solar Energy Systems	This section consolidates existing and new standards for solar energy systems into a new section. Solar carports are allowed over parking spaces and may exceed 12 feet in height (up to 15

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	feet) if needed for larger vehicles. Roof-mounted systems may project modestly above rooflines and can serve as rooftop shade structures if setback and height-limited. Design review is not required if all objective standards are met, and small residential systems benefit from expedited review. Exceptions may be granted if strict compliance would significantly reduce performance or increase costs, as defined by the California Solar Rights Act. <i>Result: Cleanup/Clarifying Amendments</i>
30.140.190 Street Widening Setback Lines	Clarifies that temporary structures/uses are allowed in the street widening setback area. <i>Result: Cleanup/Clarifying Amendments</i>
30.140.200 Substantial Redevelopment	Updates for ordinance consistency related to historic resources. <i>Result: Cleanup/Clarifying Amendments</i>
30.140.210 Swimming Pools or Water Features	Clarifications on types of water features subject to existing setback standards; creates new standard for above-ground features; and adds cross-references for ordinance consistency. <i>Result: Cleanup/Clarifying Amendments</i>
30.140.220 Trash, Recycling, and Personal Outdoor Storage	Replaces former Section 30.140.240 for waste and outdoor storage and compiles all related requirements. Formatting edits for clarity. Eliminates requirement for Minor Zoning Exception (MZE) for trash enclosures in the front setback and now is an allowed encroachment in § 30.140.090 (Encroachments). Clarifies standards for personal outdoor storage are distinct from commercial outdoor storage regulated in other sections of the code. Clarifications on uncovered parking. <i>Result: Significant Changes</i>
30.140.230 Visibility at Driveways and Intersections	Minor wording changes for clarity to development standards. <i>Result: Cleanup/Clarifying Amendments</i>
30.140.240 Waste, Trash, Recycling, and Outdoor Storage	Standards moved into new Section 30.140.220. <i>Result: Minor Changes</i>
30.140.240 Yard Buildings	This new section allows up to two small, detached, non-habitable structures—such as sheds, bike lockers, or playhouses—to be located in interior setbacks and open yards if under 8 feet tall. Each structure may be up to 120 square feet, with a combined

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	total not exceeding 200 square feet. Yard buildings are not allowed in front yards. Taller structures must meet accessory building standards. Rooftop decks are prohibited, and screening is required when placed in setbacks. These structures are exempt from design review, FAR limits, and building permits if they meet Building Code exemptions. Result: Significant Changes
Chapter 30.150 Average Unit-Size Density Incentive Program	
30.150.090 Additional Development Incentives.	References to specific open yard requirements have been removed, as those sections no longer exist under the revised standards in Section 30.140.140. The previously used variable front setback has been replaced with the new Average-Depth Front Landscape Buffer in accordance with Section 30.140.118. The flexibility in open yard design, which was previously limited to projects within the Average Unit-Size Density (AUD) Incentive Program, has been expanded to apply citywide. Additional incentives specific to AUD projects will be considered during implementation of Housing Element Program HE-10: Multi-Unit Housing Program. Result: Minor Amendments
Chapter 30.165 Nonconforming Structures, Site Development, and Uses	
30.165.020 Applicability	Clarification that the section's provisions do not apply to features granted a Minor Zoning Exception. Result: Minor Amendments
30.165.030 Right to Continue, Repair, and Maintain	Clarification that nonconforming structures, sites, and uses may be continued provided there is no increase in nonconformity. Result: Cleanup/Clarifying Amendments
30.165.035 Structures Made Nonconforming by Public Acquisition	New section that clarifies that existing development does not require modifications as a result of land dedication/public acquisition. Result: Cleanup/clarifying Amendments
30.165.040 Alterations to Nonconforming Development	Makes several clarifications and revised standards for alterations within nonconforming setbacks. Key changes include:

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	• Building Height: Removes Minor Zoning Exception (MZE) for additional building height or volume in setbacks if the project meets objective standards. Updated max roof pitch in setback from 4:12 to also allow matching the existing building. Updated graphic. • Windows: Removes Minor Zoning Exception (MZE) for windows, doors or other openings in the setback if the alterations conform to the privacy standards in §30.140.145, (Privacy Standards for Upper-Story Openings) • Conversions: Eliminates the prohibition on conversion from nonresidential uses to residential uses in the setback and eliminates the prohibition on increasing the number of units in the setback. This facilitate new housing in existing buildings and the adaptive reuse of existing buildings to housing. Result: Significant Changes
30.165.050 Additions to Nonconforming Development	Clarifications to the development standards for additions to nonconforming buildings. Key changes include: • Allows first floor expansion of nonconforming main or accessory buildings within interior setbacks if the minimum distance from property line is 4 feet (previously 5 feet) to align with ADUs. • Increases allowance from 100 to 150 SF for additions to structures that are nonconforming to Maximum FAR to align with ADUs. Result: Significant Changes
30.165.060 Nonconforming Garages and Carports	Clarifications to the existing development standards that allow nonconforming garages and carports to be modified, expanded, demolished, or rebuilt. This now allows an increase in the number of parking spaces in the setback—up to the minimum number of spaces required in Chapter 30.175. It also removes the prohibition on converting garages in the setback to other accessory uses, consistent with new Garage Conversion standards. Result: Cleanup/Clarifying Amendments

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30.165.070 Nonconforming Uses	Clarifies standards for conforming alterations on lots with both conforming and nonconforming uses. <i>Result: Cleanup/Clarifying Amendments</i>
30.165.080 Substantial Redevelopment and Replacement of Nonconforming Structures	Clarifies standards for demolition and reconstruction of nonconforming buildings as follows: • Accessory buildings may be demolished and reconstructed to a different type of accessory use (e.g., garage to workshop) consistent with new standards for Garage Conversions. • Eliminates design review as the review body for replacement of nonconforming buildings. • Increases allowed additions from 100 sf to 150 sf consistent with ADUs. <i>Result: Minor Changes</i>
30.165.090 Nonconforming Fences and Hedges	Updates for ordinance consistency. <i>Result: Cleanup/Clarifying Amendments</i>
30.165.100 Nonconforming Open Yard	Clarifications to the procedures for how nonconforming open yard is calculated. Eliminates prohibition on increasing number of units or bedrooms on sites with nonconforming open yard. <i>Result: Cleanup/Clarifying Amendments</i>
Chapter 30.175 Parking Regulations	
30.175.020 Applicability	Simplifies how minimum parking requirements apply to existing buildings by clarifying that most changes in use do not trigger new parking requirements if there is no increase in floor area and no reduction in existing on-site parking. It establishes strict parking compliance for specific conversions—such as from industrial to other uses or from residential to hotel—while allowing greater flexibility for all other changes in use. The update supports adaptive reuse of existing buildings, encouraging revitalization and reinvestment while protecting sensitive land uses and maintaining consistency with City goals and policies. <i>Result: Significant Changes</i>
30.175.030 General Provisions	Eliminates the requirement for covered parking spaces for single-unit residential, two-unit residential, and condominium developments. While the total number of required parking spaces

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	remains unchanged, those spaces may now be provided as either covered or uncovered, in accordance with §30.175.040. Covered parking construction is often a significant cost barrier to housing flexibility and reinvestment. Removing this requirement enables property owners to convert existing private garages to other allowed residential uses—such as storage, workshops, or guest houses—under the City’s new Garage Conversion and Guest House ordinances, while still meeting parking requirements and supporting adaptive reuse of existing structures. Result: Significant Changes
30.175.040 Required Automobile and Bicycle Parking Spaces	Eliminates references to covered parking from the table, as described above. Result: Cleanup/Clarifying Amendments
30.175.060 Location of Required Automobile and Bicycle Parking	Minor wording changes related to applicability and allowed locations for parking spaces. Changes include references to new or updated standards in other sections such as Personal Outdoor Storage §30.140.220, Yard Buildings §30.140.240, and Screening §30.140.220. It also allows residential parking to be in an off-site location with a recorded agreement. Result: Minor Change
30.175.080 Parking Area Landscape and Fence Standards	This update clarifies the applicability of parking setback standards and eliminates the requirement for a different perimeter planter width when parking abuts a residential use. Setbacks for parking are now consistently located in the applicable development standards tables by zone, and the removal of the planter requirement resolves conflicts between overlapping or competing standards. Updated graphic. Result: Minor Changes
30.175.090 Parking Area Design and Development Standards	Minor clarifications to terminology. Result: Cleanup/Clarifying Amendments
Chapter 30.185 Standards for Specific Uses and Activities	
30.185.050 Additional Residential Unit	Removes reference to covered parking and updates FAR terminology. Result: Cleanup/Clarifying Amendments
30.185.070 Agriculture	Health and Safety Code § 17021.8 requires streamlined approval for farmworker housing on land zoned primarily for agricultural

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	use. However, the City of Santa Barbara does not have any zoning districts where agriculture is a principally permitted use. Instead, agriculture is allowed as an accessory use in residential, commercial, office, and manufacturing zones, subject to the standards in Section 30.185.070 of the Municipal Code. Consistent with Housing Element Program HE-3, amendments clarify that agriculture is considered an accessory use in all zones, thereby confirming that the streamlined provisions of § 17021.8 do not apply within city limits. <i>Result: Clarifying Amendments Required by State Law</i>
30.185.150 Day Care Centers	Implements Assembly Bill 752 (2025), which requires that a Day Care Center, when located within, or on the same lot as, a multi-unit or mixed-use development containing five or more residential units or legally established community amenities, be considered a residential use of property and a use by right under all local ordinances, including zoning regulations. <i>Result: Clarifying Amendments Required by State Law</i>
30.185.140 Community Care Facilities, Residential Care Facilities for the Elderly, and Hospices	Consistent with Housing Element Program HE-3, this amendment revises the permit requirements for Community Care Facilities, Residential Facilities for the Elderly, and Hospices to clarify that they are treated as residential uses under the Santa Barbara Municipal Code. Facilities serving six or fewer residents are considered single-unit residences and do not require a Performance Standard Permit unless proposing non-permitted accessory uses. Facilities serving 7–15 residents are permitted by right in most residential zones, but require a Performance Standard Permit in RS and R-2 zones. Facilities with 16 or more residents require a Performance Standard Permit. Facilities may include kitchens in individual units or congregate dining areas, with different zoning standards applied depending on the configuration. Accessory uses such as recreational or skilled nursing facilities may be allowed by right or with a permit, depending on the zone. <i>Result: Clarifying Amendments Required by State Law</i>
30.185.170 Emergency Shelter	Adds development standards for Emergency Shelter outdoor areas and simplifies the parking requirement. Changes required per Gov’t code 65583(a)(4) <i>Result: Clarifying Amendments Required by State Law</i>

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Chapter/Section	Amendment Description
30.185.175 Emergency Permit	Adds new section that authorizes issuance of emergency permits to protect public health, safety, and welfare in response to conditions resulting from natural disasters, accidents, or other unforeseen events that require immediate action. <i>Result: Minor Changes</i>
30.185.230 Large and Small Family Day Care Homes	Removes location-specific and operational standards for Large and Small Family Day Care Homes to align with Senate Bill 234 (2019). Under this provision, the City may only enforce standards that are identical to those applied to all other residential properties within the same zoning district. <i>Result: Clarifying Amendments Required by State Law</i>
30.185.245 Low Barrier Navigation Center	Adds a new section to ensure compliance with Assembly Bill 101 (2019), which mandates that Low Barrier Navigation Centers be treated as a use by right in areas zoned for mixed-use or nonresidential uses permitting multifamily housing, provided they meet specified criteria. This amendment supports implementation of Housing Element Program HE-3. <i>Result: Clarifying Amendments Required by State Law</i>
30.185.415 Temporary Housing Units	This new section allows temporary housing on residential lots for occupants displaced by demolition or damage to a home on the same property. A Performance Standard Permit is required. Eligible structures include trailers or existing permitted accessory buildings including ADUs. Units must meet basic living and utility standards, provide two on-site parking spaces, and may remain for up to 36 months, with extensions allowed up to six years. Once expired, the temporary use must end, and the site restored unless otherwise approved. <i>Result: Significant Changes</i>
30.185.430 Transitional and Supportive Housing	Updates made to align with Assembly Bill 2162 (2018), which requires Supportive Housing to be treated as a use by right in zones permitting multifamily and mixed uses, including nonresidential zones that allow multifamily housing. The bill mandates streamlined local approval processes for qualifying developments and prohibits minimum parking requirements for supportive housing located within one-half mile of public transit. <i>Result: Clarifying Amendments Required by State Law</i>
Chapter 30.200 Planning Authorities	

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Chapter/Section	Amendment Description
30.200.030 Planning Commission	Minor clarifications for ordinance consistency. <i>Result: Cleanup/Clarifying Amendments</i>
30.200.050 Community Development Director	Makes Community Development Director the Review Authority for Minor Zoning Exceptions as assigned. Clarifies Director authority to act on Administrative Applications including Administrative Design Review. Adds authority to act on Emergency Permits. <i>Result: Minor Changes</i>
30.200.070 Architectural Board of Review	New section that moves review authority description of Architectural Board of Review from Chapter 22.68 to Title 30, and includes information from the City Charter. <i>Result: Minor Changes</i>
30.200.080 Historic Landmarks Commission	Minor cleanups; adds information from the City Charter; formatting changes to align with ABR and SFDB. <i>Result: Minor Changes</i>
30.200.090 Single Family Design Board	New section that moves review authority description of Single Family Design Board from Chapter 22.69 to Title 30. <i>Result: Minor Changes</i>
Chapter 30.205 Common Procedures	
30.205.020 Application Forms and Fees	Adds clarification on method of submittal and application received date. <i>Result: Cleanup/Clarifying Amendments</i>
30.205.030 Pre-Application Review	Adds description of Optional Pre-Application Design Consultation and noticing requirements. Minor clarifications on Pre-application Review Team. <i>Result: Minor Changes</i>
30.205.040 Concept Review	Clarification regarding public noticing. <i>Result: Cleanup/Clarifying Amendments</i>
30.205.050 Review of Discretionary Applications	New subsection authorizing the designated Review Authority—such as the Community Development Director or Staff Hearing Officer—to refer a project to the next highest Review Authority. This may occur due to policy implications, unusual circumstances, project scale, community interest, or the need for a more definitive decision.

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Description of Amendments to Chapters 22.22, 22.68, and 22.69, Title 25, and Title 30

Chapter/Section	Amendment Description
	<i>Result: Minor Changes</i>
30.205.070 Public Notice	Clarifies noticing requirements for projects requiring design review and land use decisions. <i>Result: Cleanup/Clarifying Amendments</i>
30.205.080 Conduct of Hearings	Minor cleanups, as “public hearing” has a specific connotation and associated requirements in state law. <i>Result: Cleanup/Clarifying Amendments</i>
30.205.150 Appeals	Minor clarifying language for appeals of Staff Hearing Officer and Planning Commission decisions. New section on appeals of Design Review decisions. It specifies: • Design review decisions on Project Design Review may be appealed by the applicant or any interested person. • Appeals of decisions by the Architectural Board of Review and Historic Landmarks Commission go to the City Council; appeals of Single Family Design Board decisions go to the Planning Commission. • Only applicants may appeal post-approval actions, such as Final Approval. <i>Result: Significant Changes</i>
30.205.155 Review of Administrative Applications	Adds new section that outlines the administrative review process for permits and approvals handled by the Community Development Director. • The Director is the designated Review Authority unless a related application requires action by a higher body, in which case the entire project is reviewed by the higher authority. • The Director may also refer design changes to a Design Review body if there are potential impacts. • Administrative decisions are ministerial, not subject to CEQA, do not require a public hearing, and are final unless otherwise specified. <i>Result: Significant Changes</i>
Chapter 30.220 Design Review	

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Chapter/Section	Amendment Description
30.220.005 Discretionary Design Review Procedures	This section establishes procedures for discretionary Design Review in Santa Barbara which applies to most development projects unless exempt or opting into the Objective Design Review process. It defines the roles of Design Review bodies, application requirements, and the need for mailed notice and public hearings for certain project types. Key changes include: • Changes to mailed notice triggers—aligned across all three review bodies. • Previously, notice was required for additions over 500 sq. ft. to the first story and over 150 sq. ft. to an existing upper story; now, notice is triggered at 800 sq. ft. for first-story additions and 250 sq. ft. for upper-story additions to any residential building. • Allows applicants to submit, at-risk, for a building permit after Project Design Approval, prior to receiving Final Design Approval. Result: Significant Changes
30.220.010 Architectural Board of Review	Moves Architectural Board of Review purpose, applicability, and findings from Chapter 22.68 to Title 30. Includes content clarifications and clean-ups. For increased consistency with state law, removes requirement for concept review when Planning Commission is decision-maker, and removes potential for referral to Planning Commission. Removes descriptions of obsolete Special Design Districts. Description of Highway 101 Coastal Parkway Special Design District moved to §30.220.060. Result: Minor Changes
30.220.020 Historic Landmarks Commission	Cleanups for ordinance consistency. Changes and clarifications to Historic Landmarks Commission procedures, including: • Allowance for administrative review of projects in El Pueblo Viejo Landmark District to be performed by the Community Development Director. • Removal of requirement for concept review when Planning Commission is decision-maker, and removes potential for referral to Planning Commission. • Reorganization to match format of ABR and SFDB sections.

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Chapter/Section	Amendment Description
	Allows HLC to approve Maximum FAR exceptions (rather than Planning Commission Modification requirement). <i>Result: Minor Changes</i>
30.220.040 Single Family Design Board	Moves Single Family Design Board from Chapter 22.69 to Title 30. SFDB review is required for most exterior changes, new construction, grading, and landscape modifications on lots with single-unit residences, unless exempt. Key changes include: • Increased the exemptions from SFDB review to include small-scale additions, certain accessory buildings, architecturally consistent alterations, minor site features, limited grading or landscaping, and other low-impact changes. • Makes Final Approval a ministerial action by the Community Development Director (this is specified in the guidelines, not in the ordinance). • Revises procedures for changes to approved plans (this is specified in the guidelines, not in the ordinance). • Simplified the required findings and adds Maximum FAR findings. <i>Result: Significant Changes</i>
30.220.050 Objective Design Review	Minor cleanups. <i>Result: Cleanup/Clarifying Amendments</i>
30.220.060 Special Design Districts	Adds new section that describes Hillside Design District and Highway 101 Santa Barbara Coastal Parkway Special Design District. Eliminates Mission Area Design District and Lower Riviera Special Design District. When they were created, the purpose of the Mission Area and Lower Riviera Special Design Districts was to facilitate historic resource surveys that would result in the designation of historic resources and the creation of historic districts. Those surveys have since been completed and the contributing historic resources identified, therefore reference to the Mission Area and Lower Riviera Special Design Districts is proposed to be removed. <i>Result: Minor Changes.</i>
Chapter 30.235 General Plan and Zoning Amendments	

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Chapter/Section	Amendment Description
30.235.070 Public Notice	Adds language to reference Government Code §65854 for additional noticing required on land use changes. <i>Result: Cleanup/Clarifying Amendments</i>
30.235.085 Ordinance Committee Action	Adds new section to reference procedures for Ordinance Committee review of zoning amendments. <i>Result: Cleanup/Clarifying Amendments</i>
30.235.090 City Council Action	Adds procedures for City Council introduction and adoption of ordinance amendments; adds subsection to explain the effective date of an ordinance. <i>Result: Cleanup/Clarifying Amendments</i>
30.235.100 General Plan and Local Coastal Plan Consistency Required for Zoning Amendments	Clarifies that consistency with the Local Coastal Plan is required for zoning amendments, if applicable. <i>Result: Cleanup/Clarifying Amendments</i>
Chapter 30.250 Modifications	
30.250.020 Applicability	Adds modification for accessory building standards. Eliminates Maximum FAR Modification for single-unit residential projects and replaces with Design Review FAR Exception in Chapter 30.220. <i>Result: Significant Changes</i>
30.250.030 Review Authority	Changes review authority and process for Maximum FAR Modifications from Planning Commission to a Design Review Exception and SFDB or HLC. <i>Result: Significant Changes</i>
30.250.060 Required Findings	Amends and relocates findings for FAR Modifications for single-unit residential projects to 30.220.040.H as a Design Review Exception. <i>Result: Significant Changes</i>
Chapter 30.290 Zoning Upon Annexation	
30.290.030 Procedure	Clarifies that the entirety of any annexation shall become a part of the Hillside Design District upon annexation, unless otherwise determined as part of the annexation. Relocates from Title 22. <i>Result: Cleanup/Clarifying Amendments</i>

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Chapter/Section	Amendment Description
Chapter 30.295 Use Classifications	
30.295.020 Residential Use Classifications	Amendments to the Single-Unit Residential Use classification to align with state law changes, recognizing Employee Housing Units, Community Care Facilities, and similar living arrangements with six or fewer residents—each under separate rental agreements—as consistent with single-unit residential use, provided the dwelling otherwise meets the definition of a single-unit residence.. <i>Result: Clarifying Amendments Required by State Law</i>
Chapter 30.300 Definitions	
30.300.005	Added section to explain purpose, applicability, and interpretation of definitions. <i>Result: Cleanup/Clarifying Amendments</i>
30.300.010 “A”	Adds definitions for “Administrative Design Review” and “Architectural Feature.” Corrects alphabetization. <i>Result: Cleanup/Clarifying Amendments</i>
30.300.020 “B”	Updates “Basement” definition to identify when it counts as a story. Updates “Bedroom” definition to state that a dining room is not a bedroom. <i>Result: Cleanup/Clarifying Amendments</i>
30.300.030 “C”	Corrects alphabetization. Elaborates on “Cellar” definition. Adds definition for “Concept Design Review.” <i>Result: Cleanup/Clarifying Amendments</i>
30.300.040 “D”	Corrects alphabetization. Adds definitions for “Design Review,” “Dining Room,” and “Discretionary Review.” <i>Result: Cleanup/Clarifying Amendments</i>
30.300.050 “E”	Adds definitions for “Efficiency Unit” and “Enclosure, Trash and Recycling.” Clarifies definition of “Enclosed.” Corrects alphabetization. <i>Result: Cleanup/ Consistency</i>
30.300.060 “F”	Adds definitions for “Final Design Review,” “Finished Surface Level,” “Floor Area, Non-Livable,” and “Frontages.” Revises definition of “Floor Area, Net.”

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Chapter/Section	Amendment Description
	<i>Result: Cleanup/ Consistency</i>
30.300.070 “G”	Adds references to §30.15.055, Grading. Clarifies that “Guestroom” refers to a room in a temporary lodging establishment. Adds definition of “Guest House.” <i>Result: Cleanup/Clarifying Amendments</i>
30.300.080 “H”	Revises definition of “Hearing.” Updates to Historic Resources Related Definitions. <i>Result: Cleanup/Clarifying Amendments</i>
30.300.090 “I”	Corrects alphabetization. <i>Result: Cleanup/Clarifying Amendments</i>
30.300.110 “K”	Elaborates on “Kitchen” definition, including adding definition of “Full Kitchen.” <i>Result: Cleanup/Clarifying Amendments</i>
30.300.120 “L”	Adds definitions for “Landscape Accessories.” Re-alphabetizes and adds clarification to “Landscape Plan.” <i>Result: Cleanup/Clarifying Amendments</i>
30.300.130 “M”	Adds definitions for “Meeting” and “Ministerial Review.” Corrects alphabetization. <i>Result: Cleanup/Clarifying Amendments</i>
30.300.150 “O”	Adds definitions for “Open Yard” and “Open Yard Amenities.” Corrects alphabetization. <i>Result: Cleanup/Clarifying Amendments</i>
30.300.160 “P”	Adds definition for “Principal Place of Residence.” Minor changes to “Patio,” “Patio Cover,” and “Porch.” Corrects alphabetization. <i>Result: Cleanup/Clarifying Amendments</i>
30.300.180 “R”	Adds definition for “Replacement In Kind” of architectural elements for clarification. Adds “Residential Use of the Same Type.” <i>Result: Cleanup/Clarifying Amendments</i>
30.300.190 “S”	Adds definition for “Sink” and sub-definitions. Adds sub-definitions for “Structure.” Corrects alphabetization.

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Chapter/Section	Amendment Description
	<i>Result: Cleanup/Clarifying Amendments</i>
30.300.200 “T”	Moves figure for Trellis. <i>Result: Cleanup/Clarifying Amendments</i>
30.300.210 “U”	Clarifications to definition of “Unenclosed.” <i>Result: Cleanup/Clarifying Amendments</i>
30.300.250 “Y”	Moves “Yard, Open” under “Yard” and adds sub-definitions. <i>Result: Cleanup/Clarifying Amendments</i>
Appendix Sectional Maps	Minor zone edits from rezones and legend updates to include Title 28 and Title 30 zone codes