

## Attachment B

### Zone Text Amendment Table

The following table provides a summary of the Zone Text Amendment and General Plan Amendment including the item number for reference, category, LMC section, description, and justification:

#### 2025 Zone Text Amendment Table

| # | Category                  | LMC Section(s)     | Description  | Justification  |
|---|---------------------------|--------------------|--|--|
| 1 | Code Clarification        | 2.36               | Updates to the Order of Succession in a local state of emergency and grammatical proofing. | Updating the order of succession for the City Council and Planning Commission. Replacing outdated references to previous city positions to be consistent with the current safety protocol and reflect city policies and additional grammatical proofing.   |
| 2 | Code Clarification        | 8.50.090, 8.50.261 | Clarifying language related to residential grass limitations.                              | The current language is unclear for landscape architects and residents. Clarifying references to turf as organic grass, as opposed to artificial or synthetic turf.  |
| 3 | Policy Implementation     | 15.04.080          | Reducing refund time limit.  | Reducing the refund time limit for building permit applications to reflect City policies.  |
| 4 | Policy Implementation     | 15.64.130          | Requiring impact fee payment at occupancy rather than issuance.                            | SB 937 requires that impact fee payments by a developer be made at building occupancy for residential projects, rather than by issuance of certificate of occupancy. Current City policy is in compliance, as fees for all development is due at building occupancy. This codifies this existing policy. |
| 5 | Policy Implementation     | 16.16.030.B        | Adding flexibility to Tentative Administrative Parcel Map process.                         | Update to reflect city policies and to provide additional flexibility for development projects.  |
| 6 | Administrative Correction | 17.04.240          | Further implementation of 2023 Housing Element updates.                                    | Update to effectuate previously approved amendments (2023 Housing Element Update). Removing irrelevant terms and definitions.  |

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| 7  | New Proposal              | 17.08.050                                  | Adding Battery Storage use in the residential permitted use chart.   | Adding "Utility Scale Battery Energy Storage Systems (BESS)" as a use in the Residential Permitted Use Chart. The use would be allowed in the RR-2.5 zone with a CUP. This would make the use consistent with utility scale solar generating plants. |
| 8  | Administrative Correction | 17.08.050                                  | Further implementation of 2023 Housing Element updates.  | Adding a missing asterisk for clarification in the residential use chart.  |
| 9  | Policy Implementation     | 17.08.060.A                                | Implementation of Director's Policy to allow variation in garage location for custom homes in certain zones. | Update to reflect city policies and to provide additional flexibility for development projects. This allows custom homes to have different setback requirements for garages.   |
| 10 | Administrative Correction | 17.08.060                                  | Further implementation of 2023 Housing Element updates.  | Update to effectuate previously approved amendments (2023 Housing Element Update) om - small multifamily standards.  |
| 11 | Policy Implementation     | 17.08.120.A.5, 17.12.150.B.18, 17.16.140   | Clarification of off-premises signage restrictions.  | Updating three sections (residential, commercial, and industrial) to reflect city policies and to prevent proliferation of "off-premise signs," which are typically signs attached to a car parked off site and or similar signage.                  |
| 12 | Policy Implementation     | 17.08.130                                  | Implementation of code interpretation regarding prohibited fencing materials.                                | Update to reflect city policies and to prevent the proliferation of undesirable fencing materials, such as chain link, in the residential zones.   |
| 13 | New Proposal              | 17.08.130                                  | Implementation of code interpretation regarding multifamily fence heights.                                   | Update to reflect city policies and to provide clarification on multifamily fence standards.   |
| 14 | Administrative Correction | 17.08.130                                  | Implementation of 2023 Housing Element updates.  | Update to effectuate previously approved amendments (2023 Housing Element Update) regarding perimeter walls.   |
| 15 | Policy Implementation     | 17.08.050, 17.08.130, 17.12.130, 17.16.220 | Implementation of Director's Policy to allow temporary fencing on vacant property.                           | Update to reflect city policies, provide clarification on temporary fencing requirements and standards, and provide additional flexibility to property owners.   |

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| 16 | Administrative Correction | 17.08.160                                  | Clarification of code regarding accessory structure sizes.                                | Update to provide clarification on the measurement of accessory structures.  |
| 17 | Policy Implementation     | 17.08.160                                  | Implementation of Director's Policy to allow increased height for garages in rural zones. | Update to reflect city policies, allow the maximum height for a detached garage to 20 feet in rural zones, and to provide additional flexibility for residential projects.   |
| 18 | Policy Implementation     | 17.08.160                                  | Clarification of code regarding accessory structure setbacks.                             | Update to reflect city policies and to provide additional clarification on residential projects.   |
| 19 | Administrative Correction | 17.08.230                                  | Implementation of 2023 Housing Element updates.   | Update to effectuate previously approved amendments (2023 Housing Element Update) regarding removal of guest houses.   |
| 20 | Code Clarification        | 17.10.030                                  | Clarification of code language related to the adoption of the Lancaster Health District.  | Update to incorporate a reference to the Mixed Use-Health District of the Lancaster Health District Master Plan which was previously missing.  |
| 21 | Administrative Correction | 17.10.030                                  | Implementation of 2023 Housing Element updates - TOD publishing.                          | Update to incorporate a general reference to the City's website, as opposed to an impermanent link.  |
| 22 | Administrative Correction | 17.10.060                                  | Implementation of 2023 Housing Element updates.   | Update to effectuate previously approved amendments (2023 Housing Element Update) regarding multifamily setbacks.  |
| 23 | New Proposal              | 17.42                                      | Establishment and clarification on the standards for tobacco establishments.              | Updating the Chapter 17.42 Alcoholic Beverage Establishments section to include tobacco establishments. This section is updated to include tobacco uses and entitlement requirements, distance requirements, and conditions of approval.   |
| 24 | Code Clarification        | 17.12.040 (Commercial permitted use chart) | Reorganization of the Commercial permitted use chart.                                     | Reorganized the Commercial permitted use section into a more user-friendly chart, consistent with the previously reorganized Residential permitted use chart. The updated use charts allow for better consistency, clarity, and usability. |
| 25 | Code Clarification        | 17.16.040 (Industrial permitted use chart) | Reorganization of the Industrial permitted use chart.                                     | Reorganized the Industrial permitted use section into a more user-friendly chart, consistent with the previously reorganized Residential permitted use chart. The updated use charts allow for better consistency, clarity, and usability. |

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| 26 | New Proposal          | 17.12.040,<br>17.16.040   | Adding Gun Stores use in the Commercial and Industrial permitted use charts.                                | Adding Gun Stores as new use to provide clarification on requirements and consistency with City policies.  |
| 27 | Policy Implementation | 17.12.130   | Implementation of Director's Policy regarding hydrogen required at gas stations.                            | Update to reflect City policies and provide clear direction on new gas stations to designate space for the installation hydrogen fueling.  |
| 28 | Code Clarification    | 17.12.130.B.2,<br>17.16.220.A.8,<br>17.28.030.C   | Creation of new fences and walls sections for Commercial and Industrial zones.                              | Updating and relocating fences and walls sections and standards in the appropriate sections within the Commercial and Industrial zones.  |
| 29 | New Proposal          | 17.12.150   | Implementation of new policy for additional wall signs.   | Adding the option of additional wall signs subject to a Director's Review to provide additional flexibility for business owners.   |
| 30 | Policy Implementation | 17.12.230,<br>17.12.690,<br>17.12.890.A.3,<br>17.16.220.A.3,<br>17.20.810                     | Standardization of compact parking standards.   | Update to standardize the language and dimensions associated with the use of compact parking spaces through all zones.   |
| 31 | Code Clarification    | 17.16.040   | Clarification on the allowance of legitimate massage businesses.  | Clarifying and differentiating between "adult massage parlor" in the Sexually Oriented Businesses use category and "massage parlor" in the Health and Fitness Services use category.                   |
| 32 | Code Clarification    | 17.08.050,<br>17.08.060,<br>17.08.100,<br>17.08.190,<br>17.12.040,<br>17.12.730,<br>17.16.040 | Standardization of the naming of "day care" uses.   | Clarifying the definitions and requirements for each use consistent with city policies. Standardizing the naming of "day care" use throughout the code for consistency.                                |
| 33 | Policy Implementation | 17.32.800   | Removal of automatic denial due to inactivity process to be consistent with City policies.                  | Updating to reflect city policies and to provide additional flexibility for applicants.  |
| 34 | New Proposal          | 17.12.040,<br>17.16.040   | Adding "Animal Shelter - Public Agency Operated" use in the Commercial and Industrial permitted use charts. | Currently, an animal shelter use is only allowed in the Public (P) zone. By allowing this use in the I zones, it would allow this much needed use to be located in more appropriate areas in the City. |

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| 35 | Code Clarification        | Title 17   | Replacement of outdated references to positions, departments, and agencies.                              | Updating multiple references to irrelevant, outdated, or non-existent positions, entities, departments, or agencies throughout Title 17. Examples include references to the Board of Supervisors.  |
| 36 | Policy Implementation     | 17.36.010  | Implementation of standardized administrative withdrawal processes.                                      | Updating to reflect city policies and to provide additional clarification for applicants.  |
| 37 | Administrative Correction | 17.40.685  | Removal of inapplicable code sections which were previously added erroneously.                           | Removing inapplicable code sections which were previously added erroneously.   |
| 38 | Policy Implementation     | 17.41.016  | Removal of detached ADU size limits for multifamily.   | Removing the maximum size limitations of a detached ADU for multifamily developments in accordance with state law (AB 811).  |
| 39 | New Proposal              | 17.16.040  | Renaming and allowing "Electrical Generating Plants - Solar" use in the Industrial permitted use charts. | Renaming and allowing "Electrical Generating Plants - Solar" use in the Industrial zones to provide clarification and reflect City policies.   |
| 40 | New Proposal              | 17.12.100, 17.12.780, 17.16.090, Article III - 17.32.410 | Establishment of an Adjustment Permit entitlement and procedure.   | Establishing a new procedure to address minor adjustments to various areas of the code such as building height, lot coverage, FAR, fence and wall height, and sign regulation to allow additional flexibility to property owners. An Adjustment Permit would be a director-level approval. Adjustments would be considered minor in relation to a Variance (which requires Planning Commission approval). The Adjustment Permit procedure allows additional flexibility for property owners. |
| 41 | New Proposal              | 17.12.040, 17.16.040                                     | Adding "Schools - Small Specialty/Charter" use in the Commercial and Industrial permitted use charts.    | Adding Schools - Small Specialty/Charter use in the Commercial and Industrial permitted use charts to provide clarification and reflect city policies. A Small Specialty or Charter School use is not currently among the school uses in the code.   |

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| 42        | New Proposal       | 17.12.040,<br>17.16.040                  | Adding "Private Car Wash" use in the Commercial and Industrial permitted use charts. | Adding "Private Car Wash" as a new use to provide clarification to applicants. A private car wash use includes car washes that are ancillary to car-related uses such as a dealership or rental facility. Unlike typical car wash uses, a private car wash is not open to the public. This use requires a Director's Review. |
| 43<br>GPA | Code Clarification | General Plan -<br>2021 Safety<br>Element | Updating the reference to the recently adopted 2025 LHMP in the Safety Element.      | The City must update the Safety Element to incorporate the newly approved 2025 LHMP, ensuring compliance with AB 2140 and positioning the City to maximize potential state funding for future disaster events.   |