

Exhibit E: Proposed Amended Article 8

(Note: underline and bolded text represents new text; ~~strike-through~~ text represents text to be eliminated)

Article 8 OS Open Space District

Sections:

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2-800 Specific Purposes

In addition to the general purposes listed in Article 1, the specific purposes of the OS district are to:

- A. Provide a suitable classification for large public or private sites permanently designated for park or open space use.
- B. Protect public health and safety by limiting lands, which are subject to flooding, slides, or other hazards to open space use.
- C. Allow the Planning Commission and City Council to consider the most appropriate use of a site following discontinuance of a large public or private open space use without the encumbrance of a base zoning district that may or may not provide appropriate regulations for development of the site. (Ord. 2001-015 § 1)

2-802 Applicability

The OS district is intended to be the base district for the use classifications listed in Section 2-804, 2-806, and 2-808 where these classifications have a minimum contiguous site area of two (2) acres, including alleys, streets or other rights-of-way and the area has a primarily open or natural character. Open space use classifications on sites of less than two (2) acres shall be subject to the regulations of the base and any overlay districts in which they are located. (Ord. 2001-015 § 1)

2-804 Uses Permitted in OS District

- A. Managed Open Space intended for the Protection of Natural Habitat.
- B. Utilities, Minor.

- C. Accessory uses are permitted on the site of a permitted use and are limited to facilities incidental to an open space use. (Ord. 2001-015 § 1)

2-806 Uses Conditionally Permitted in OS District

- A. Accessory Uses are subject to a use permit when on the site of a conditional use and are limited to facilities incidental to an open space use.
- B. Farmers' Market.
- C. Park and Recreation Facilities.
- D. Public Safety Facilities.
- E. Placement of Dredged Material from San Francisco Bay.
- F. Utilities, Major. (A use permit is required for electrical substations, switching buildings, recycling or disposal facilities, water storage facilities, water or wastewater treatment facilities, transportation or communication utilities, and similar facilities of public agencies, or public utilities.)
- G. Telecommunications, **New Monopoles and Towers, Architecturally-Integrated Antennas and/or Co-locations on Existing Tower Structures** ~~Antennae and/or Alternative Tower Structures. [See (Subject to the regulations of~~ Section 4-1686: Wireless Telecommunication Facilities.) ~~(as per Ordinance No. 98-009)].~~ (Ord. 2001-015 § 1)

2-808 Additional Use Restrictions: OS District

In addition to the uses listed above, the following regulations shall apply: Nonconforming Uses shall be subject to the regulations of Article 20: Nonconforming Uses and Structures. (Ord. 2001-015 § 1)

2-810 Property Development Regulations

Development regulations shall be as specified by the use permit, provided that, if the use permit fails to regulate an element regulated by an abutting base district, the regulations of the nearest base district shall apply. (Ord. 2001-015 § 1)

2-812 Review of Plans

Certain projects shall be subject to Site Plan review (see Article 25: Site Plan Approval). (Ord. 2001-015 § 1)