



EXHIBIT A: COVID-19 - TEMPORARY ZONING AND DEVELOPMENT ENTITLEMENT MODIFICATIONS

Proposal/ Action	SMMC Section	Streamlined Requirements	Requirements Otherwise Applicable
Drive Through OR Designated Parking for Curbside Pick-Up	Section 20.400.070- Drive Thru Services Section 20.340.040(H)- Drive Thru Facilities/Stacking Capacity ZO or specific plans do not specifically address curbside pick-up spaces. Section 20.220.060(D)- Merchandising and Sales	<ul style="list-style-type: none">- Temporary Outdoor Business Permit Required- Work with neighbors and property management- No use of ADA stalls or fire lanes- City authority to require changes to or disallow drive-through or curbside pickup based on complaints and/ or traffic or other health/safety or applicable regulatory compliance issues- Allow businesses to designate their customer parking spaces for curbside pick up. Number of spaces would be decided by business owner in terms what works for their business provided it does not exceed the number spaces allocated for his/her suite.- Submit a plan that secures the outside area from a public safety perspective, meets the state and local Public Health Office Orders, and which demonstrates that the revised conditions would not result in insufficient parking or	CUP required for drive thru services in C, MU-1, and MU-2 Zones. Commercial Ordinance requires merchandising and sales activities to be conducted within an enclosed building. www.san-marcos.net

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		<p>obstruct ADA paths of travel. Plan should also state how social distancing measures will be achieved and any traffic control plans needed.</p> <ul style="list-style-type: none"> - Modifications will be effective only as and when permitted by the applicable state and local public health orders or other action by national, state and local agencies with jurisdiction over such business operations. If such orders disallow a use previously allowed under this Order of the Director of Emergency Services, approval of allowance of such use will be deemed rescinded and revoked as of the date of the applicable state and/or local public health order. 	
Signage	Section 20.320.060(B)(5)(a)- Banner Signs	<ul style="list-style-type: none"> - No permit required (with adherence to sign standards) - On-site temporary banner signs w/ prescribed sizes allowed - No new permanent signage - Coordinate with property management on sign restrictions. - Modifications will be effective only as and when permitted by the applicable state and local public health orders or other action by national, state and local agencies 	Temporary Sign Permit required for banners.

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		with jurisdiction over such business operations. If such orders disallow a use previously allowed under this Order of the Director of Emergency Services, approval of allowance of such use will be deemed rescinded and revoked as of the date of the applicable state and/or local public health order.	
Outdoor dining R/W or private sidewalk (Type A)	Section 20.400.150- Outdoor Dining Table 20.340-1 Parking Requirements Table 20.220-2 Commercial Permitted Uses Table 20.225-5 Mixed Use Permitted Uses Table 20.230-2 Industrial Permitted Uses San Marcos Creek Specific Plan Heart of the City Specific Plan University District Specific Plan Other specific plans	<ul style="list-style-type: none"> - Special Event Permit Required - Outdoor dining on sidewalk allowed 'by-right' at all permitted restaurants if the following can be achieved: <ul style="list-style-type: none"> - University District Only - Non-arterial roads only - ADA access - Ingress/ Egress requirements (per Fire Code) - Meet all other health and safety requirements - Modifications to existing regulations may not accommodate 100% of business' maximum occupancy limit, and will not allow any business to exceed that number - Submit a plan that secures the outside area from a public safety perspective, meets the state and 	Outdoor dining permitted in C, NC, OP, SR, MU-1, MU-2, LI, BP, SM Creek SP, and HOC SP. CUP required in University District SP.

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		<p>local Public Health Office Orders, and which demonstrates that the revised conditions would not result in insufficient parking or obstruct ADA paths of travel. Plan should also state how social distancing measures will be achieved and any traffic control plans needed.</p> <ul style="list-style-type: none"> - Modifications will be effective only as and when permitted by the applicable state and local public health orders or other action by national, state and local agencies with jurisdiction over such business operations. If such orders disallow a use previously allowed under this Order of the Director of Emergency Services, approval of allowance of such use will be deemed rescinded and revoked as of the date of the applicable state and/or local public health order. 	
Outdoor dining Parking Lots (Tier B)	<p>Section 20.400.150- Outdoor Dining</p> <p>Table 20.340-1 Parking Requirements</p> <p>Table 20.220-2 Commercial Permitted Uses</p> <p>Table 20.225-5 Mixed Use Permitted Uses</p>	<ul style="list-style-type: none"> - Temporary Outdoor Business Permit Required - Individual permits required (new temp. type, similar to streamlined TI review process) - Applicable to certain location types & timeframes (i.e., breweries 	Outdoor dining permitted in C, NC, OP, SR, MU-1, MU-2, LI, BP, SM Creek SP, and HOC SP. CUP required in University District SP.

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	<p>Table 20.230-2 Industrial Permitted Uses</p> <p>San Marcos Creek Specific Plan</p> <p>Heart of the City Specific Plan</p> <p>University District Specific Plan</p> <p>Other specific plans</p>	<p>in Industrial areas after 5:30pm, or commercial centers)</p> <ul style="list-style-type: none"> - Modifications to existing regulations may not accommodate 100% of business' maximum occupancy limit, and will not allow any business to exceed that number - Submit a plan that secures the outside area from a public safety perspective, meets the state and local Public Health Office Orders, and which demonstrates that the revised conditions would not result in insufficient parking or obstruct ADA paths of travel. Plan should also state how social distancing measures will be achieved and any traffic control plans needed. - Modifications will be effective only as and when permitted by the applicable state and local public health orders or other action by national, state and local agencies with jurisdiction over such business operations. If such orders disallow a use previously allowed under this Order of the Director of Emergency Services, approval of allowance of such use will be deemed rescinded and 	

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To-Go Alcohol		<ul style="list-style-type: none"> - The ABC Notices¹ provide that bona fide eating places (i.e. restaurants) selling beer, wine and pre-mixed drinks or cocktails for consumption on the premises pursuant to an ABC license, may sell alcohol for off premise consumption in conjunction with meals prepared for pick-up or delivery. Effective only for duration of ABC notices. - Modifications will be effective only as and when permitted by the applicable state and local public health orders or other action by national, state and local agencies with jurisdiction over such business operations. If such orders disallow a use previously allowed under this Order of the Director of Emergency Services, approval of allowance of such use will be deemed rescinded and 	To-go alcohol sales not permitted.

¹ The Department of Alcoholic Beverages (“ABC”) has, through a series of Notices of Regulatory Relief (collectively “ABC Notices”), temporarily suspended enforcement of certain legal prohibitions relating to the off-site sale of alcohol by ABC licensed restaurants. If such orders disallow a use previously allowed under this Order of the Director of Emergency Services, approval of allowance of such use will be deemed rescinded and revoked as of the date of the applicable state and/or local public health order.

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Consumption or Possession of Alcohol in Public	Section 10.32.040 – Consuming or possessing alcohol beverage in public	<ul style="list-style-type: none"> - Temporary Outdoor Business Permit Required - Allowed only in outdoor dining areas - Must be consistent with ABC regulations. - Modifications will be effective only as and when permitted by the applicable state and local public health orders or other action by national, state and local agencies with jurisdiction over such business operations. If such orders disallow a use previously allowed under this Order of the Director of Emergency Services, approval of allowance of such use will be deemed rescinded and revoked as of the date of the applicable state and/or local public health order. 	<p>Consumption and/or possession of alcohol in public prohibited.</p> <p>Outdoor dining permitted in C, NC, OP, SR, MU-1, MU-2, LI, BP, SM Creek SP, and HOC SP. CUP required in University District SP.</p>
Street Closures for Outdoor Dining		<ul style="list-style-type: none"> - Special Event Permit Required - University District/ North City only - Non-arterial roads only - Submit a plan that secures the outside area from a public safety perspective, meets the state and local Public Health Office Orders, 	Special Event Permit Required.

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		<p>and which demonstrates that the revised conditions would not result in insufficient parking or obstruct ADA paths of travel. Plan should also state how social distancing measures will be achieved and any traffic control plans needed.</p> <ul style="list-style-type: none"> - Modifications will be effective only as and when permitted by the applicable state and local public health orders or other action by national, state and local agencies with jurisdiction over such business operations. If such orders disallow a use previously allowed under this Order of the Director of Emergency Services, approval of allowance of such use will be deemed rescinded and revoked as of the date of the applicable state and/or local public health order. 	
Personal Services-Instructional/Fitness²	Table 20.220-2 Commercial Permitted Uses	<ul style="list-style-type: none"> - Temporary Outdoor Business Permit Required 	DP required for instructional/fitness in C, NC, OP,

² As of the date of the preparation of this Exhibit, this type of use is not permitted pursuant to the current state and local public health orders; it is included because those orders may change in future. These provisions are not effective unless and until such changes are made to the state and local public health orders. If such orders disallow a use previously allowed under this Order of the Director of Emergency Services, approval of allowance of such use will be deemed rescinded and revoked as of the date of the applicable state and/or local public health order.

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	<p>Table 20.225-5 Mixed Use Permitted Uses</p> <p>Table 20.230-2 Industrial Permitted Uses</p> <p>CUP/DP conditions</p> <p>Section 20.220.060(C)- Enclosed Activities</p>	<ul style="list-style-type: none"> - Allow for instructional/fitness facilities to deviate from their CUP/DP conditions and allow for outdoor activities on site in parking lot or other open areas. - Allow for indoor activities provided safety requirements are followed. - Submit a plan that secures the outside area from a public safety perspective, meets the state and local Public Health Office Orders, and which demonstrates that the revised conditions would not result in insufficient parking or obstruct ADA paths of travel. Plan should also state how social distancing measures will be achieved and any traffic control plans needed. - Modifications will be effective only as and when permitted by the applicable state and local public health orders or other action by national, state and local agencies with jurisdiction over such business operations. If such orders disallow a use previously allowed under this Order of the Director of Emergency Services, 	MU-1, MU-2, LI, BP, I, and Specific Plans.

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Retail Businesses	<p>ZO or specific plans do not specifically address curbside pick-up spaces.</p> <p>Section 20.220.060(D)- Merchandising and Sales</p> <p>Section 20.455- Temporary Events, Parking Lot Sales</p>	<ul style="list-style-type: none"> - Temporary Outdoor Business Permit Required - Allow for all retail sales businesses to open with interior sales similar to safety requirements as grocery stores. - Allow for curbside pick-up if desired by business. - Allow businesses to designate their customer parking spaces for curbside pick up. Number of spaces would be decided by business owner in terms what works for their business provided it does not exceed the number spaces allocated for his/her suite. - Allow for outdoor sales in parking lot if desired by business. - Submit a plan that secures the outside area from a public safety perspective, meets the state and local Public Health Office Orders, and which demonstrates that the revised conditions would not result in insufficient parking or obstruct ADA paths of travel. Plan 	Commercial Ordinance requires merchandising and sales activities to be conducted within an enclosed building. Parking Lots Sales Permit required. Tent permit may be required by Building/Fire.

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Home Occupation	Section 20.600.100 Definitions- Home Occupation	<ul style="list-style-type: none"> - Temporary Outdoor Business Permit Required - Allow for on-site customers, employees, and stock in trade. - Modifications will be effective only as and when permitted by the applicable state and local public health orders or other action by national, state and local agencies with jurisdiction over such business operations. If such orders disallow a use previously 	Customers, employees, and stock in trade on site are prohibited for Home Occupations.

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Group Assembly³	Section 20.400.160- Places of Assembly Table 20.220-2 Commercial Permitted Uses Table 20.225-5 Mixed Use Permitted Uses Table 20.230-2 Industrial Permitted Uses Table 20.210-2 Agricultural Permitted Uses Table 20.215-2 Residential Permitted Uses Specific Plans CUP/DP conditions Section 20.220.060(C)- Enclosed Activities	<ul style="list-style-type: none"> - Temporary Outdoor Business Permit Required - Allow for churches to assemble in and outdoors with appropriate safety requirements. - Submit a plan that secures the outside area from a public safety perspective, meets the state and local Public Health Office Orders, and which demonstrates that the revised conditions would not result in insufficient parking or obstruct ADA paths of travel. Plan should also state how social distancing measures will be achieved, should also show location of outdoor seating areas and any traffic control plans needed. 	CUP/DP required for places of assembly.

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Retail Expansion for Industrial Uses	Section 20.230.060(B)- Ancillary Retail Sales	<ul style="list-style-type: none"> - No permit required unless outdoor uses incorporated (Temporary Outdoor Business Permit Required in that case) - Expand the amount of retail use that an industrial business can conduct to 50% of its floor area for sale of product produced on site. 	Currently, an industrial business is allowed by right to use 10% of its floor area for retail space for sale of product produced on site.