

**Summary Land Development Code Issue Matrix
ATTACHMENT 9**

No.	PURPOSE	CODE SECTION	AMENDMENT DESCRIPTION
<p>Permit Process/Use Amendments: The following 9 amendments are proposed to provide additional refinements to reflect the pedestrian-oriented nature of the CN and CC-3 zone packages as well as include new uses within the urbanized communities where these zones will apply.</p>			
1	Regulatory Reform	§131.0502	<p><u>Change the allowable density in the CN-1-5 zone from 1/800 to 1/600.</u> This zone has not been used to date anywhere in the City of San Diego. A higher density zone that has a maximum 65 foot height limit is needed in areas that have high pedestrian activity but also have narrower streets. Examples of this are 30th Street between Howard and Lincoln as well as University Avenue between Florida and Idaho Streets.</p>
2	Regulatory Reform	§131.0522 Table 131-05B	<p><u>Allow Visitor Accommodations in CN zones</u> The community requested that visitor accommodations be allowed in the CN zones. Planning staff agrees with the community that it would allow for a broader array of development opportunities and therefore supports the allowance of visitor accommodations.</p>
3	Regulatory Reform	§126.0203 §127.0109(b) §131.0222 §131.0112 §131.0522 Table 131-05B (Page 17) §141.1001- 141.1009 §143.0111(a)	<p><u>New Separately Regulated Industrial Use: Artisan Food and Beverage Producer</u> Recognizing the need to allow for artisan uses that have developed in the urbanized communities over the past 10 years, this new separately regulated use will apply for to establishments that engage in commercial on-site production of food and/or beverage products. Typical products may include, but are not limited to, coffee products, ice cream, baked goods, confection, alcoholic and non-alcoholic beverages, and other foodstuffs and may be permitted as a Limited Use in the CC-3 zones and subject to a Neighborhood Use Permit in the CN zones within Table 131-05B.</p> <p>Within the Industrial Use category description in section §131.0112(a)(10)(B), revise to state that the light manufacturing use category includes large food and beverage production facilities that do not meet the criteria for artisan food and beverage production pursuant to section 141.1001.</p>
4	Regulatory Reform	§131.0522 Table 131-05B Page 20	<p><u>Allow Museums in CC-3 zones</u> The community requested that museums be allowed in the CC-3 zones. Planning staff agrees with the community that it would allow for a new artistic and cultural opportunities within the pedestrian-oriented urbanized areas and therefore staff supports the allowance of museums.</p>

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5	Regulatory Reform	§131.0522 Table 131-05B Page 26	<u>Allow full alcohol in CN-zones in North Park</u> Within Footnote 4, include the following language: Within the North Park Community Plan area, full alcohol sales are permitted in the CN zones.
6	Regulatory Reform	§131.0522 Table 131-05B Page 26	<u>CN-1-3 Zone: Prohibit Back Patios, Seating Areas and Roof Top Decks</u> Within Footnote 16, include the following language: Eating and drinking establishments abutting residential <i>development</i> located in a residential zone may operate only between 6:00 a.m. and 12:00 midnight. All uses or activities shall be conducted entirely within an enclosed building and front onto the primary street with no uses or commercial activities conducted outdoors, in the rear yard or adjacent to Residentially zoned properties. This includes garage doors, roll up doors, or outdoor commercial activities
7	Regulatory Reform	§131.0522 Table 131-05B Page 23	<u>In the CC-3 zones, change Eating and Drinking Establishments with a Drive-in or Drive-through Component from Permitted to a Conditional Use Permit.</u> The CC-3 zone package is intended for development with high pedestrian-orientation. Drive-Ins and Drive-thrus typically do not promote pedestrian orientation and therefore could affect the transit corridors and village districts where the CC-3 zone packages will be implemented in the future.
8	Regulatory Reform	§131.0556 Table 131-05E Pages 33-36	<u>Revise Parking Lot Orientation standards for buildings</u> 1. Revise code language to revise to 50,000 SF requirement. 2. Revise code to apply parking lot orientation standards to all CC zones.
9	Regulatory Reform	§132.0905	<u>Supplemental Development Regulations of the Residential Tandem Parking Overlay Zone</u> Revise code to allow Tandem Parking as by-right (currently a Process 2 Neighborhood Development Permit) in North Park.