

# ZONING TEXT AMENDMENT NO. 22-004

## LEGISLATIVE DRAFT

(November 23, 2022)

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### 2.1.5 Neighborhood Center (Page 16)

#### Section 2.1.5, Table 2.2

2.2 Building Use Regulations	Standards
2.2.1 Use Types	
3) Office	
a) Professional Services	permitted (C2)
b) Medical Services	permitted <del>(C2)</del>

### 2.1.5 Neighborhood Center



Source: Page 16, Beach and Edinger Corridors Specific Plan

2.2 Building Use Regulations	Standards
2.2.1 Use Types	
1) Retail	
a) Specialty Goods Anchors	---
b) Community Oriented Anchors	NC
c) Entertainment Anchors	---
d) Eating & Drinking Establishments	NC
e) Specialty Goods & Foods	NC (U3)
f) Entertainment & Recreation	conditional (C19)
g) Convenience Uses	NC
h) Business Services	NC
i) Personal Services	NC
j) Personal Enrichment Services	NC
k) Service Commercial & Repair	permitted (U8)
l) Large Scale Commercial Goods	---
m) Vehicle Sales	---
2) Civic & Cultural	conditional (C19)
3) Office	
a) Professional Services	permitted (C2)
b) Medical Services	permitted <del>(C2)</del>
4) Lodging	permitted (C2)
5) Live Work	permitted (C2 or C1/L10)
6) Residential	
a) Multi-Family w/ Common Entry	conditional (C2 or C1/ L9,C14,C15)
b) Multi Family w/ Individual Entries	conditional (C2 or C1/ L9,C14,C15)
c) Attached Single Family	---
d) Detached Single Family	---
2.2.2 Special Retail Configurations	
a) Neighborhood Center	required (L1 & L10)
b) Corner Store	n/a
c) Drive-through	permitted
2.2.3 Affordable Housing Requirement	
required or not required	required (U1)