

**[MIG] Table 1. Recommended Permitting Changes (Planning Commission Subcommittee Suggested Revisions in red)**

**DRAFT**

- Notes: 1) Per prior Planning Commission direction “AUP” has been changed to “MUP” (Minor Use Permit).  
 2) For all uses that may be “Permitted” (by-right) or require a “MUP,” this is an issue area that needs future Planning Commission direction on how to create an effective regulatory framework related to these permit types, while also considering potential retail consultant input and avoiding over concentration of uses.  
 3) Suggested revisions per Planning Commission Subcommittee are noted in red.

Use	CBD-1 (Res)	CBD-2 (D.C.)	CBD-Visitor	CBD Office	Civic Art
Art galleries - original or numbered, limited edition artwork	Not Listed	Not Listed to CUP	CUP to MUP	CUP to Not Listed	CUP to MUP
Retail sales that contribute to the diversity and character of the downtown and < 5,000 sq. ft.	Not Listed to CUP	CUP to MUP	Not Listed to MUP	Not Listed to CUP	Not Listed to MUP
Stores or shops for retail business emphasizing custom, hand-crafted or distinctive merchandise	Not Listed	Not Listed to MUP	CUP to MUP	Not Listed	Not Listed to MUP
Establishments for on-premises consumption of alcoholic beverages, full food service, and entertainment	CUP	CUP	CUP	Not Listed	CUP
Full service/take-out restaurants, serving alcohol, with indoor and/or outdoor seating, entertainment establishments	CUP	CUP	Not Listed to CUP	Not Listed	CUP
Full-service restaurants, serving alcohol, with indoor and/or outdoor seating, dancing and/or entertainment establishments	Not Listed	Not Listed to CUP	CUP	Not Listed	Not Listed to CUP
Take-out restaurants and other take-out food establishments, with serving of alcoholic beverages and entertainment	Not Listed to CUP	Not Listed	CUP	Not Listed to CUP	Not Listed to CUP
Cafes, <del>restaurants</del> and tea rooms, with indoor and/or outdoor seating, serving of alcoholic beverages, <del>dancing</del> and/or entertainment	Not Listed to CUP	Not Listed to CUP	Not Listed to CUP	CUP	Not Listed to CUP
Establishments for the on-premises consumption of alcoholic beverages and entertainment	Not Listed	Not Listed to CUP	Not Listed to CUP	CUP	Not Listed to CUP
Ice-cream and confectioner’s stores and bakeries	Not Listed to MUP	CUP to MUP	Not Listed to MUP	Not Listed to CUP	Not Listed to CUP <sup>1</sup>
Markets, grocery stores, health food stores < 5,000 square feet or less (If alcohol dispensing, prohibited within 200 yards of Main Beach)	CUP	CUP to <del>MUP</del>	Not Listed	CUP to <del>MUP</del>	Not Listed to CUP <sup>2</sup>

<sup>1</sup> Not subject to special findings for establishments specializing in dessert items or limit of 10 establishments within DSP area.

<sup>2</sup> Concerns expressed regarding over concentration and therefore should consider special findings for the Civic Art District.

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Use	CBD-1 (Res)	CBD-2 (D.C.)	CBD-Visitor	CBD Office	Civic Art
Paint, paper hanging, decorative, plumbing, electrical, reupholstering, and handyman shops, all of a neighborhood service repair nature, with no open storage of materials or equipment	Not Listed <b>to MUP</b>	Not Listed <b>to CUP</b>	Not Listed	Permitted	Not Listed
Paper reproduction or copy services	Not Listed <b>to MUP</b>	Not Listed <b>to CUP</b>	Not Listed	Permitted	Not Listed
Plant nursery, including outdoor display of merchandise	Not Listed	Not Listed <del>to CUP</del>	Not Listed	<b>CUP to Not Listed</b>	Not Listed to CUP
<del>Clothing, retail sales</del>	<del>Not Listed</del>	<del>Not Listed</del>	<del>Not Listed to MUP</del>	<del>CUP to Not Listed</del>	<del>Not Listed</del>
Delicatessen	Not Listed <b>to MUP</b>	Not Listed to MUP	Not Listed to MUP	CUP to MUP	Not Listed <b>to CUP</b>
Nursery School	Not Listed	Not Listed	Not Listed	CUP to MUP	Not Listed <b>to CUP</b>
Pedestrian pathways, walkways, and trails	<del>No Listed to Permitted</del>	<del>No Listed to Permitted</del>	<del>No Listed to Permitted</del>	<del>No Listed to Permitted</del>	Permitted
Public Parks	<del>No Listed to Permitted</del>	<del>No Listed to Permitted</del>	<del>No Listed to Permitted</del>	<del>No Listed to Permitted</del>	Permitted
Concerts, sporting events, civic events, entertainment; special events	Not Listed <b>to TUP</b>	Not Listed <b>to TUP</b>	Not Listed to TUP	Not Listed <b>to TUP</b>	TUP
Outdoor or open-air markets	Not Listed <b>to TUP</b>	Not Listed to TUP	Not Listed to TUP	Not Listed <b>to TUP</b>	TUP
Temporary parking, subject to special signage, landscaping, and maintenance requirements	Not Listed <b>to TUP</b>	Not Listed <b>to TUP</b>	Not Listed <b>to TUP</b>	Not Listed <b>to TUP</b>	TUP
Artist studios, that may include, but are not limited to, the manufacturing, assembling, compounding or treating of ceramics, jewelry, wood, bone, canvas, cloth, felt, glass, leather, paper, plastics, textiles and yarn <sup>3</sup>	Not Listed <b>to MUP</b>	Not Listed <b>to MUP</b>	Not Listed <b>to MUP</b>	Not Listed	CUP
Other uses the Planning Commission deems, after conducting a public hearing to be similar, and no more obnoxious or detrimental to the welfare of the neighborhood than the uses listed above	CUP	CUP	CUP	CUP	CUP

<sup>3</sup> Subject to MUP in CBD-1, CBD-2 and CBD-V Districts only when located on the second floor.

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Use	CBD-1 (Res)	CBD-2 (D.C.)	CBD-Visitor	CBD Office	Civic Art
Playhouses and theaters	Not Listed	CUP	CUP	CUP	CUP
Hotels and motels	Not Listed	Not Listed	CUP to MUP	Not Listed	Not Listed
Bed and Breakfast Inn, subject to the standards in Section 25.22, provided inn is located in structure listed on the City's Historic Resources Inventory	Not Listed	Not Listed	Not Listed	CUP	Not Listed
Office (Administrative, business, professional, medical and financial offices) only when located on the second floor	Permitted	Permitted	Permitted	Permitted	Not Listed to CUP
Office and computer supplies	CUP	CUP to MUP	Not Listed	CUP to MUP	CUP to <del>MUP</del> Not Listed
Offices (medical offices, clinics) on ground floor	CUP	CUP to MUP	Not Listed	Permitted	CUP to <del>MUP</del> Not Listed
Packaging and postal services	CUP	CUP to MUP	Not Listed	Permitted	CUP to Not Listed
Personal service shops including but not limited to barber shops, beauty salon, tanning salons, nail salons, etc.	CUP to MUP	CUP to <del>MUP</del>	Not Listed	CUP to <del>MUP</del>	Not Listed
Pet grooming and supplies stores (excluding overnight boarding of animals)	CUP to MUP	CUP to MUP	Not Listed	CUP to Not Listed	Not Listed
Mixed commercial/residential uses	Not Listed to CUP	CUP	CUP	Permitted	Not Listed to CUP
Residential (excluding time share) <del>on-ground floor</del> <sup>4</sup>	Permitted	Permitted	Not Listed	Permitted	Not Listed to CUP
Recreational facilities <sup>5</sup>	CUP to MUP	CUP	Not Listed	Not Listed	CUP
Pharmacies	CUP to MUP	CUP	Not Listed	Not Listed	Not Listed
Automobile parking lot	CUP to MUP	CUP	Not Listed	CUP	CUP
Bookstores and magazine sales	CUP to MUP	CUP to MUP	Not Listed to MUP	CUP to MUP	CUP to MUP
Camera sales and processing	CUP to MUP	CUP to MUP	Not Listed	Not Listed to MUP	CUP to MUP
Dry cleaning/laundry facilities	CUP to MUP	CUP	Not Listed	CUP	Not Listed
Financial offices, banks, credit unions	CUP to MUP	CUP to MUP	Not Listed	CUP to MUP	Not Listed
Florists, flower stands	CUP to MUP	CUP to MUP	Not Listed to MUP	CUP to Not Listed	CUP to MUP
Music studios	CUP to Not Listed	CUP	Not Listed	Not Listed	CUP
Music/record stores	CUP to MUP	CUP to MUP	Not Listed	Not Listed	CUP to MUP
Musical instrument sales and supplies	Not Listed to MUP	Not Listed to MUP	Not Listed	CUP to MUP	Not Listed to MUP

<sup>4</sup> Existing DSP does not specify “on ground floor.” This reference is inaccurate and is recommended to be removed. Allow in CBD-1 and CBD-2 Districts only when located on second floor.

<sup>5</sup> Need to define or consider changing term to gym, personal fitness, etc.

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Retail supply stores including but not limited to yardage, hardware, auto parts, plumbing, appliances, paint and glass, garden supplies, art supplies, etc. with no open storage of materials or equipment	CUP to MUP	CUP to <del>MUP</del>	Not Listed	CUP to <del>MUP</del>	Not Listed to <del>CUP</del>
Institutional uses including but not limited to churches, schools, libraries, municipally owned/operated buildings	CUP	CUP	CUP	CUP	CUP
Temporary Uses subject to Section 25.05.035	TUP	TUP	TUP	TUP	TUP
Art and handicraft shows (either within buildings or out-of-doors) limited to not more than three consecutive days duration	Not Listed to TUP	TUP	Not Listed to TUP	Not Listed	TUP
Seasonal specialty stores within buildings, limited to not more than 45 days duration	Not Listed to TUP	TUP	Not Listed to TUP	Not Listed	TUP
<del>Art studios and supplies, including</del> artists' joint living and working units, as defined in Chapter 25.16 <sup>6</sup>	Not Listed	Not Listed	Not Listed	CUP	CUP
Liquor sales	Not Listed to CUP	Not Listed to CUP	Not Listed to CUP	CUP	Not Listed
Retail stores serving the needs of business and professional uses (including but not limited to office and computer supplies)	Not Listed	Not Listed to MUP	Not Listed	CUP to MUP	CUP
Nursing homes/convalescent hospital	Not Listed	Not Listed	Not Listed	CUP	Not Listed
Outdoor display of merchandise	CUP to <del>Not Listed</del>	CUP to <del>Not Listed</del>	CUP to <del>Not Listed</del>	CUP to <del>Not Listed</del>	CUP to <del>Not Listed</del>
Commercial home occupations, subject to standards in Section 25.08.016	Not Listed to CUP	Not Listed to CUP	Not Listed to CUP	Permitted to CUP	Not Listed to CUP
Philanthropic and charitable institutions other than those of a correctional nature <sup>7</sup>	Not Listed to CUP	Not Listed to CUP	Not Listed to CUP	Permitted	Not Listed to CUP
Custom dressmaking, millinery, tailoring, shoe repair, and similar trades	Not Listed to MUP	Not Listed to CUP	Not Listed	Permitted	Not Listed to MUP
Graphic Services	Not Listed	Not Listed to MUP	Not Listed	Permitted	CUP to MUP
Interior design services	Not Listed to MUP	Not Listed to MUP	Not Listed	Permitted	CUP to MUP
Add new use category to allow "Guide Shops" <sup>8</sup>	CUP	CUP	CUP	CUP	CUP

<sup>6</sup> Pursuant to LBMC 25.16.050(A)(1), Artists' Work/Live may be developed only in the following Downtown Specific Plan Districts: CBD-Office, CA and CB.

<sup>7</sup> Subject to CUP (only when located on second floor in CBD-1, CBD-2, CBD-V, and CA Districts)

<sup>8</sup> Online-only concept where retailers have a physical, brick and mortar location to allow consumers a "look before you buy" experience.