

REVISED LEGISLATIVE DIGEST
(Amended in Committee, 7/20/2020)

[Planning Code - Zoning Controls for Urban Mixed Use District - Office Uses]

Ordinance amending the Planning Code to provide that in the Mission Area Plan portion of the Urban Mixed Use District all office uses not in a landmark building are prohibited, except that a Professional Service, Financial Service, or Medical Service is allowed as a conditional use on the ground floor when primarily open to the general public on a client-oriented basis; affirming the Planning Department’s determination under the California Environmental Quality Act; making findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Existing Law

Planning Code Section 843 establishes the UMU – Urban Mixed Use District. The Zoning Control Table for the UMU District permits office uses in landmark buildings and provides that other office uses are subject to the vertical controls of Section 803.9(f), which among other things prohibits an office use on the ground floor except as specified in Sections 840.65A and 843.65A. Pursuant to Section 843.65A, a professional service, financial service, or medical service use is principally permitted on the ground floor when primarily open to the general public on a client-oriented basis.

Amendments to Current Law

This ordinance amends the Section 843 Zoning Control Table to provide that in the Mission Area Plan portion of the Urban Mixed Use District, a Professional Service, Financial Service, or Medical Service use is prohibited above the ground floor and requires a conditional use authorization on the ground floor when primarily open to the general public on a client-oriented basis. All other office uses not in a landmark building are prohibited in the area covered by the Mission Area Plan.

Background Information

The Urban Mixed Use (UMU) District is intended to promote a vibrant mix of uses while maintaining the characteristics of this formerly industrially-zoned area. It is also intended to serve as a buffer between residential districts and PDR districts in the Eastern Neighborhoods. Limiting new office uses in the Mission Area Plan area with some limited exceptions is intended to provide a more nuanced approach to this area.

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