

LEGISLATIVE DIGEST

[Planning Code - Mission Street Neighborhood Commercial Transit District]

Ordinance amending the Planning Code to prohibit Non-Retail Professional Services uses, limit lot mergers, and allow Arts Activities and Catering uses within the Mission Street Neighborhood Commercial Transit District; affirming the Planning Commission'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 making findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Existing Law

Currently, there is no lot width restriction on lot mergers in the Mission Street Neighborhood Commercial Transit District ("Mission NCT"). Non-Retail Professional Services are currently permitted if authorized as a conditional use. Arts Activities and Catering Uses are not permitted.

Amendments to Current Law

The proposed legislation would restrict lot mergers in the Mission NCT by requiring conditional use authorization for any lot merger that would result in Mission Street frontage of greater than 50 feet and which does not include at least one non-residential space of no more than 2,500 feet fronting on Mission Street. Lots along Mission Street generally would be limited to a width of 100 feet and subject to the procedures of Section 121.7. Ground story uses are required to include active commercial uses with storefronts facing the street.

Non-Retail Professional Services would be prohibited in the Mission Street NCT. Arts Activities and Catering uses will be permitted on the ground floor, as long as they have active commercial activities facing Mission Street.