

LEGISLATIVE DIGEST

[Veterans Commons Special Use District.]

Ordinance adding Planning Code Section 249.46 to establish the Veterans Commons Special Use District for property located at 150 Otis Street, Block 3513, Lot 07; amending the City's Zoning Map, Sheets HT07 and SU07 to change the height district from 85 to 125 feet and reflect the boundaries of the Veterans Commons Special Use District; and making environmental findings and findings of consistency with the General Plan and the priority policies of Planning Code Section 101.1.

Existing Law

The property at 150 Otis Street, Assessor's Block 3513, Lot 07 currently is zoned "P", the public use designation, and has a height and bulk designation of 85-X (85 feet and no bulk limits). Uses in each district are governed by the relevant provisions of the Planning Code that pertain to that particular district.

Amendments to Current Law

This legislation would add Section 249.46 to the Planning Code and amend the City's Zoning Map Sectional Maps HT07 and SU07 to establish the Veterans Commons Special Use District at the abovementioned location. This Ordinance would allow the existing public institutional use to be used for residential housing and would apply the RTO (Residential Transit Oriented) zoning designation to this location. To allow adaptive reuse of the historic structure on this site, various provisions of the Planning Code would be waived, including rear yard, useable open space, and dwelling unit mix. The legislation would increase the height district from 85 to 125 feet to accommodate an elevator compliant with accessibility requirements. This Ordinance also would adopt environmental findings and findings of consistency with the City's General Plan and eight priority policies of Planning Code Section 101.1.

Background Information

The goal of this legislation is to provide affordable housing and supportive services for homeless veterans through the conversion of surplus City property.