

LEGISLATIVE DIGEST

[Planning Code - New Asia Senior Housing Special Use District - 758 and 772 Pacific Avenue]

Ordinance amending the Planning Code to create the New Asia Senior Housing Special Use District located at 758 and 772 Pacific Avenue, Assessor's Parcel Block No. 0161, Lot Nos. 14 and 15; affirming the Planning Department's determination under the California Environmental Quality Act; making public necessity, convenience, and welfare findings under Planning Code, Section 302; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Existing Law

The existing height limit at 758 and 772 Pacific Avenue is 65 feet.

Amendments to Current Law

This ordinance would create a special use district for the parcels at 758 and 772 Pacific Avenue. The Planning Code controls would apply in the SUD. However, for projects that (1) are 100% affordable housing for seniors; (2) include a commercial or institutional use at the ground floor; and (3) are no taller than 155 feet, including any additional height allowed by any state or local density bonus program, the existing 65 foot height limit would not apply.

The ordinance also would make conforming amendments to the zoning map, and the table in Planning Code Section 812, Chinatown Residential Neighborhood Commercial District.

Background Information

This ordinance would facilitate the construction of a 100% affordable housing project for seniors.