

REVISED LEGISLATIVE DIGEST

(Substituted, 7/25/2023)

[Planning Code, Zoning Map - Wawona Street and 45th Avenue Cultural Center Special Use District]

Ordinance amending the Planning Code to create the Wawona Street and 45th Avenue Cultural Center Special Use District (Assessor’s Parcel Block No. 2513, Lot No. 026) to facilitate the redevelopment of a cultural center; amending the Zoning Map to show the Wawona Street and 45th Avenue Cultural Center Special Use District; affirming the Planning Department’s determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Existing Law

The property at 2700 45th Avenue (Assessor’s Parcel Block No. 2513, Lot. No. 026) is subject to the controls in the Planning Code that govern the Small-Scale Neighborhood Commercial District (NC-2), and the controls that govern the 100-A height and bulk district.

Amendments to Current Law

This ordinance would create the Wawona Street and 45th Avenue Cultural Center Special Use District (“SUD”) to govern the development of a new building for the Irish Cultural Center at 2700 45th Avenue. To facilitate this project, the SUD allows exceptions from specified Planning Code requirements through a conditional use authorization, including requirements relating to floor area ratio, rear-yard setbacks, and bulk. The SUD would also principally permit the following use and use categories on all floors of the development: General Office, Institutional, Retail Sales and Service, Wireless Telecommunications Facility, and Nighttime Entertainment. The provisions of Planning Code Sections 121.1 (Development of Large Lots, Neighborhood Commercial Districts) and 121.2 (Non-Residential Use Size Limits in Neighborhood Commercial and Neighborhood Commercial Transit Districts) would not apply in the SUD. Development projects in the SUD would be required to meet 30% of the applicable Transportation Demand Management target (Planning Code Section 169).

This ordinance would also amend the Zoning Map to create the Wawona Street and 45th Avenue Cultural Center Special Use District.

Background Information

The Irish Cultural Center has operated at 2700 45th Avenue for more than 45 years. The two-story building not been significantly renovated since it was first constructed. The Wawona

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Street and 45th Avenue Cultural Center Special Use District would facilitate the construction of a modern, state-of-the-art community center that will reactivate the street frontages, beautify the neighborhood, and provide the public with additional educational, cultural, social, entertainment, recreational, and retail opportunities.

This ordinance is a substitute for an ordinance that was introduced on May 2, 2023. The substitute ordinance reduces the applicable Transportation Demand Management target under Planning Code Section 169.

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