

LEGISLATIVE DIGEST

[Planning Code, Zoning Map - 600 Townsend Street West Special Use District]

Ordinance amending the Planning Code and Zoning Map to establish the 600 Townsend Street West Special Use District, encompassing the real property consisting of Assessor's Parcel Block No. 3783, Lot No. 008, to allow the legalization of the longstanding office uses at the site by principally permitting office uses on all floors and waiving or reducing bicycle parking, open space, streetscape, and impact fee requirements; 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

Office Uses in the UMU District are subject to controls that restrict the amount of office space in a building relative to the number of building stories. (See Planning Code § 803.9.) For buildings five to seven stories in height, Office Uses are limited to two floors and not permitted on the ground floor. (*Id.*)

The Planning Code also imposes open space requirements (Section 135.3), bicycle parking requirements (Section 155 et seq.), streetscape and pedestrian improvements (Section 138.1), and impact fee requirements (Article 4) on Office Uses in the UMU District.

The Eastern Neighborhoods Legitimization Program was a time-limited program that enabled existing uses operating without the benefit of a required permit to obtain those permits, and fixed certain impact fee rates at those amounts applicable immediately prior to the Eastern Neighborhoods rezoning. (Planning Code Section 179.1.) This program expired in 2012.

Planning Code Section 403 provides a time-limited 33% reduction in impact fees for projects that meet prescribed milestones.

Amendments to Current Law

This ordinance amends the Planning Code and Zoning Map to create the 600 Townsend Street West Special Use District ("SUD"), consisting of Assessor's Parcel Block No. 3783, Lot No. 008. Within the SUD, office space is principally permitted on all floors of the building.

The SUD also provides waivers and reductions of various controls and impact fees for any change of use to Office within the building as it exists as of the effective date of the SUD, specifically:

- reducing open space requirements to a maximum of 2,600 gross square feet;
- waiving Class 2 bicycle parking requirements; and
- waiving streetscape and pedestrian improvements.

The SUD also reduces impact fees to the levels set forth below for projects that file a Development Application on or before November 1, 2026 to establish an Office Use:

- Child-care (Planning Code Section 414): \$0.99 per gross square foot;
- Jobs-Housing Linkage Program (Planning Code Section 413): \$7.94 per gross square foot; and
- Transportation Sustainability Fee (Planning Code Section 411A): \$1.87 per gross square foot.

The SUD provides that the fees set forth above already include the 33% reduction in Planning Code Section 403 and shall not be offset by any further waiver or reduction.

Background Information

This ordinance contains background information and findings describing the longstanding, unauthorized office uses at 600 Townsend Street West and the public interest in legalizing the longstanding office uses. The findings also describe the history of the Eastern Neighborhoods Legitimization Program and explain that the SUD reduces the required impact fees to the levels that would have been required in 2012 under the Program, adjusted for inflation per the Consumer Price Index for All Urban Consumers.

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