

REVISED LEGISLATIVE DIGEST
(Amended in Committee, 12/7/2020)

[Planning Code - Light Manufacturing and Wholesale Storage Uses in the 24th Street - Mission Street Neighborhood Commercial Transit District]

Ordinance amending the Planning Code to allow Light Manufacturing and Wholesale Storage uses in the 24th Street - Mission Street Neighborhood Commercial Transit District, in specific circumstances; 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 24th Street - Mission Street Neighborhood Commercial Transit District is situated in the Inner Mission District on 24th Street between Bartlett Street and San Bruno Avenue. This mixed-use district provides convenience goods to its immediate neighborhood as well as comparison shopping goods and services to a wider trade area. The street has a great number of Latin American restaurants, grocery stores, and bakeries as well as other gift and secondhand stores. Most commercial businesses are open during the day while the district's bars and restaurants are also active in the evening. Dwelling Units are frequently located above the ground-story commercial uses. The District controls are designed to provide potential for new development consistent with the existing scale and character. Small-scale buildings and neighborhood-serving uses are encouraged, and rear yard corridors above the ground story and at residential levels are protected. Most commercial uses are encouraged at the ground story, while service uses are permitted with some limitations at the second story.

Amendments to Current Law

This ordinance would establish that Light Manufacturing and Wholesale Storage uses, as defined in the Planning Code, are not permitted in the Mission - 24th Street Neighborhood Commercial Transit District, with the exception of in buildings where (1) the subject lot has no frontage on 24th Street and (2) the subject building was originally constructed for a Production, Distribution or Repair Use. It further establishes that Section 145.1, regarding ground floor standards in industrial districts, shall not apply to a use permitted in this District.

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