

LEGISLATIVE DIGEST

[Planning Code, Zoning Map - Rezone Certain Industrial Parcels]

Ordinance amending the Planning Code and Zoning Map to rezone certain parcels in Industrial Use Districts to Production, Distribution, and Repair and other Use Districts; affirming the Planning Department’s determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Existing Law

Currently, certain parcels in Zoning Use District Maps ZN01, ZN08, and ZN10 are zoned M-1 (Light Industrial), M-2 (Heavy Industrial), P (Public), and RH-1 (Residential, House, One-Family), RH-DTR (Rincon Hill Downtown Residential).

Amendments to Current Law

The ordinance would amend Zoning Use District Maps ZN01, ZN08, and ZN10 to rezone these certain parcels to PDR-1-B (Production Distribution and Repair- Light Industrial Buffer), PDR-1-G (Production Distribution and Repair- General), and PDR-2 (Core Production Distribution and Repair). This ordinance would also rezone a limited number of these parcels to P (Public), RH-1 (Residential, House Districts, One Family), RH-DTR (Rincon Hill Downtown Residential), MUG (Mixed Use- General), and UMU (Urban Mixed Use).

Self Storage uses are generally not permitted in PDR districts. This ordinance provides that in the PDR-2 District a proposed Self Storage use is Principally Permitted on a lot adjacent to an M-2 District if a Development Application, as defined in Section 401, for the establishment of such use was submitted to the City by October 31, 2019.

n:\legana\as2019\2000115\01462226.docx