

REVISED LEGISLATIVE DIGEST
(Amended in Committee, 9/14/2020)

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

Ordinance amending the Planning Code by revising Zoning Use District Maps ZN01, ZN08, and ZN10 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 a Self Storage use is principally permitted, and is exempt from the retail limits of Section 210.3A, provided that the Self Storage use also includes at least 0.8 Floor Area Ratio of ground floor PDR uses, on any lot in the Eastern Neighborhoods Plan Area that was in an M-2 District on October 31, 2019 and was rezoned to a PDR-2 District by this ordinance. The limited exception for certain Self-Storage uses in this ordinance shall expire by operation of law on June 1, 2030.

Background Information

This Legislative Digest reflects amendments made by the Land Use Committee of the Board of Supervisors on September 14, 2020. These amendments include modifications to the requirements for certain Self-Storage uses to be principally permitted in PDR-2 Districts, and a modification to the operative date of this ordinance.

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