

LEGISLATIVE DIGEST

[Planning Code - Commercial to Residential Adaptive Reuse]

Ordinance amending the Planning Code to exempt Commercial to Residential Adaptive Reuse Projects from certain parking limits, car share obligations, loading requirements, and other development controls; 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 public necessity, convenience, and welfare findings under Planning Code, Section 302

Existing Law

The Commercial to Residential Adaptive Reuse Program, codified in Planning Code Section 210.5, relaxes certain development standards for projects proposing to convert existing commercial space to residential units. The program does not create any exceptions for parking.

Planning Code Section 151.1 characterizes most off-street street parking as an accessory use. That section also sets limits to the amount of off-street parking available to specific types of uses. Planning Code Section 204.5 provides that any parking that exceeds the limits in Section 151.1 constitutes a separate use that may be conditionally or principally permitted.

Various zoning controls such as car share requirements, floor area ratio limits, and street frontage requirements for above-grade parking setbacks, parking and loading entrances, active uses, ground floor height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork for historic buildings, apply to Commercial to Residential Adaptive Reuse projects.

Amendments to Current Law

This ordinance would add exceptions for parking retained as part of a Commercial to Residential Adaptive Reuse project, so long as the parking is retained for the new Residential use and the parking is within or on the same lot as the existing structure containing the new Residential use. This ordinance would create additional exceptions for Commercial to Residential Adaptive Reuse projects, including: off-street loading requirements in Planning Code 150(c), street frontage requirements in Planning Code 151.1(c)(1)-(7), Floor Area Ratios in Planning Code Sections 123 through 128.1, and the requirements for Car Share in Planning Code Section 166.