

LEGISLATIVE DIGEST

[Planning Code - Chinatown Mixed Use Districts]

Ordinance amending the Planning Code to prohibit retail workspace in Chinatown Mixed-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 and convenience under Planning Code, Section 302.

Existing Law

Currently, the Chinatown Mixed Use Districts – the Chinatown Community Business District (Planning Code section 810), the Chinatown Visitor Retail District (section 811), and the Chinatown Residential Neighborhood Commercial District (section 812) – do not regulate Retail Workspace uses.

Amendments to Current Law

This ordinance would prohibit Retail Workspace uses in the Chinatown Mixed Use Districts – Planning Code sections 810, 811, and 812.

Background Information

Proposition H passed in the November 2020 election. Among other things, Proposition H amended Planning Code section 102 to include a definition of “Retail Workspaces.” A Retail Workspace is defined as:

A Retail and Service Use open to the general public that provides space to work that is made available on a daily or hourly basis. Such use is only permitted as a principal use in conjunction with the concurrent operation of a principally or conditionally permitted Eating and Drinking Use, which Eating and Drinking Use shall (a) occupy no less than one-third of the gross floor area of the premises and (b) face the street. A Retail Workspace may provide services to the business community along with service to the general public. If the Retail Workspace exclusively provides services to the business community, it shall be considered a General Office Use as defined in the Planning Code.