

LEGISLATIVE DIGEST

[Planning Code - Density Controls in Community Business Districts]

Ordinance amending the Planning Code to modify density limits in C-2 Districts (Community Business), east of Columbus Avenue and north of Washington Street; affirming the Planning Commission’s determination under the California Environmental Quality Act; making public necessity, convenience, and welfare findings under Planning Code, Section 302; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Existing Law

Currently, the C-2 zoning district (Community Business District) allows residential uses at a density not to exceed the density of the closest R district, or, no less than 1 unit for each 800 square of lot area. However, in C-2 districts east of Franklin Street/13th Street and north of Townsend Street there is no density limit; density is regulated by the permitted height and bulk and required setbacks, exposure, open space, and other Planning Code requirements applicable to the lot.

Amendments to Current Law

This ordinance would limit the area in which C-2 districts have no density limits. C-2 districts east of Columbus Avenue and north of Washington Street would allow residential uses at the density of the closest R district, or no less than 1 unit for each 800 square of lot area.

Background Information

The density limit in C-2 districts located east of Franklin Street/13th Street and north of Townsend Street was amended by the Board, effective August 2023, to allow no density limit. Prior to August 2023, the density limit in that area was the density of the closest R district, or no less than 1 unit for each 800 square feet of lot area. (See Board Ordinance Nos. 122-23 and 159-23.) This ordinance restores the density limit in C-2 districts located east of Columbus Avenue and north of Washington Street to the density of the closest R district, or no less than 1 unit for each 800 square feet of lot area – the density that was allowed prior to the change in August 2023.