

LEGISLATIVE DIGEST

[Planning Code - Health Service Uses in the Mixed Use-Office District]

Ordinance amending the Planning Code to eliminate retail use size limits on Health Service Uses in the MUO (“Mixed Use-Office”) District; affirming the Planning Department’s determination under the California Environmental Quality Act; and 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 pursuant to Planning Code, Section 302.

Existing Law

The Planning Code imposes limits on the square footage of certain retail uses in various zoning districts. Planning Code Section 121.6 requires a conditional use authorization to establish a single Retail Sales and Service Use in excess of 50,000 gross square feet in any zoning district other than the C-3 (“Downtown Commercial”) Districts.

Additional use size limits apply in the MUO (“Mixed Use-Office”) District. In the MUO District, a conditional use authorization is required for a single Retail Sales and Service Use to exceed 25,000 gross square feet, provided that the ratio of other permitted uses to retail is at least three to one. (Planning Code Section 832.)

A Health Service Use is a Retail Sales and Service Use. (Planning Code Section 102.)

Amendments to Current Law

This ordinance amends Planning Code Section 121.6 to exempt Health Service Uses in the MUO District from the 50,000 gross square foot limit on single retail uses. This ordinance also amends Planning Code Section 832 to exempt Health Service Uses in the MUO District from the 25,000 gross square foot limit (and associated ratio requirements) on single retail uses.

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