

REVISED LEGISLATIVE DIGEST

(9/3/2019, Amended in Board)

[Planning Code - Reorganization of Chinatown Mixed Use Districts]

Ordinance amending the Planning Code to revise the zoning control tables of the Chinatown Mixed Use Districts to make them consistent with those in Articles 2 and 7, to apply the use definitions in Section 102, to set an abandonment period for use size maximums, and to allow General Entertainment and Nighttime Entertainment Uses with conditional use authorization; 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 adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Existing Law

- Planning Code Section 102 contains standard definitions used throughout the Code
- Section 121.4 establishes maximum use size limits in mixed use districts
- Section 134.1 establishes the percentage of site coverage allowed in Chinatown Mixed Use Districts
- Section 201 establishes the classes of use districts
- Section 249.25 establishes the Jackson Square Special Use District
- Section 249.66 establishes the Chinatown Transit Station Special Use District
- Section 263.12 establishes special height exceptions for a portion of the Chinatown Residential Neighborhood Commercial District
- Section 803 describes the requirements for Mixed Use Districts and Section 803.2 describes the uses permitted in the Chinatown Mixed Use Districts
- Section 809 is a guide to understanding the Mixed Use District zoning controls
- Sections 810, 811, and 812 sets forth the zoning controls applicable in the Chinatown Community Business District, Chinatown Visitor Retail District, and Chinatown Residential Neighborhood Commercial District

Amendments to Current Law

- Section 102 is amended to update two definitions
- Section 121.4 is amended to clarify that any space that exceeds the use size maximum limits is deemed abandoned with any change of use or if no business has been operational for a period of three years or more, with exceptions for spaces with a Legacy Business or Institutional Use.
- Sections 134.1, 201, 249.25, 249.66, 263.12 are amended to update cross-references and make non-substantive language corrections

FILE NO. 190594

- Sections 803, 803.2, and 809 are amended to update the zoning control use categories for the Chinatown Mixed Use Districts
- The existing zoning control tables in Sections 810, 811, and 812 are deleted and replaced by zoning control tables that are consistent with those in Articles 2 and 7. General Entertainment and Nighttime Entertainment uses are allowed with a Conditional Use authorization

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