

REVISED LEGISLATIVE DIGEST
(Amended in Committee, 6/26/2017)

[Planning Code, Zoning Map - Corona Heights Large Residence Special Use District]

Ordinance amending the Planning Code and Sectional Maps SU06 and SU07 of the Zoning Map to create the Corona Heights Large Residence Special Use District (the area within a perimeter established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of Assessor's Parcel Block No. 2620, Lot No. 063, the eastern property line of Assessor's Parcel Block No. 2619, Lot No. 001A, and Douglass Street; and in addition, all additional parcels fronting States Street), to promote and enhance neighborhood character and affordability by requiring Conditional Use authorization for large residential developments in the district; 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 adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Existing Law

Under the Planning Code, the parcels within the area established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of parcel 2620/063, the eastern property line of parcel 2619/001A, and Douglass Street, and in addition, all additional parcels fronting States Street ("SUD Area") are subject to RH-1, RH-2, and RH-3 zoning controls. Properties located within the SUD Area that are zoned RH-1 are permitted to cover up to 75% of the lot without seeking a Variance or Conditional Use authorization. Properties zoned RH-2 and RH-3 within the SUD Area are permitted to cover more than 55% of lot without seeking a Variance or Conditional Use authorization. For all properties, regardless of zoning classification, within the SUD Area, there are no requirements for Conditional Use authorization based on the size of a proposed addition.

Interim Controls

On March 9, 2017, the Board of Supervisors adopted Resolution 76-15, which first outlined the SUD Area and established Interim Controls for the area. The Interim Controls required Conditional Use authorization for any residential development that resulted in: (1) greater than 55% lot coverage; (2) total residential square footage exceeding 3,000 gross square feet on a vacant parcel; or (3) total existing gross square footage on a developed parcel in excess of 3,000 square feet and by (a) more than 75% without increasing the existing legal unit count or (b) more than 100% if increasing the existing legal unit count. Resolution 461-16 extended the Interim Controls for an additional six months through March 20, 2017.

Amendments to Current Law

The proposed legislation amends the Planning Code to add section 249.77, titled the Corona Heights Large Residence Special Use District (“Corona Heights SUD”), and amends Sectional Maps SU06 and SU07 to create the Corona Heights SUD in the City’s Zoning Map.

The Corona Heights SUD permanently codifies the Conditional Use authorization requirements established in the Interim Controls with three changes. First, the Corona Heights SUD clarifies that the lot coverage trigger pertains to the rear yard setback and not total lot coverage, as was the case in the Interim Controls. Second, the Corona Heights SUD will consider cumulative development over the last five years when determining whether the 75% (no increase in units) or 100% (increase in units) triggers apply for already developed parcels with greater than 3,000 square feet of gross floor area. This change ensures that development will not be able to use incremental permitting to avoid the Conditional Use authorization requirement. Third, the Corona Heights SUD includes properties fronting on State Street in the SUD Area and clarifies that the Corona Heights SUD shall apply to permits approved on or after March 21, 2017. Finally, the Corona Heights SUD requires that, in addition to the criteria in Planning Code section 303(c), the Planning Commission shall consider the development’s impacts on housing affordability and its compatibility with existing development before authorizing the conditional use.

The Land Use Committee amended the ordinance to include recommendations from the Planning Commission to clarify the language and ensure continuity with the interim controls regarding development on through lots.

n:\legana\as2017\1700443\01202293.docx