

LEGISLATIVE DIGEST

[Planning Code, Zoning Map - 2245 Post Street Special Use District]

Ordinance amending the Planning Code and Zoning Map to establish the 2245 Post Street Special Use 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 making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.

Existing Law

2245-55 Post Street is the site of the existing Jewish Family and Children’s Services Holocaust Center. The current zoning district for the site is NC-3 Neighborhood Commercial Moderate Scale and the height and bulk district is 65-A. Planning Code Section 304 establishes provisions to allow a Planned Unit Development subject to Conditional Use Authorization as a method to address development of generally larger sites under common ownership that provides flexibility in the formulation of complex projects.

Amendments to Current Law

This Ordinance would amend the Planning Code and Zoning Map to create the 2245 Post Street Special Use District (“SUD”) for the Holocaust Center that modifies the existing zoning in certain ways. The legislation would allow the establishment of a Planned Unit Development at the SUD site to facilitate the expansion of the Center as an institutional use that provides cultural and educational services. The SUD would address a variety of zoning requirements such as non-residential use size limits, floor area ratio, street frontage, awnings, and signage. The Ordinance would eliminate bulk restrictions to provide flexibility in the design of the Planned Unit Development and allow impact fees to be deferred until the first certificate of occupancy. The legislation also would make environmental findings, findings of consistency with the City’s General Plan and Planning Code Section 101.1, and Planning Code Section 302 findings of public necessity, convenience, and welfare.