

**REVISED LEGISLATIVE DIGEST**

(Amended in Board, 4/14/2020)

[Planning Code - Lot Mergers, Neighborhood Notice, and Zoning Controls]

**Ordinance amending the Planning Code to require consideration of smaller commercial spaces when creating large lots, limiting lot frontages to 50 feet on Ocean Avenue, creating an exception from neighborhood notices for certain uses in the Ocean Avenue Neighborhood Commercial Transit District, and adding Arts Activity as a use to the Ocean Avenue Neighborhood Commercial Transit 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 findings of public necessity, convenience, and welfare under Planning Code, Section 302.**

Existing Law

Planning Code Sections 121.1 and 121.7 provide certain controls for the development of large lots. Pursuant to the code, in certain instances the Zoning Administrator is authorized to grant an exception to the lot merger limitations. In other instances, exceptions must be granted by the Planning Commission in the form of a conditional use authorization.

Section 311 provides neighborhood notice to when certain uses are established. There is an existing exception for certain neighborhood commercial districts.

Pursuant to Section 145.4, ground floor uses are generally required to be active uses. Arts Activities is a defined use pursuant to Section 102. Arts Activity is not currently permitted in the Ocean Avenue Neighborhood Commercial Transit District.

Amendments to Current Law

This ordinance would require approval from either the zoning administrator or the Planning Commission for proposed lot mergers greater than 50 feet.

The ordinance would also create an exception to the neighborhood notice requirements of Section 311 for certain uses in the Ocean Avenue Neighborhood Commercial Transit District.

The ordinance would authorize Arts Activities as a use in the Ocean Avenue Neighborhood Commercial Transit District.