

## LEGISLATIVE DIGEST

[Planning Code, Zoning Map - Rezoning Properties on Ocean Avenue]

**Ordinance amending the Planning Code and the Zoning Map to rezone properties facing Ocean Avenue, between Phelan Avenue and Howth Street, from the RH-2 and RM-1 Use Districts to the Ocean Avenue Neighborhood Commercial Transit (NCT) District, and to include them in the existing Ocean Avenue NCT District; rezone properties facing Ocean Avenue, between Paloma Avenue and 19th Avenue, from NC-1 to NCT-1; and adopting findings, including environmental findings, Section 302 findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.**

### Existing Law

The Planning Code establishes different zoning districts in different areas of the City, where some uses are allowed, some are prohibited, and some are allowed with a Conditional Use permit. One such district is the Ocean Avenue Neighborhood Commercial Transit District, which currently extends on Ocean Avenue, from from Phelan to Manor Avenues. As the Code explains, this is mixed use area, “transitioning from a predominantly one- and two-story retail district to include neighborhood-serving commercial uses on lower floors and housing above. Housing density is limited not by lot area, but by the regulations on the built envelope of buildings, including height, bulk, setbacks, and lot coverage, and standards for residential uses, including open space and exposure, and urban design guidelines.” (See Planning Code Section 737.1.)

Further West along Ocean Avenue, between Paloma Avenue and 19th Avenue, properties are zoned Neighborhood Commercial – Cluster (NC-1). NC-1 districts are “intended to serve as local neighborhood shopping districts, providing convenience retail goods and services for the immediately surrounding neighborhoods primarily during daytime hours.” They are characterized by their location in residential neighborhoods, and “generally consist of small clusters with three or more commercial establishments, commonly grouped around a corner; and in some cases short linear commercial strips with low-scale, interspersed mixed-use (residential-commercial) development.” (Planning Code Section 710.1.)

### Amendments to Current Law

This Ordinance would amend the Ocean Avenue Neighborhood Commercial Transit District to add properties on Ocean Avenue, from Phelan Avenue and Howth Street. These properties are in close proximity to the City College site, and are currently zoned residential and residential, mixed, low density (specifically, RH-2 and RM-1.)

This Ordinance would also rezone the properties on Ocean Avenue, between Paloma Avenue and 19th Avenue that are currently zoned NC-1, as described above, to Neighborhood Commercial Transit – Cluster (NCT-1.) These NCT-1 districts are similar to the NC-1 districts, in that they “are intended to serve as local neighborhood shopping districts, providing convenience retail goods and services for the immediately surrounding neighborhoods primarily during daytime hours.” They are located near major transit services. “Housing density is limited not by lot area, but by the regulations on the built envelope of buildings, including height, bulk, setbacks, and lot coverage, and standards for residential uses, including open space and exposure, and urban design guidelines.” (Planning Code Section 733A.1.)

n:\legana\as2015\1500567\01000585.docx