

LEGISLATIVE DIGEST (REVISED 2/5/18)

[Planning Code, Zoning Map - Establishment of Geary-Masonic Special Use District]

Ordinance amending the Planning Code to by adding Section 249.20 and amending Sheet SU03 of the Zoning Map, to establish the Geary-Masonic Special Use District in the area generally bounded by Geary Boulevard to the south, Masonic Avenue to the east, and Assessor's Parcel Block No. 1071, Lot Nos. 001 and 004, to the north and west, respectively; 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 convenience, necessity, and welfare under Planning Code Section 302.

Existing Law

Currently, Assessor's Block 1071, Lot 3 is zoned as NC-3.

Amendments to Current Law

This ordinance would create the Geary-Masonic Special Use District (SUD), which would generally rezone Assessor's Parcel Block 1071, Lot 3 to Neighborhood Commercial Transit-3 (NCT-3), with certain exceptions related to use size, parking, parking and loading access, and dwelling unit mix requirements. The SUD would also require the provision of on-site affordable housing at specified levels. The "grandfathering" provisions in Section 415 would not apply to projects within the SUD.

Background Information

The SUD would allow the redevelopment of Assessor's Block 1071, Lot 3, at the corner of Geary Boulevard and Masonic Avenue at a greater density than what would otherwise be allowed in an NC-3 zoning district. The existing height limit of 80 feet would remain.