

LEGISLATIVE DIGEST

[Planning Code, Zoning Map - 2500-2530 18th Street Affordable Housing Special Use District]

Ordinance amending the Planning Code to create the new 2500-2530 18th Street Affordable Housing Special Use District (Assessor's Parcel Block No. 4014, Lot Nos. 002 and 002A), to facilitate the development of affordable housing at the site; amending the Zoning Map to rezone the lots from PDR-1-G (Production, Distribution, and Repair, General) to UMU (Urban Mixed Use) and to map the new special use 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

The Planning Code establishes the zoning for the different areas in the City, including permitted uses. Currently, the properties at 2500-2530 18th Street, between Potrero Ave. and Hampshire St. (Assessor's Parcel Block No. 4014, Lot Nos. 002 and 002A) are zoned PRD-1-G (Production, Distribution, and Repair, General). PDR-1-G districts seek to "retain and encourage existing production, distribution, and repair activities and promote new business formation." Therefore, residential and office uses are prohibited in these districts, and retail and institutional uses are limited. (See Section 210.3 of the Planning Code).

Other lots in the immediate vicinity have different zoning designations that do allow residential uses. For example, the remainder of Assessor's Parcel Block No. 4014 is zoned UMU (Urban Mixed Use). UMU is intended to "promote a vibrant mix of uses while maintaining the characteristics of this formerly industrially-zoned area. It is also intended to serve as a buffer between residential districts and PDR districts." Within the UMU, allowed uses include production, distribution, and repair uses such as light manufacturing, home and business services, arts activities, warehouse, and wholesaling. Additional permitted uses include retail, educational facilities, and nighttime entertainment. Housing is also permitted, but is subject to higher affordability requirements. (See Section 843 of the Planning Code).

Amendments to Current Law

This Ordinance creates the "2500-2530 18th Street Affordable Housing Special Use District" (SUD) (consisting of Assessor's Parcel Block No. 4014, Lots Nos. 002 and 002A) for the purposes of facilitating the development of affordable housing at the site. To achieve that goal, the Ordinance rezones these parcels from PDR-1-G to UMU, maps the SUD, and establishes that all newly constructed dwelling units, with the permissive exception of the manager's unit, shall be affordable to households with an annual income between 30 and

FILE NO. 210182

80% of AMI, for a term no less than 55 years. The Ordinance further states that all applicable provisions of the Planning Code shall continue to apply to the SUD, except as otherwise provided therein.

n:\legana\as2021\2100283\01511698.docx