

LEGISLATIVE DIGEST

[Planning Code, Zoning Map - Mission and 9th Street Special Use District]

Ordinance re-adopting the former Planning Code section and Zoning Map designation creating the Mission and 9th Street Special Use District (SUD) at 1270 Mission Street, located at Assessor's Parcel Block No. 3701, Lot Nos. 20 and 21, of in the area generally bounded by Mission Street on the south, Laskie Street on the east, Assessor's Parcel Block No. 3701, Lot Nos. 22, 23, and 24, on the west, and Assessor's Parcel Block No. 3701, Lot No. 66 to the north; changing the height limit on Assessor's Parcel Block No. 3701, Lot Nos. 20 and 21, within the SUD, from 120-X to 200-X; 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 convenience, necessity, and welfare under Planning Code, Section 302.

Existing Law

Because the Special Use District applicable to Assessor's Block 3701, Lots 20 and 21 expired in 2022, those parcels are currently zoned C-3-G, with a height limit of 120 feet.

Amendments to Current Law

This ordinance would re-adopt the Mission and Ninth Street Special Use District, which would impose special controls in the district. Under this ordinance, Planning Code controls applicable to the C-3-G would apply to the SUD, with certain exceptions related to open space and FAR requirements. For projects over 120 feet, the SUD would require the provision of on-site affordable rental housing for very low, low, and moderate income households in varying amounts. Projects 120 feet and under would be subject to current Planning Code affordable housing requirements. The parcels also would be rezoned from 120-X height and bulk district to a 200-X height and bulk district.

Background Information

Planning Code section 249.15, adopted in 2017, allowed for the construction of a project on Assessor's Block 3701, lots 20 and 21, at the corner of Mission Street and Laskie Street, near Ninth Street. The SUD and height rezoning allowed for an additional number of units than would otherwise have been allowed in a C-3-G, 120-X zoning district, but required (in an uncodified section of the ordinance adopting the SUD) that the project obtain a first construction document within 5 years. Although a site permit was issued, no construction documents were issued, and the SUD expired. This ordinance re-adopts the SUD.

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