

REVISED LEGISLATIVE DIGEST
(Amended in Committee, November 27, 2023)

[Planning Code, Zoning Map, Local Coastal Program Amendment - Wawona Street and 45th Avenue Cultural Center Special Use District]

Ordinance amending the Planning Code to create the Wawona Street and 45th Avenue Cultural Center Special Use District (Assessor’s Parcel Block No. 2513, Lot No. 026) to facilitate the redevelopment of a cultural center; amending the Zoning Map to show the Wawona Street and 45th Avenue Cultural Center Special Use District; amending the Local Coastal Program to add the Wawona Street and 45th Avenue Cultural Center Special Use District, subject to certification by the California Coastal Commission; 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 property at 2700 45th Avenue (Assessor’s Parcel Block No. 2513, Lot. No. 026) is subject to the controls in the Planning Code that govern the Small-Scale Neighborhood Commercial District (NC-2), and the controls that govern the 100-A height and bulk district.

Amendments to Current Law

This ordinance would create the Wawona Street and 45th Avenue Cultural Center Special Use District (“SUD”) to govern the development of a new building for the Irish Cultural Center at 2700 45th Avenue. To facilitate this project, the SUD allows exceptions from specified Planning Code requirements through a conditional use authorization, including requirements relating to floor area ratio, rear-yard setbacks, and bulk. The SUD would also principally permit the following use and use categories on all floors of the development: General Office, Institutional, Retail Sales and Service, Wireless Telecommunications Facility, and Nighttime Entertainment. The provisions of Planning Code Sections 121.1 (Development of Large Lots, Neighborhood Commercial Districts) and 121.2 (Non-Residential Use Size Limits in Neighborhood Commercial and Neighborhood Commercial Transit Districts) would not apply in the SUD. Development projects in the SUD would be required to meet 30% of the applicable Transportation Demand Management target (Planning Code Section 169).

This ordinance would also amend the Zoning Map to create the Wawona Street and 45th Avenue Cultural Center Special Use District.

This ordinance would also amend the City’s Local Coastal Program, subject to certification by the California Coastal Commission.

Background Information

The Irish Cultural Center has operated at 2700 45th Avenue for more than 45 years. The two-story building not been significantly renovated since it was first constructed. The Wawona Street and 45th Avenue Cultural Center Special Use District would facilitate the construction of a modern, state-of-the-art community center that will reactivate the street frontages, beautify the neighborhood, and provide the public with additional educational, cultural, social, entertainment, recreational, and retail opportunities.

This ordinance is the result of amendments made on October 30, 2023 at the Land Use and Transportation Committee to the ordinance in Board File No. 230505, version 3. Those amendments:

- provide that the ordinance will become operative upon certification by the California Coastal Commission. If the California Coastal Commission certifies this ordinance subject to modifications, this ordinance, as so modified, shall become operative 30 days after enactment of the modifications; and
- direct the Planning Department Director to transmit a copy of the certified Local Coastal Program Amendment to the Clerk of the Board for inclusion in File No. 230505 and retain a copy of the certified Local Coastal Program Amendment in the Planning Department's files.

This ordinance is the result of amendments made on November 27, 2023 at the Land Use and Transportation Committee to the ordinance in Board File No. 230505, version 4. Those amendments made findings that:

- the Planning Code and Zoning Map amendments in this ordinance constitute an amendment to the City's Local Coastal Program;
- the amendments conform with the applicable provisions of the Coastal Act of 1976; and
- adopt and incorporate by reference the findings of the Planning Department in its letter dated October 30, 2023 and the Planning Commission in Resolution No. 21377, on file with the Clerk of the Board in File No. 230505.

Additionally, at the November 27, 2023 meeting, the Land Use and Transportation Committee considered a resolution transmitting the LCP Amendment to the California Coastal Commission for review and certification. That resolution is on file with the Clerk of the Board in File No. 231137.

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