

LEGISLATIVE DIGEST

(Substituted, 12/17/24)

[Planning Code, Zoning Map - Leland Avenue Neighborhood Commercial District]

Ordinance amending the Planning Code to establish the Leland Avenue Neighborhood Commercial District (NCD) and make various technical amendments to incorporate the NCD into the Planning Code; amending the Zoning Map to rezone all parcels fronting Leland Avenue between Bayshore Boulevard and Cora Street from Small-Scale Neighborhood Commercial District (NC-2) to Leland Avenue NCD; 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 necessity, convenience, and welfare pursuant to Planning Code, Section 302.

Existing Law

Currently, the properties fronting Leland Avenue between Bayshore Boulevard and Cora Street are zoned Small-Scale Neighborhood Commercial District (NC-2). In the NC-2 district, specified institutional uses, liquor stores, and fringe financial services are principally permitted.

Amendments to Current Law

This ordinance would rezone the properties fronting Leland Avenue between Bayshore Boulevard and Cora Street to a new zoning district called the Leland Avenue Neighborhood Commercial District ("Leland NCD"). The zoning controls in the Leland NCD are similar to the zoning controls in the NC-2 district, with the exception that specified institutional uses and liquor stores are conditionally permitted, and fringe financial services are not permitted. The ordinance also makes various technical amendments to update other code provisions to reference the new Leland NCD.

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