

LEGISLATIVE DIGEST

[Planning Code - Permitting Polk/Pacific Special Area Design Guidelines]

Ordinance amending the Planning Code to reference the Polk/Pacific Special Area Design Guidelines; affirming the Planning Department's determination under the California Environmental Quality Act; adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Existing Law

Planning Code Sections 723 and 726 regulate the Polk Street Neighborhood Commercial District (NCD) and the Pacific Avenue Neighborhood Commercial District (NCD), respectively.

The Polk Street NCD controls are designed to encourage and promote development that is compatible with the surrounding neighborhood, and protect legacy businesses, prohibit loss of residential uses above the ground floor, and prohibit merger of storefronts. There is a reference to the Urban Design Guidelines in existing Section 723.

The Pacific Avenue NCD controls are designed to promote a small, neighborhood serving mixed-use commercial street that preserves the surrounding neighborhood residential character. The controls protect legacy businesses, and prohibit loss of residential uses above the ground floor. There is a reference to the Urban Design Guidelines in existing Section 726.

Amendments to Current Law

The amendments provide that construction of new buildings and alteration of existing buildings in both the Polk Street and the Pacific Avenue NCDs must be consistent with the design policies and guidelines of the General Plan and with the "Polk/Pacific Special Area Design Guidelines" as adopted by the Planning Commission. The Planning Director could require modifications to the exterior of a proposed new building or proposed alteration of an existing residential building in order to bring it into conformity with the "Polk/Pacific Special Area Design Guidelines" and with the General Plan. These modifications could include, but would not be limited to, changes in siting, building envelope, scale texture and detailing, openings, and landscaping.

Background Information

The Planning Commission adopted the Polk/Pacific Special Area Design Guidelines on January 17, 2019.

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