FILE NO. 240001

LEGISLATIVE DIGEST

[Planning Code, Zoning Map - 68 Nantucket Avenue]

Ordinance amending the Zoning Map of the Planning Code to rezone Assessor's Parcel Block No. 3144B, Lot Nos. 027A and 036A, known as 68 Nantucket Avenue, from Public (P) District to Residential-House, One Family (RH-1) District; and 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 public necessity, convenience, and general welfare findings under Planning Code, Section 302.

Existing Law

The Planning Code and Zoning Map regulate development in the City, and provide use restrictions and various other controls. Planning Code Section 211 establishes the Public Use District, which applies to land that is owned by a governmental agency and in some form of public use. Section 209.1 establishes five classes of residential Use Districts, including the Residential-House, One Family (RH-1) Districts. These RH-1 Districts are occupied mainly by single-family houses without side yards. The Zoning Map sets forth the boundaries of these Use Districts.

Amendments to Current Law

The ordinance would amend Zoning Use District Map ZN11 to rezone Assessor's Block 3144B, lots 027A and 036A, from P (Public) to Residential-House, One Family (RH-1).

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