

**LEGISLATIVE DIGEST**  
*(Substituted – November 19, 2024)*

[Planning Code - 99 Rhode Island Street]

**Ordinance amending the Planning Code to allow Assessor’s Parcel Block No. 3912, Lot No. 02, also known as 99 Rhode Island Street, to exceed the cumulative use size requirements in Production, Distribution and Repair District-1, Design (PDR-1-D) districts; affirming the Planning Department’s determination under the California Environmental Quality Act; making public necessity, convenience, and welfare findings 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

Currently, Production, Distribution, and Repair Districts-1, Design (PDR-1-D) zoning prohibits Personal Service uses to no more than 5,000 square feet. School uses above 20,000 Gross Square Feet are not permitted.

The property at Assessor’s Parcel Block No. 3912, Lot 2, also known as 99 Rhode Island Street is located in a PDR-1-D district.

Amendments to Current Law

This ordinance would amend the PDR-1-D table to allow Personal Service uses at 99 Rhode Island to exceed 5000 square feet, with no use size limit. In addition, the ordinance would amend the table to allow a School use at 99 Rhode Island to exceed 20,000 Gross Square Foot with no use size limit.

Background Information

This ordinance would allow a proposed school use (Hiba Academy) at 99 Rhode Island Street. Hiba Academy would provide a bilingual education (English and Chinese) for up to 500 students (with 70 faculty and staff) in pre-kindergarten through grade five.

This is a substitute to an ordinance introduced on September 24, 2024.