

LEGISLATIVE DIGEST

[Planning Code - Rezoning McCoppin Plaza to Public Use/Open Space Zoning]

Ordinance amending the Planning Code to rezone McCoppin Street from Valencia Street to its terminus on Market Street from NC3-T/85-X and 40- X to P (Public)/Open Space as part of the establishment of McCoppin Hub Plaza, making findings under the California Environmental Quality Act and findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1.

Existing Law

McCoppin Street from Valencia Street to its terminus on Market Street is currently zoned NCT-3 (Moderate-Scale Neighborhood Commercial Transit District) with height and bulk districts ranging from 85 feet-X bulk to 40 feet-X bulk. This zoning reflects the zoning designation of the properties adjacent to the street out to street's centerline.

Amendments to Current Law

This legislation would rezone McCoppin Street from Valencia Street to its terminus on Market Street to P (Public) use and a height/bulk designation of OS (Open Space). The rezoning would be conditioned upon the final and effective date of trailing legislation that proposes to vacate of portion of this Street in accordance with local law and the California Streets and Highways Code. The ordinance also would make findings under the California Environmental Quality Act, the City's General Plan, and the eight priority policies of Planning Code Section 101.1.

Background Information

This legislation would facilitate implementation of the McCoppin Hub Plaza project as identified in the Market Octavia Neighborhood Plan.