

LEGISLATIVE DIGEST

[Planning Code, Zoning Map - Rezoning Midtown Terrace Neighborhood]

Ordinance amending the Planning Code by revising the Zoning Map to rezone all lot numbers in Assessor's Parcel Block Nos. 2643B, 2780, 2781, 2782, 2783, 2784, 2785, 2786, 2787, 2788, 2789, 2790, 2791, 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2820, 2821, 2822, 2822A, 2822B, 2823, 2823A, 2823B, 2823C, 2824, 2825, 2833, 2834, 2835, 2836, from their current designation as Residential, House District: One-Family (RH-1) to Residential, House: One-Family (Detached Dwellings) (RH-1(D)); affirming the Planning Department's determination under the California Environmental Quality Act; and making findings, including findings of public necessity, convenience, and welfare under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Existing Law

The neighborhood of Midtown Terrace, generally bounded by Twin Peaks Boulevard to the east, Twin Peaks Reservoir and the lands of Sutro Tower to the north, Clarendon Avenue, Laguna Honda Hospital and the Juvenile Detention Center to the west, and Portola Avenue to the south, is currently zoned Residential, House District: One-Family (RH-1).

Amendments to Current Law

This ordinance rezones the Midtown Terrace neighborhood from RH-1 to Residential, House District, One-Family (Detached Dwelling).

Background Information

The homes in Midtown Terrace are detached homes with side yards on lots of greater than 25 feet in width. As built, the Midtown Terrace neighborhood conforms to the definition of Residential, House: One-Family (Detached Dwellings) (RH-1(D)) in Planning Code section 209.1. The neighborhood is currently zoned as RH-1, a zoning designation that does not require side yards. This ordinance rezones the neighborhood such that its zoning conforms to the definitions in the Planning Code.

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