

LEGISLATIVE DIGEST
(Revised 9/19/16)

[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 Block Nos. 2780, 2783, 2784, 2785, 2786, 2787, , 2790, 2791, 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2820, 2822, 2822A, 2822B, 2823, 2823A, 2823B, 2823C, 2824, 2825, 2833, 2834, 2835, 2836; all lots in Block 2643B except lots 5 and 8; all lots in Block 2781 except lot 22; all lots in Block 2782 except lot 27; all lots in Block 2788 except lot 27; all lots in Block 2789 except lot 29; and lots 1, 2, 9, 12, 13, 14, 15, 16, 17, 23, and 24 of Assessor's Block 2821, from their current designation as Residential, House: One-Family (RH-1) to Residential, House: One-Family (Detached Dwellings) (RH-1(D)); revising the Zoning Map to rezone Lot number 8 in Assessor's Block No. 2643B from its current designation as Public to RH-1(D); amending the Planning Code to exempt the above blocks and lots from the requirements for Accessory Dwelling Units in RH-1(D) zoning districts; 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

Most blocks and lots in 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 - are currently zoned Residential, House District: One-Family (RH-1). Block 2643B lot 8 is zoned Public, but is occupied by a single family, detached home.

Only Accessory Dwelling Units that strictly comply with the requirements of Government Code section 65852.2 are allowed in RH-1(D) zoning districts.

Amendments to Current Law

This ordinance rezones the Midtown Terrace neighborhood from RH-1 to Residential, House District, One-Family (Detached Dwelling) (RH-1(D)). Lot 8 in Block 2643B is rezoned from Public to RH-1(D). The rezoned blocks and lots would not be subject to the requirement that only Accessory Dwelling Units that strictly comply with the requirements of Government Code section 65852.2 are allowed in RH-1(D) zoning districts.

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. Most parcels in the neighborhood are 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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