

REVISED LEGISLATIVE DIGEST

(Substituted, 4/30/2019)

[Planning Code, Zoning Map - Oceanview Large Residence Special Use District]

Ordinance amending the Planning Code and Zoning Map to create the Oceanview Large Residence Special Use District (the area within a perimeter established by Interstate 280, Orizaba Avenue, Brotherhood Way, Junipero Serra Boulevard, Holloway Avenue, Ashton Avenue, Ocean Avenue, Geneva Avenue, and Interstate 280), to promote and enhance neighborhood character and affordability by requiring Conditional Use authorization for large residential developments in the District; 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 adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Existing Law

Under the Planning Code, residential parcels within the area established by Interstate 280, Orizaba Avenue, Brotherhood Way, Junipero Serra Boulevard, Holloway Avenue, Ashton Avenue, Ocean Avenue, Geneva Avenue, and Interstate 280 (“SUD Area”) are subject to RH-1 and RH-2 zoning controls. RH-1 and RH-2 zoning controls do not contain limits on the number of bedrooms allowed, a comparable size ratio for multi-unit properties, or Floor Area Ratio (“FAR”) guidelines for dwelling units.

Amendments to Current Law

New development on or expansion of RH-1 or RH-2 zoned parcels within the SUD Area will require a Conditional Use authorization (“CU”) from the Planning Commission if the expansion or new development will result in a dwelling unit having: five or more bedrooms, a multi-unit property where the smaller unit is less than 33% of the size of the larger unit, or exceedances of FARs detailed in Table 249.3.

To grant a CU for projects exceeding one or more of these thresholds, the Planning Commission must determine there are facts establishing two or more of the following: (1) the proposed project maximizes allowed density, including allowed ADUs; (2) for projects resulting in five or more bedrooms, there must be no more than three full bathrooms per dwelling unit; (3) the proposed project is compatible with surrounding development in terms of floor area, building scale, and form; or (4) the proposed project does not add new off-street parking areas.

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