

LEGISLATIVE DIGEST

[Planning Code - Allowing Long-Term Parking of and Overnight Camping in Vehicles and Ancillary Uses at 2340 San Jose Avenue]

Ordinance amending the Planning Code to allow temporary long-term parking of and overnight camping in vehicles, and ancillary uses including administrative offices, restrooms, showering or bathing facilities, kitchen or other food preparation facilities, and eating areas at 2340 San Jose Avenue, Assessor's Parcel Block No. 6973, Lot No. 039, subject to compliance with all other Municipal Code requirements, including but not limited to requirements of the Overnight Safe Parking Pilot Program; 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 making findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Existing Law

Currently, 2340 San Jose Avenue, Assessor's Parcel Block No. 6973, Lot No. 039 is zoned NCT-2 (Planning Code Sec. 751). Temporary use for long-term parking of and overnight camping in vehicles is not currently permitted at this location.

Amendments to Current Law

This ordinance would amend Section 205.2 of the Planning Code to allow the following temporary use for up to two years at 2340 San Jose Avenue, Assessor's Parcel Block No. 6973, Lot No. 039: long-term parking of and overnight camping in vehicles, and ancillary uses in portable, temporary structures including administrative offices, restrooms, showering or bathing facilities, kitchen or other food preparation facilities, and eating areas, subject to compliance with all other Municipal Code requirements, including but not limited to the Overnight Safe Parking Pilot Program, Administrative Code Chapter 119, Article I.

Background Information

The Mayor's Office of Housing and Community Development plans to construct an affordable housing project at 2340 San Jose Avenue, Assessor's Parcel Block No. 6973, Lot No. 039, starting in Fall 2020.

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