

## **LEGISLATIVE DIGEST**

[Planning Code - Geary-Masonic Special Use District]

**Ordinance amending the Planning Code to modify the Geary-Masonic Special Use District regarding minimum parking requirements, ground floor ceiling heights, and to allow payment of an inclusionary housing fee; 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 convenience, necessity, and welfare under Planning Code, Section 302.**

### Existing Law

Currently the Geary-Masonic Special Use District (SUD) does not include a minimum parking requirement, or specify a ground floor ceiling height for non-residential uses. In addition, the SUD requires developments within the district to comply with the Inclusionary Affordable Housing Program in Planning Code Section 415 by providing 23% of units as on-site affordable units if a rental project, and 25% if an ownership project.

### Amendments to Current Law

This ordinance would specify that the SUD has no minimum parking requirement, and that the ground floor ceiling height must be a minimum of 12 feet as measured from floor to floor. This ordinance would also allow a developer in the district to pay the inclusionary housing fee under Planning Code Section 415.5, of 33% of gross floor area for residential use for owned units or 30% for rental units.

### Background Information

The Geary-Masonic Special Use District was adopted in 2018 to facilitate the redevelopment of the Lucky Penny restaurant to provide for a mixed use development project with ground floor retail, on-site affordable housing (at very-low, low, moderate, and middle incomes) at densities higher than what otherwise would be permitted in the NC-3 zoning district.

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