

LEGISLATIVE DIGEST

[Planning Code - Continuation of Use for Certain Nonconforming Parking Lots - Mission Street Neighborhood Commercial Transit District]

Ordinance amending the Planning Code to allow in the Mission Street Neighborhood Commercial Transit District the continuance of a nonconforming parking lot that is on the site of a designated City landmark; 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 general welfare under Planning Code, Section 302.

Existing Law

Planning Code Section 184 establishes the periods of time during which certain nonconforming uses are allowed to continue or remain before the use is required to be eliminated.

Amendments to Current Law

This ordinance will authorize the continuation of a nonconforming parking lot in the Mission Street Neighborhood Commercial District if it is on the site of a landmark designated under Article 10 of the Planning Code as of the effective date of this ordinance. The parking lot use would be allowed to remain for an additional five years from expiration of the time originally allowed by Section 184.

Background Information

Recognizing the importance of supporting the preservation of designated landmarks as well as the challenge of maintaining such sites, the Planning Code offers flexibility in allowable uses for landmarked parcels. For example, the Code allows office uses in PDR-1-G zoning districts under certain circumstances.

Landmark sites have limited potential development options. The City is actively working to address vacancies along commercial corridors, and with the extended shutdown of businesses and economic activity due to the COVID-19 health crisis and uncertainty in future development investment, the City has an interest in ensuring that sites in the Mission Street Neighborhood Commercial District remain active and do not sit vacant and underused.