



31-57 South B Street

Zoning Reclassification
(PA-2022-002)

City Council
September 6, 2022

Julia Klein, Principal Planner
Community Development Department



Caltrain rail
corridor

Downtown Caltrain Station

Project Site

SURROUNDING USES

Project site



North



West



South



East



PROJECT DESCRIPTION

- General Plan
 - Land Use designation - Downtown Retail Core
- Downtown Area Plan
 - Downtown Retail Core subarea
 - Proximity to Downtown Historic District
- Current Zoning designation
 - C1-2/R5 (Neighborhood Commercial/Residential Overlay)
- Proposed Zoning Reclassification
 - Property owner applied for change to CBD (Central Business District)

CODE AND POLICY REVIEW

- C1-2/R5 zoning is intended to create/maintain a neighborhood shopping area.
- CBD zoning designation established to implement General Plan and Downtown Plan goals and policies to encourage and foster a thriving retail core area.

CODE AND POLICY REVIEW

- C1-2/R5 vs. CBD zoning - key differences in development standards:
 - Floor Area Ratio (max. 3.0 FAR for non-residential) under CBD,
 - Ground floor open space (required under CBD),
 - Building line and setbacks for open space (allowed for under CBD),
 - Required Retail Frontage requirement, etc.
- While Required Retail Frontage requirement would be required regardless of zoning designation, the CBD chapter has specific code provisions regulating uses in the RRF area.
- Proposed zoning reclassification would enable the site's zoning designation to align with its General Plan land use designation of Downtown Retail Core.

PAST MEETINGS AND COMMUNITY INPUT

- Neighborhood Meeting (4/11/2022)
- Planning Commission study session (5/10/2022)
- Planning Commission public hearing (7/26/2022)
 - 2-2-0 tie vote, constitutes recommendation for denial
- Public comments – Design, public realm changes, proposed uses (both in support for retail/commercial & office only, and also concern that there is no housing).

PLANNING COMMISSION

Justifications in Opposition

- Review reclassification with development proposal to consider it holistically;
- Need for transit-oriented development projects that include residential units;
- Losing sites where housing may be built as pipeline projects are either commercial or with few residential units;
- Need for more residents to support a vibrant downtown in the evenings;
- City has ability to encourage inclusion of housing under C1 zoning which incentivizes housing as part of a mixed-use project to gain an additional 1.0 FAR.

Justifications in Support

- Greater consistency with General Plan and Downtown Plan;
- CBD has Required Retail Frontage code provisions, which helps create thriving retail core
- Lot size may be too small to accommodate multiple uses, and fit in pertinent amenities/services;
- Concentrate office uses near transit to reduce reliance on vehicles for commute purposes;
- Provide housing near transit, but not necessarily on every site that is near transit.

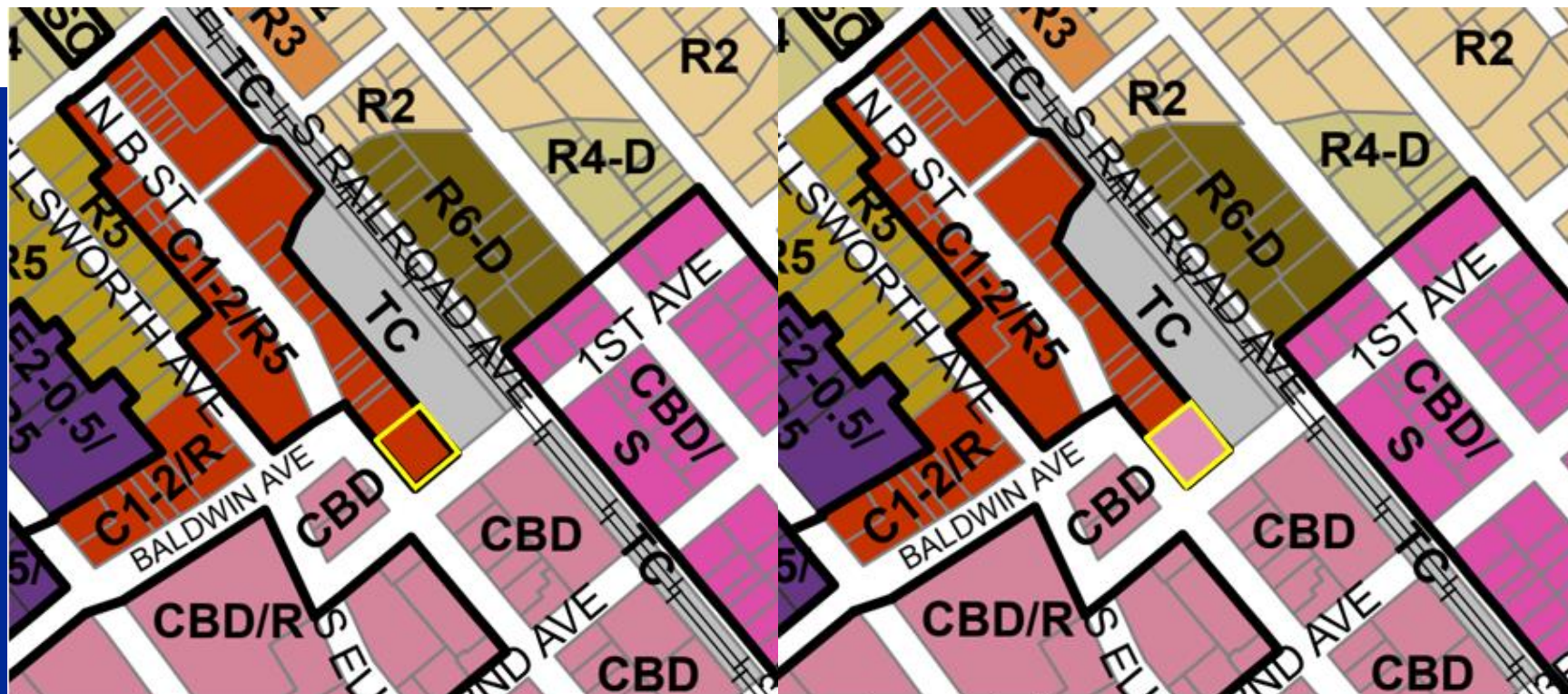
POSSIBLE ACTIONS

- To approve the reclassification:

Introduce an Ordinance to approve a Zoning Reclassification for the property at 31-57 South B Street from C1-2/R5 to CBD and determine the project qualifies for a Categorical Exemption from further environmental review under the California Environmental Quality Act (CEQA).

- To deny the reclassification, staff would bring back a Resolution with denial findings based upon the City Council's input at this meeting.
- Direct the applicant to submit the development application and consider the zoning reclassification with the full project.

Exhibit A



Current Zoning Designation: C1-2/R5

Proposed Zoning Reclassification: CBD

Thank You

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