

Walk on Amendment 1 Version 1 to CB 120761 – Conversion to Housing

Sponsor: Councilmember Woo

Retaining street-level uses for specific conversion projects

Effect: This amendment would require structures that included street level uses before conversion maintain those uses once the structure is converted to residential use. The amendment would apply to along major pedestrian corridors in each applicable zone.

Amend Section 1 of CB 120761 as follows:

23.40.080 Conversion to residential use in an existing structure

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F. A conversion to residential use in an existing structure meeting the criteria of subsection 23.40.080.A shall be subject to the following if the conversion is in a building approved for future development for which an unexpired Master Use Permit was issued prior to March 1, 2024, and construction on the structural frame for the structure has not yet commenced:

1. Any design review modification to the issued and unexpired Master Use Permit necessary to add residential use shall be reviewed, and may be approved by the Director as a Type I decision; and

2. Notwithstanding the provisions of subsection 23.58C.025.B, any portion of the development proposal that converts floor area from a nonresidential use to a residential use shall be subject to the requirements of Chapter 23.58C that were in effect on the vested date of the unexpired Master Use Permit.

G. If the structure includes street-level spaces along a major pedestrian corridor designed to be occupied by general sales and service uses, eating and drinking establishment uses, entertainment uses, or institutional uses, it maintains those spaces in nonresidential use consistent with the street-level use requirements for the zone, if any. For the purposes of this Section 23.40.080.G, “major pedestrian corridor” means:

1. In commercial zones, a principal pedestrian street as listed in Section 23.47A.005.D.2 within or abutting a Pedestrian-designated zone;

2. In Downtown zones:

a. a street where street level uses are required on Map 1G for Chapter 23.49;

b. streets and alleys shown on Map B for 23.66.130, and

c. Streets within the International Special Review District Retail Core and other streets where street level uses are required as shown on Map B for 23.66.326; and

3. In SM zones:

a. Streets designated as Class 1 Pedestrian Streets shown on Map A for 23.48.240;

b. Streets shown on Map A for 23.48.605;

c. Streets designated as Class 1 or Class 2 streets shown on Map A for 23.48.740;

d. Streets and the mid-block corridor shown on Map A for 23.48.805; and

e. Class 2 Pedestrian Streets shown on Map A for 23.48.940.