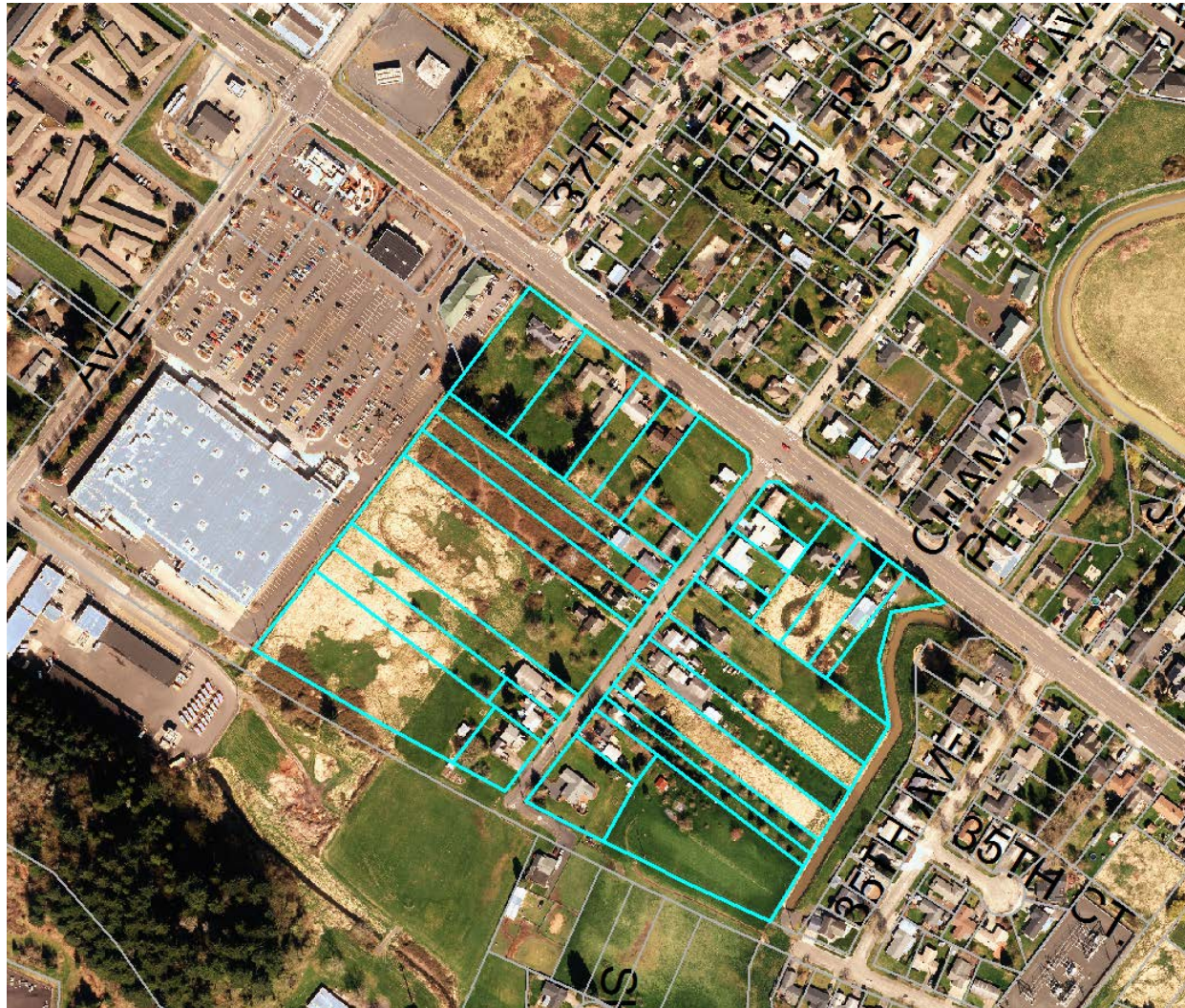
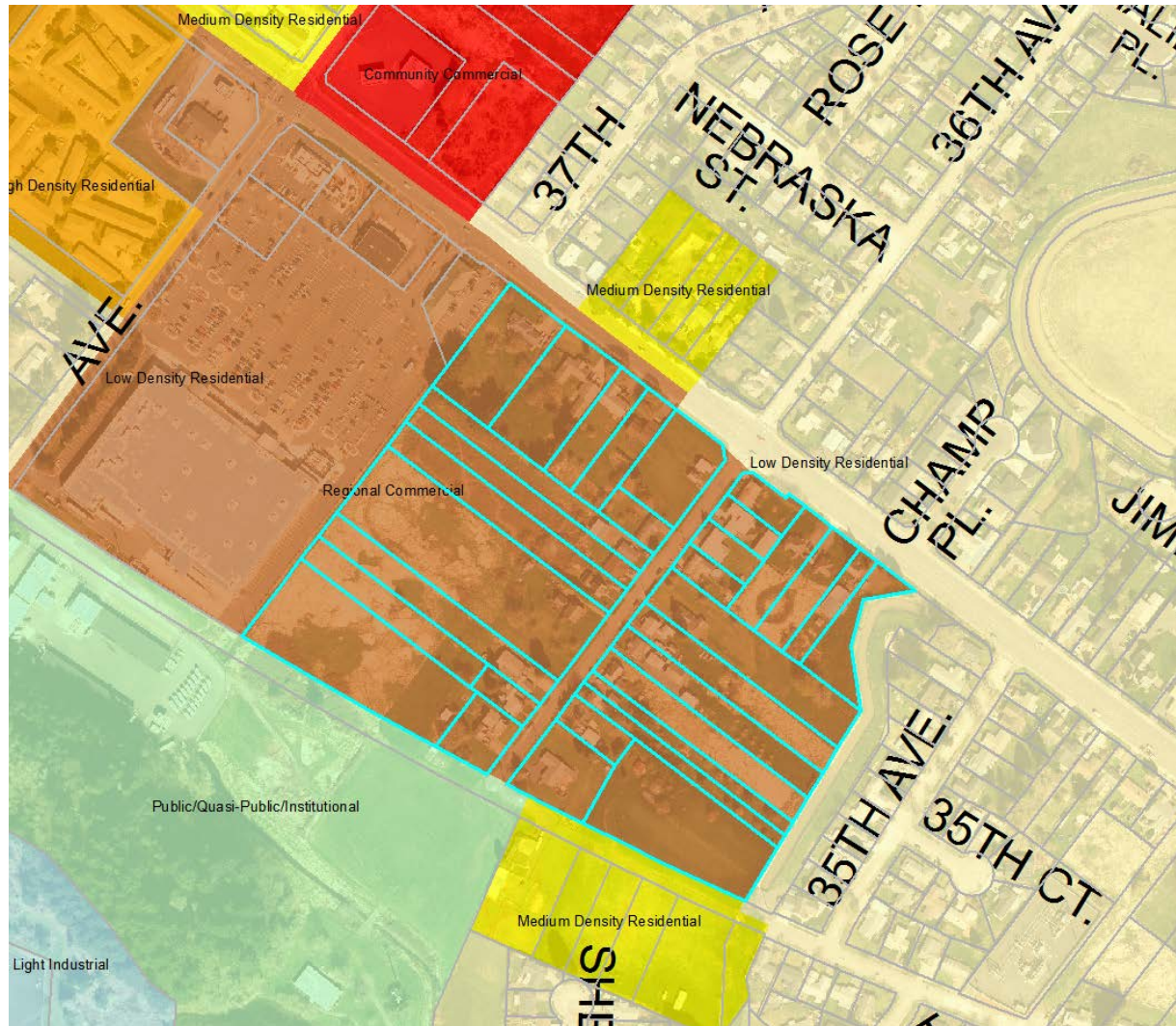


Options for the 36th Ave Regional Commercial Classification



Options for the 36th Ave Regional Commercial Classification



Options for the 36th Ave Regional Commercial Classification

Small:

- 1. No change
 - add a new Objective to review and amend the RC zone given a changing retail economy.

Medium:

- 1. Re-classify the area Mixed Use Residential/Commercial.
 - Adopt a goal to draft a new zoning code for a mixed-use commercial/residential zone

Big:

- 1. Re-classify a portion of all of the OB Hwy lots Community Commercial. RC remains behind.
- 2. Re-classify entire area to Mixed Use Residential/Commercial

34th Ave RC Zone: Small Change

Objectives from the 2018 Draft Comprehensive Plan
Chapter 2. Land Use

Industrial, Commercial, and Mixed-Use Areas

- Objective LU-F.1 Review the Regional Commercial, Civic Center, Country Club, and Riverfront District zoning for appropriateness and adequacy.
- Objective LU-F.2 Continue inventorying all potential historic sites in commercial and industrial areas for future historic registration.
- Objective LU-F.3 Update the sign code to conform with case law while enabling signage that serves the needs of commercial and industrial businesses.

36th Ave RC Zone: Medium Change

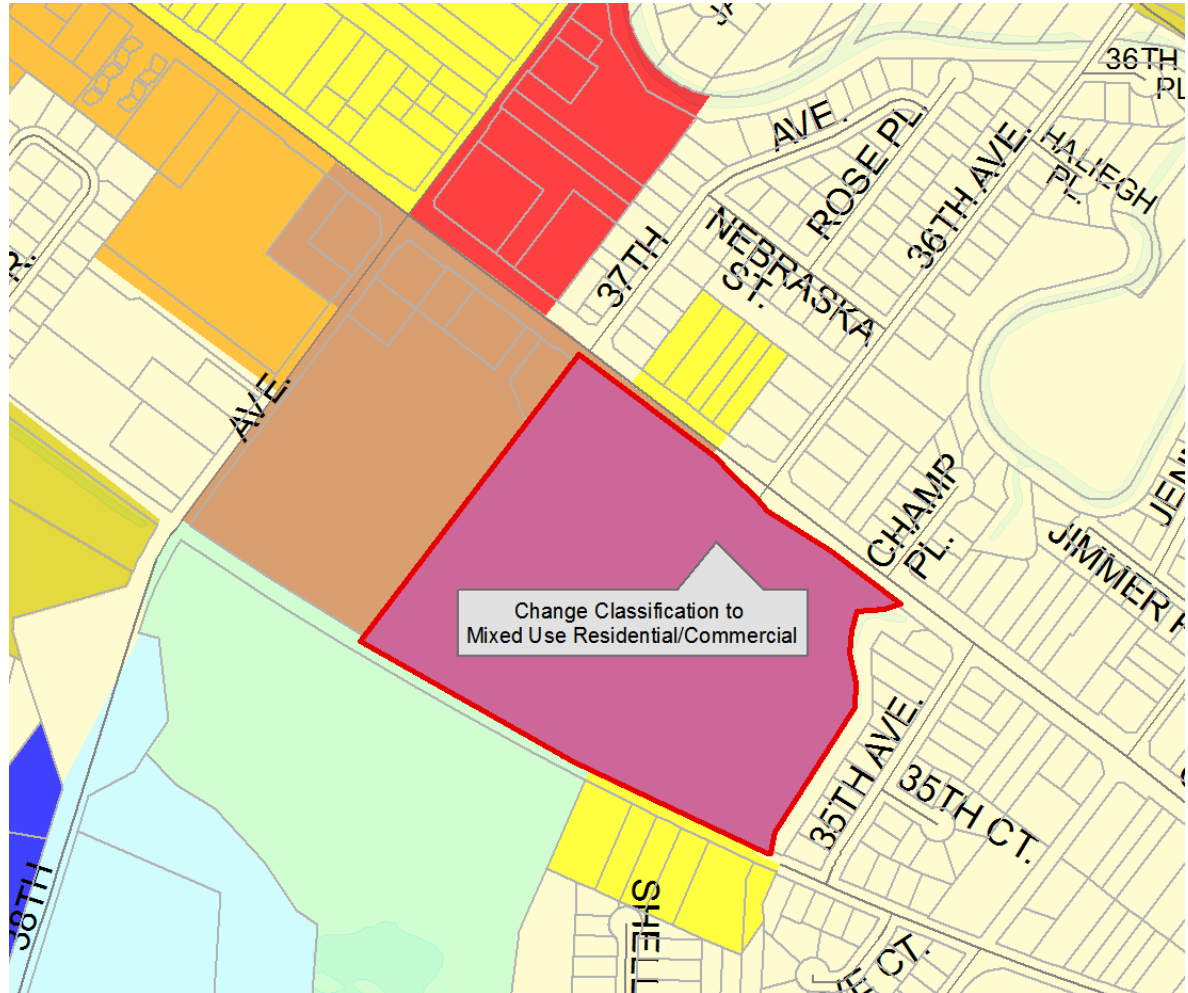
Industrial, Commercial, and Mixed-Use Areas

- Objective LU-F.1 Review the Regional Commercial, Civic Center, Country Club, and Riverfront District zoning for appropriateness and adequacy.
- Objective LU-F.2 Continue inventorying all potential historic sites in commercial and industrial areas for future historic registration.
- Objective LU-F.3 Update the sign code to conform with case law while enabling signage that serves the needs of commercial and industrial businesses.
- Objective LU-F.4 Develop zoning regulations for a Mixed-use Residential/Commercial Zone

36th Ave RC Zone: Big Change

Re-classify 36th Ave
Regional
Commercial
classified
properties to
Mixed-Use
Residential/
Commercial

[Re-zone when
regulations
developed]



36th Ave RC Zone: Big Change

Re-classify Ocean
Beach Hwy lots to
Community
Commercial

Regional
Commercial remains
behind –or–

Re-classify rear
properties to
Medium Density
Residential

