1　[Zoning – 901 Bush Street Special Use District.]

2

3　**Ordinance amending the San Francisco Planning Code by adding Section 249.36 and**

4　**amending Sheet SU01 of the Zoning Map of the City and County of San Francisco to**

5　**establish the 901 Bush Street Special Use District in the area generally bounded by**

6　**Bush Street to the north, Taylor Street to the East, and Assessor's Block 0282 Lots 017**

7　**and 022 to the west and south, respectively; and adopting environmental findings and**

8　**findings of consistency with the General Plan and the Priority Policies of Planning**

9　**Code Section 101.1(b).**

10　　　　　Note:　　　　Additions are *single-underline italics Times New Roman*;
　　　　　　　　　　　　deletions are *strikethrough italics Times New Roman*.
11　　　　　　　　　　　Board amendment additions are double underlined.
　　　　　　　　　　　　Board amendment deletions are strikethrough normal.
12

13　　　Be it ordained by the People of the City and County of San Francisco:

14　　　Section 1. Findings. (a)　Pursuant to Planning Code Section 302, this Board of

15　Supervisors finds that this ordinance will serve the public necessity, convenience and welfare

16　for the reasons set forth in Planning Commission Resolution No. _____, and

17　incorporates those reasons herein by reference. A copy of said Planning Commission

18　resolution is on file with the Clerk of the Board of Supervisors in File No.

19　_____.

20　　　(b)　　The Board of Supervisors finds that this ordinance is, on balance, consistent

21　with the General Plan and the Priority Policies of Planning Code Section 101.1(b) for the

22　reasons set forth in Planning Commission Resolution No. _____,

23　and incorporates those reasons herein by reference.

24　　　(c)　　The Planning Department has completed environmental review of this ordinance

25　pursuant to the California Environmental Quality Act ("CEQA"), the CEQA Guidelines, and

~~Planning Department~~ **SUPERVISOR PESKIN**
BOARD OF SUPERVISORS

1   Chapter 31 of the San Francisco Administrative Code. Documentation of that review is on file

2   with the Clerk of the Board of Supervisors in File No. _____ and is

3   incorporated herein by reference.

4   Section 2. The San Francisco Planning Code is hereby amended by adding Section

5   249.36, to read as follows:

6   SEC. 249.36. 901 BUSH STREET SPECIAL USE DISTRICT.

7   (a)   In order to facilitate development of the 901 Bush Project in a manner consistent

8   with City policies and neighborhood character, there shall be the 901 Bush Special Use

9   District consisting of Assessor's Block 0282, Lot 001 as designated on the Zoning Map of the

10   City and County of San Francisco and generally bounded by Bush Street to the north, Taylor

11   Street to the East, and Assessor's Block 0282 Lots 017 and 022 to the west and south,

12   respectively.

13   (b)   All the applicable provisions of the Planning Code for RC-4 Districts shall apply

14   within this Special Use District except for the following:

15   (1)   Residential Density. The maximum density ratio for dwelling units in RC-4

16   Districts set forth in Section 209.1 shall not apply. Density in the Special Use District shall not

17   exceed one dwelling unit for each 120 square feet of lot area.

18   (2)   Rear Yard. The rear yard requirements established by Section 134 shall not

19   apply. The rear yard depth shall be 9% of total lot depth.

20   (3)   Open Space. The dimensional requirements for useable open space

21   established by Section 135(g) shall not apply.

22   (4)   Off-Street Parking. The off -street parking requirements established by Section

23   151 shall not apply. No off-street parking is required in the Special Use District.
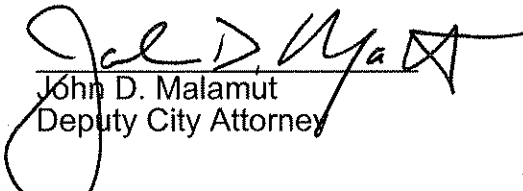
24

25

1   (5)   Affordable Housing. Notwithstanding the terms of Sections 315.3, 315.5, and

2 315.6; and due to the unique circumstances of the site, the existing building, and the

3 property's history; the existing residential project within this Special Use District shall contain

4 five (5) on-site inclusionary affordable housing units that meet all other requirements of

5 Sections 315 et seq.

6   (c)   The terms of this Special Use District shall apply only to the existing building on

7 the subject lot and all successor lots or units that may be created though a subdivision. Any

8 demolition, new construction, or building additions within this Special Use District shall be

9 subject to all applicable terms of the Planning Code in effect at the time of the demolition, new

10 construction, or building addition.

11   Section 3. Under Sections 106 and 302(c) of the Planning Code, Sheet SU01 of the

12 Zoning Map of the City and County of San Francisco is amended as follows:

Description of Property	Use District to be Superseded	Use District Hereby Approved
Assessor's Block 0282, Lot 001	RC-4	901 Bush Street SUD

17 APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

19 By: _____

20 John D. Malamut
Deputy City Attorney

City and County of San Francisco

Tails

Ordinance

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 080850   **Date Passed:**

Ordinance amending the San Francisco Planning Code by adding Section 249.36 and amending Sheet SU01 of the Zoning Map of the City and County of San Francisco to establish the 901 Bush Street Special Use District in the area generally bounded by Bush Street to the north, Taylor Street to the East, and Assessor's Block 0282 Lots 017 and 022 to the west and south, respectively; and adopting environmental findings and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1(b).

July 16, 2008 Board of Supervisors — PASSED ON FIRST READING

Ayes: 10 - Alioto-Pier, Chu, Daly, Dufty, Elsbernd, Maxwell, McGoldrick, Mirkarimi, Peskin, Sandoval
Absent: 1 - Ammiano

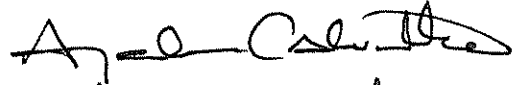July 22, 2008 Board of Supervisors — FINALLY PASSED

Ayes: 11 - Alioto-Pier, Ammiano, Chu, Daly, Dufty, Elsbernd, Maxwell, McGoldrick, Mirkarimi, Peskin, Sandoval

July 22, 2008 Board of Supervisors — FINALLY PASSED

Ayes: 11 - Alioto-Pier, Ammiano, Chu, Daly, Dufty, Elsbernd, Maxwell, McGoldrick, Mirkarimi, Peskin, Sandoval

File No. 080850

I hereby certify that the foregoing Ordinance
was **FINALLY PASSED** on July 22, 2008 by
the Board of Supervisors of the City and
County of San Francisco.

Angela Calvillo
Clerk of the Board

7-30-08

Date Approved

Mayor Gavin Newsom

File No. 080850