

1 [Planning Code, Zoning Map - 2245 Post Street Special Use District]

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3 **Ordinance amending the Planning Code and Zoning Map to establish the 2245 Post**  
 4 **Street Special Use District; affirming the Planning Department's determination under**  
 5 **the California Environmental Quality Act; making findings of consistency with the**  
 6 **General Plan, and the eight priority policies of Planning Code, Section 101.1; and**  
 7 **making findings of public necessity, convenience, and welfare pursuant to Planning**  
 8 **Code, Section 302.**

9 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.  
 10 **Additions to Codes** are in *single-underline italics Times New Roman font*.  
 11 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.  
 12 **Board amendment additions** are in double-underlined Arial font.  
 13 **Board amendment deletions** are in ~~strikethrough Arial font~~.  
 14 **Asterisks (\* \* \* \*)** indicate the omission of unchanged Code  
 15 subsections or parts of tables.

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

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16 Section 1. Environmental and Land Use Findings.

17 (a) The Planning Department has determined that the actions contemplated in this  
 18 ordinance comply with the California Environmental Quality Act (California Public Resources  
 19 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of  
 20 Supervisors in File No. 251144 and is incorporated herein by reference. The Board affirms  
 21 this determination.

22 (b) On \_\_\_\_\_, the Planning Commission, in Resolution No. \_\_\_\_\_,  
 23 adopted findings that the actions contemplated in this ordinance are consistent, on balance,  
 24 with the City's General Plan and eight priority policies of Planning Code Section 101.1. The  
 25 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of

1 the Board of Supervisors in File No. \_\_\_\_\_, and is incorporated herein by reference.

2 (c) Pursuant to Planning Code Section 302, this Board finds that this ordinance will  
3 serve the public necessity, convenience, and welfare for the reasons set forth in Planning  
4 Commission Resolution No. \_\_\_\_\_, and incorporates such reasons by this reference  
5 thereto. A copy of said resolution is on file with the Clerk of the Board of Supervisors in File  
6 No. \_\_\_\_\_.

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8 Section 2. General Findings.

9 (a) The Jewish Family and Children’s Services Holocaust Center (“Holocaust Center”),  
10 founded in 1979, has operated for more than four decades as one of California’s leading  
11 resources for Holocaust and genocide education. The Holocaust Center is currently located at  
12 2245 Post Street, but conducts most of its programs off-site at schools and conference  
13 centers throughout the state. To support the long-term viability of the Holocaust Center and its  
14 ability to continue serving San Francisco and the broader region, a modern, purpose-built  
15 facility that can accommodate expanded cultural, educational, and archival programming is  
16 desired.

17 (b) The 2245 Post Street Special Use District would facilitate the construction of a four-  
18 story building with a welcoming lobby, exhibition galleries, a multi-purpose lecture and film  
19 hall, various sizes of educational and conference spaces for visiting groups, a library, and a  
20 small café. The facility also will include administrative offices and a lower-level archive with an  
21 anteroom designed for student visitors. Together, these spaces will allow the Holocaust  
22 Center to host school groups, educators, and the public on-site, and will strengthen its ability  
23 to deliver robust programming, permanent and temporary exhibitions, and vital community  
24 resources.

25 (c) The proposed Planning Code and Zoning Map amendments in this ordinance will

1 enable the continued growth of a longstanding cultural and educational institution. This  
2 Special Use District will support the Holocaust Center’s efforts to expand its mission of  
3 remembrance and education, preserve historical memory, and strengthen San Francisco’s  
4 role as a leader in advancing tolerance and combating antisemitism and all forms of hate. The  
5 continuation and expansion of this use is important to the civic and cultural life of San  
6 Francisco and will benefit students, educators, residents, visitors, and the broader community.

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8 Section 3. Article 2 of the Planning Code is hereby amended by adding Section  
9 249.26, to read as follows:

10 **SEC. 249.26. 2245 POST STREET SPECIAL USE DISTRICT.**

11 (a) **Establishment.** A Special Use District entitled 2245 Post Street Special Use District  
12 (hereinafter the SUD) consisting of Assessor’s Block No. 1078, Lot Nos. 20 and 21 (2245-2255 Post  
13 Street), the boundaries of which are designated on Sectional Map No. SU02 of the Zoning Map of the  
14 City and County of San Francisco, is hereby established for the purposes set forth below.

15 (b) **Purpose.** The purpose of the SUD is to facilitate the development of an Institutional Use  
16 featuring public exhibition space, a library, large and smaller-group conference spaces, a lecture hall,  
17 and other community space, in addition to administrative office and archival space (“Project”).

18 (c) **Controls; Conditional Use Authorization.** Notwithstanding the parcel size requirements  
19 set forth in Planning Code Section 304(b), the Planning Commission may authorize as a Conditional  
20 Use a Planned Unit Development within the SUD for a Project. The Planning Commission may  
21 approve a proposed Planned Unit Development in accordance with Section 304; provided, however,  
22 that the controls set forth in this subsection 249.26(c) supersede any conflicting criteria and limitations  
23 set forth in Section 304(d). Applicable provisions of the Planning Code shall apply to a Project in the  
24 SUD as modified by this Section 249.26. In the event of a conflict between other provisions of the  
25 Planning Code and this Section, this Section shall control.

1                   (1) **Non-Residential Use Size Limits.** Notwithstanding Section 121.2, the maximum  
2 Floor Area Ratio is permitted.

3                   (2) **Floor Area Ratio.** The maximum permitted Floor Area Ratio is 5 to 1.

4                   (3) **Bulk Limits.** The Bulk Limits, as set forth in Height and Bulk District Map HT02 of  
5 the Zoning Map and Section 270, shall not apply.

6                   (4) **Active Uses.** Building lobbies are permitted to occupy up to 85 percent of the  
7 building frontage, notwithstanding Section 145.1, in particular, Section 145.1(b)(2).

8                   (5) **Street Frontage Controls.** The Project's street frontage must be fenestrated with  
9 transparent windows and doorways for no less than 40% of the street frontage at the ground level and  
10 allow visibility to the inside of the building, notwithstanding Section 145.1.

11                   (6) **Streetscape Improvements.** Spacing between Bollards and Street Trees may differ  
12 from the guidelines of the Better Streets Plan, notwithstanding Section 138.1, except that the Bollards  
13 and Street Trees remain subject to approval of the Director of Public Works and other affected City  
14 departments, as provided in Section 138.1(b)(2).

15                   (7) **Awnings.** The vertical distance from the top to the bottom of any permitted Awning  
16 shall not exceed five feet, including any valance and affixed Business Sign permitted pursuant to  
17 Section 249.26(c)(8), notwithstanding Section 136.1.

18                   (8) **Signs.** The Business Sign controls of Section 607.1(f)(3) apply, except that a  
19 Business Sign may be located anywhere on an Awning so long as: (A) the Area of such Business Sign  
20 does not exceed 60 square feet; (B) a Business Sign placed flat against an Awning structure does not  
21 protrude beyond the horizontal projection of the Awning by more than the thickness of the sign cabinet;  
22 and (C) the Awning and Business Sign otherwise comply with Section 249.26(c)(7).

23                   (d) **Impact Fee Deferral.** A Project in the SUD may elect to defer payment of 100% of impact  
24 fees due under Article 4 until the issuance of the First Certificate of Occupancy, as defined in Section  
25 401, notwithstanding Section 402(d).

1 Section 4. Zoning Map. The Planning Code is hereby amended in accordance with  
2 Planning Code Section 106 by revising Special Use District Map SU02 of the Zoning Map of  
3 the City and County of San Francisco, as follows:

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Description of Property	Special Use District Hereby Approved
Assessor's Parcel Block No. 1078, Lot Nos. 20 and 21	2245 Post Street Special Use District

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9 Section 5. Effective Date. This ordinance shall become effective 30 days after  
10 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the  
11 ordinance unsigned or does not sign the ordinance within 10 days of receiving it, or the Board  
12 of Supervisors overrides the Mayor's veto of the ordinance.

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15 APPROVED AS TO FORM:  
16 DAVID CHIU, City Attorney

17 By: /s/ JOHN D. MALAMUT  
18 JOHN D. MALAMUT  
19 Deputy City Attorney