


BOARD of SUPERVISORS



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MEMORANDUM

Date: April 14, 2023
To: Joaquín Torres, Assessor-Recorder, Office of the Assessor-Recorder
From:  Angela Calvillo, Clerk of the Board, Office of the Clerk of the Board
Subject: Planning Code, Zoning Map - The Village Special Use District
(File No. 221261)

On March 14, 2023, the Board of Supervisors finally passed Ordinance No. 039-23, sponsored by Mayor London N. Breed, Supervisors Ronen, Preston, Melgar, Peskin, Dorsey, Safai, Mandelman, and Chan and approved by Mayor London N. Breed on March 24, 2023.

A copy of the Ordinance is being forwarded to you, pursuant to Administrative Code, Section 34.1.

If you have any questions or concerns, please contact Erica Major, Assistant Clerk, at (415) 554-4441 or by email at: Erica.Major@sfgov.org.

c: Kurt Fuchs, Office of the Assessor-Recorder
Holly Lung, Office of the Assessor-Recorder

1 [Planning Code, Zoning Map - The Village Special Use District]

2
3 **Ordinance amending the Planning Code and the Zoning Map to add The Village Special**
4 **Use District, located adjacent to 56 Julian Avenue, at 80 Julian Avenue, and**
5 **constituting Assessor's Parcel Block No. 3547, Lot No. 52; making findings under the**
6 **California Environmental Quality Act; making findings of consistency with the General**
7 **Plan, and the eight priority policies of Planning Code, Section 101.1; and making**
8 **findings of public necessity, convenience, and welfare under Planning Code, Section**
9 **302.**

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

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

19 Section 1. General Background, and Environmental and Land Use Findings.

20 (a) The Friendship House Association of American Indians (the "Project Sponsor")
21 proposes to construct a six-story building on a vacant lot adjacent to its existing facilities at 56
22 Julian Avenue (the "Project"). The new building would contain a youth recreation and
23 development center, an elder services center and community gathering space, a floor devoted
24 to youth and teen programs and other social services, a dental clinic on the third floor, and a
25 medical clinic on the fourth floor. The fifth and sixth floors would include 21 Group Housing
rooms providing interim housing to graduates from the Friendship House substance use
disorder program (fifth floor) and to mothers participating in the substance use disorder

1 program and their children (sixth floor). The rooftop would contain common space for building
2 residents, areas for vegetable planting, and other green/living roof components.

3 (b) On December 7, 2022, the Planning Department published a Preliminary Mitigated
4 Negative Declaration (“PMND”), which found that the Project could have potentially significant
5 impacts on the environment. Any impacts, however, will be reduced to a less than significant
6 level because the Project Sponsor will implement all mitigation measures identified in the
7 PMND. The Planning Department prepared and publicized the PMND in compliance with the
8 provisions of the California Environmental Quality Act (California Public Resources Code
9 Sections 21000 et seq., “CEQA”), the State CEQA Guidelines (California Code of Regulations
10 Title 14 Sections 15000 et seq.), and Chapter 31 of the San Francisco Administrative Code
11 (“Chapter 31”).

12 (c) On January 11, 2023, following the required notice and appeal period, the Planning
13 Department published a Final Mitigated Negative Declaration (“FMND”), a copy of which is on
14 file with the Clerk of the Board of Supervisors in File No. 221261 and incorporated herein by
15 reference.

16 (d) At its hearing on January 26, 2023, and prior to recommending the proposed
17 Planning Code and Zoning Map amendments for approval, by Motion No. 21237, the Planning
18 Commission adopted findings under CEQA, including a Mitigation Monitoring and Reporting
19 Program (“MMRP”) as required by State and local law (collectively, “CEQA Findings”). The
20 Board of Supervisors hereby adopts and incorporates by reference the CEQA Findings. In so
21 doing, the Board of Supervisors approves and endorses the MMRP for implementation by
22 other City departments. A copy of the CEQA Findings and the MMRP is on file with the Clerk
23 of the Board of Supervisors in File No. 221261 and is incorporated herein by reference.

24 (e) The Board of Supervisors finds that the actions taken in this ordinance are within
25 the scope of the Project analyzed in the FMND and subject to the CEQA Findings. The Board

1 of Supervisors further finds that (1) no substantial changes are proposed in the Project and no
2 substantial changes have occurred with respect to the circumstances under which this Project
3 will be undertaken that would cause new significant environmental effects or a substantial
4 increase in the severity of previously identified effects, and (2) there is no new information of
5 substantial importance showing that the Project would have any significant effects not
6 discussed in the FMND, that significant effects would be substantially more severe, or that
7 new or different mitigation measures or alternatives would substantially reduce one or more
8 significant effects of the Project.

9 (f) At the same hearing on January 26, 2023, the Planning Commission, in Resolution
10 No. 21236, recommended that the Board of Supervisors adopt amendments to the Planning
11 Code and adopted findings that the actions contemplated in this ordinance are consistent, on
12 balance, with the City's General Plan and eight priority policies of Planning Code Section
13 101.1. The Board adopts these findings as its own. A copy of said Resolution is on file with
14 the Clerk of the Board of Supervisors in File No. 221261 and is incorporated herein by
15 reference.

16 (g) Pursuant to Planning Code Section 302, the Board of Supervisors finds that this
17 ordinance will serve the public necessity, convenience, and welfare for the reasons set forth in
18 Planning Commission Resolution No. 21236 and incorporates such reasons by this reference
19 thereto. A copy of said resolution is on file with the Clerk of the Board of Supervisors in File
20 No.221261.

21
22 Section 2. Article 2 of the Planning Code is hereby amended by adding Section 249.2,
23 to read as follows:

24 **SEC. 249.2. THE VILLAGE SPECIAL USE DISTRICT.**
25

1 (a) **Establishment.** A Special Use District entitled “The Village Special Use District”
2 consisting of Assessor’s Block 3547, Lot 52, a rectangular parcel located south of 56 Julian Avenue at
3 80 Julian Avenue, the boundaries of which are designated on Sectional Map No. SU07 of the Zoning
4 Map of the City and County of San Francisco, is hereby established for the purposes set forth below.

5 (b) **Purpose.** The purpose of this Special Use District is to facilitate the development of
6 Community Facility and Group Housing uses at the site through The Village Wellness Center Project
7 (“Project”). The Project will provide several benefits to the City and the Native American community
8 in San Francisco, including community space, access to health and social services, elder services,
9 youth programming, medical and dental clinics, and transitional housing.

10 (c) **Conditional Use Authorization.** Exceptions from otherwise applicable requirements of this
11 Code may be appropriate to further the purpose of The Village Special Use District. The Planning
12 Commission may authorize the following exceptions from Code requirements through a Conditional
13 Use authorization:

14 (1) **Floor Area Ratio.** A floor area ratio up to and including 7 to 1.

15 (2) **Height and Bulk Restrictions.** The applicable Height and Bulk for this Special Use
16 District shall be 80-X.

17 (3) **Rear Yard.** The provisions of Section 134 of this Code governing rear yard
18 requirements shall not apply.

19 (4) **Use Size Limits.** The provisions of Sections 121.1 of this Code governing use size
20 shall not apply.

21 (5) **Permitted Obstructions.** The provisions of Section 136 of this Code governing
22 obstructions over streets and alleys and in required setbacks, yards, and usable open space shall not
23 apply.

24 (6) **Dwelling Unit Exposure.** The provisions of Section 140 of this Code governing
25 Dwelling Unit Exposure shall not apply. Instead, all group housing units shall have at least one

1 window facing on to a street or alley at least 15 feet in width, or the units shall face an open area on an
2 adjacent lot where such open area has a minimum horizontal dimension of 15 feet from the window and
3 is subject to a recorded restriction prohibiting new buildings in such open area.

4 (7) Active Use. The provisions of Section 145.1 of this Code governing street frontages
5 shall not apply.

6 (8) Setbacks on Narrow Streets and Alleys. The provisions of Section 261.1 of this Code
7 governing alley setbacks shall not apply

8 (9) Fees. The requirements of Section 411A (Transit Sustainability Fee), Section 414A
9 (Child Care for Residential Projects), Section 415 (Inclusionary Affordable Housing Program), and
10 Section 423 (Eastern Neighborhoods Impact Fee and Public Benefits Fund) of this Code shall not apply
11 to the Project.

12
13 Section 3. The Planning Code is hereby amended by revising Height and Bulk Map
14 HT07, and Special Use Map SU07, as follows:

15 (a) Special Use Map SU07 shall include the new Friendship House Village Special
16 Use District, as follows:

Assessor's Block	Lot	Current Zoning	Proposed Zoning
3547	052	Valencia NCT	The Village Special Use District

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20 (b) Zoning Map HT07 is amended for the entirety of Assessor's Block 3547, Lot
21 052, as follows:

Assessor's Block	Lot	Current Height Designation	Proposed Height Designation
3547	052	45-X	80-X

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Section 4. Effective Date. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

APPROVED AS TO FORM:
DAVID CHIU, City Attorney

By: /s/ Kathy J. Shin
KATHY J. SHIN
Deputy City Attorney

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City and County of San Francisco
Tails
Ordinance

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

File Number: 221261

Date Passed: March 14, 2023

Ordinance amending the Planning Code and the Zoning Map to add The Village Special Use District, located adjacent to 56 Julian Avenue, at 80 Julian Avenue, and constituting Assessor's Parcel Block No. 3547, Lot No. 52; making findings under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302.

February 27, 2023 Land Use and Transportation Committee - RECOMMENDED

March 07, 2023 Board of Supervisors - PASSED ON FIRST READING

Ayes: 11 - Chan, Dorsey, Engardio, Mandelman, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

March 14, 2023 Board of Supervisors - FINALLY PASSED

Ayes: 11 - Chan, Dorsey, Engardio, Mandelman, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

File No. 221261

I hereby certify that the foregoing
Ordinance was **FINALLY PASSED** on
3/14/2023 by the Board of Supervisors of the
City and County of San Francisco.

f Angela Calvillo
Clerk of the Board

London N. Breed
Mayor

3/24/23

Date Approved