

REVISED LEGISLATIVE DIGEST

[Zoning – Presidio-Sutter Special Use District at 800 Presidio Avenue.]

Ordinance amending the San Francisco Planning Code by adding Section 259.53 to establish the Presidio-Sutter Special Use District for property at 800 Presidio Avenue (Assessor's Block 1073, Lot 13); amending Sheet HT03 of the Zoning Map to change the Height and Bulk District from 40-X to 55-X and amending Sheet SU03 of the Zoning Map to reflect the boundaries of the Presidio-Sutter Special Use District; adopting findings, including environmental findings, Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.

Existing Law

Article 2 Section 249.1 et seq. establishes a number of Special Use Districts (SUDs), including SUDs for specific affordable housing projects.

Amendments to Current Law

The proposed legislation will add a new SUD to Section 249.1 et seq. that will facilitate the development of a mixed-use community project ("Project") on an underutilized site at 800 Presidio Avenue. The Project will include affordable rental housing for very low and lower income households, designate up to 50 percent of the affordable units for transitional age youths between the ages of 18 and 24, and include a state-of-the-art community center that will provide a variety of services to youth in both the Western Addition and the larger San Francisco community. The community center may also provide senior and other adult services.

The Height and Bulk District for the SUD will be 40X-55X. The controls that will apply in the SUD are those consistent with residential development in an RM-1 (Residential, Mixed Districts, Low Density) zoning district, except that the Planning Commission may approve a Planned Unit Development that grants height and density bonuses and a modification or exception to Planning Code requirements under Section 304(d) of the Code. The Commission may approve (1) a height increase above 40 feet for an affordable housing development or a mixed-use development with an affordable housing component and (2) a density bonus beyond that allowed conditionally under the Code if more than 60 percent of the units in the housing development or the housing component of a mixed-use project will be permanently affordable to very low and lower income households. The maximum height increase and density bonus allowed may be granted only if 100 percent of the units of the housing development component, except for the manager's unit, are rental units permanently affordable to very low income or lower income households.

Background

The purpose of the Presidio-Sutter SUD is to allow a project that will provide permanently affordable rental housing opportunities for very low and lower income households, including affordable units for transitional age youths between the ages of 18 and 24. The project will also include a modern, state-of-the-art community center that will provide a variety of services to the Western Addition and the broader San Francisco community. Among the services that the community center will provide are educational, cultural, social and recreational services and programs for youth that could include an award-winning media youth radio program, a research library, an archive to develop scholarship programs, a computer center to provide computer training, and early childhood development center, an after-school program, organized sports, a mentoring program, youth leadership development, as well as other youth activities. The community center may also provide senior and other adult services.