

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 making**  
5 **findings under the California Environmental Quality Act; making findings of**  
6 **consistency with the General Plan, and the eight priority policies of Planning Code,**  
7 **Section 101.1; and making findings of public necessity, convenience, and welfare**  
8 **pursuant to Planning 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.

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

17 Section 1. Environmental and Land Use Findings.

18 (a) ~~The Planning Department has determined that the actions contemplated in this~~  
19 ~~ordinance comply with the California Environmental Quality Act (California Public Resources~~  
20 ~~Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of~~  
21 ~~Supervisors in File No. \_\_\_\_\_ and is incorporated herein by reference. The Board of~~  
22 Supervisors affirms this determination. On December 10, 2025, the Planning Department  
23 published a Preliminary Mitigated Negative Declaration (“PMND”), for the 2245-2255 Post  
24 Street project (“Project”). The PMND found that although the Project could have potentially  
25 significant impacts on the environment, such impacts will be reduced to a less than significant  
level because the project sponsor will implement all mitigation measures identified in the

1 PMND. The Planning Department prepared and publicized the PMND in compliance with the  
2 provisions of the California Environmental Quality Act (California Public Resources Code  
3 Sections 21000 et seq., “CEQA”), the State CEQA Guidelines (California Code of Regulations  
4 Title 14 Sections 15000 et seq.), and Chapter 31 of the San Francisco Administrative Code  
5  (“Chapter 31”).

6 (b) On January 26, 2026, following the required notice and appeal period, the Planning  
7 Department published a Final Mitigated Negative Declaration (“FMND”) for the Project, a copy  
8 of which is on file with the Clerk of the Board of Supervisors in File No. 251144 and is  
9 incorporated herein by reference.

10 (c) At its hearing on January 29, 2026, and prior to recommending the proposed  
11 Planning Code and Zoning Map amendments for approval, by Resolution No. 21884, the  
12 Planning Commission adopted findings under CEQA, including a Mitigation Monitoring and  
13 Reporting Program (“MMRP”) as required by State and local law (collectively, “CEQA  
14 Findings”). The Board of Supervisors hereby adopts and incorporates by reference the CEQA  
15 Findings. In so doing, the Board of Supervisors approves and endorses the MMRP for  
16 implementation by City departments. Copies of the CEQA Findings and the MMRP are on file  
17 with the Clerk of the Board of Supervisors in File No. 251144 and are incorporated herein by  
18 reference.

19 (d) The Board of Supervisors finds that the actions taken in this ordinance are within  
20 the scope of the Project analyzed in the FMND and subject to the CEQA Findings. The Board  
21 of Supervisors further finds that (1) no substantial changes are proposed in the Project and no  
22 substantial changes have occurred with respect to the circumstances under which this Project  
23 will be undertaken that would cause new significant environmental effects or a substantial  
24 increase in the severity of previously identified effects, and (2) there is no new information of  
25 substantial importance showing that the Project would have any significant effects not

1 discussed in the FMND, that significant effects would be substantially more severe, or that  
2 new or different mitigation measures or alternatives would substantially reduce one or more  
3 significant effects of the Project.

4 (be) On January 29, 2026, the Planning Commission, in Resolution No. 21884,  
5 adopted findings that the actions contemplated in this ordinance are consistent, on balance,  
6 with the City’s General Plan and eight priority policies of Planning Code Section 101.1. The  
7 Board of Supervisors adopts these findings as its own. A copy of said Resolution is on file with  
8 the Clerk of the Board of Supervisors in File No. 251144, and is incorporated herein by  
9 reference.

10 (ef) Pursuant to Planning Code Section 302, this Board of Supervisors finds that this  
11 ordinance will serve the public necessity, convenience, and welfare for the reasons set forth in  
12 Planning Commission Resolution No. 21884, and incorporates such reasons by this reference  
13 thereto.

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15 Section 2. General Findings.

16 (a) The Jewish Family and Children’s Services Holocaust Center (“Holocaust Center”),  
17 founded in 1979, has operated for more than four decades as one of California’s leading  
18 resources for Holocaust and genocide education. The Holocaust Center is currently located at  
19 2245 Post Street, but conducts most of its programs off-site at schools and conference  
20 centers throughout the State. To support the long-term viability of the Holocaust Center and  
21 its ability to continue serving San Francisco and the broader region, a modern, purpose-built  
22 facility that can accommodate expanded cultural, educational, and archival programming is  
23 desired.

24 (b) The 2245 Post Street Special Use District would facilitate the construction of a four-  
25 story building with a welcoming lobby, exhibition galleries, a multi-purpose lecture and film

1 hall, various sizes of educational and conference spaces for visiting groups, a library, and a  
2 small café. The facility also will include administrative offices and a lower-level archive with an  
3 anteroom designed for student visitors. Together, these spaces will allow the Holocaust  
4 Center to host school groups, educators, and the public on-site, and will strengthen its ability  
5 to deliver robust programming, permanent and temporary exhibitions, and vital community  
6 resources.

7 (c) The proposed Planning Code and Zoning Map amendments in this ordinance will  
8 enable the continued growth of a longstanding cultural and educational institution. This  
9 Special Use District will support the Holocaust Center's efforts to expand its mission of  
10 remembrance and education, preserve historical memory, and strengthen San Francisco's  
11 role as a leader in advancing tolerance and combating antisemitism and all forms of hate. The  
12 continuation and expansion of this use is important to the civic and cultural life of San  
13 Francisco and will benefit students, educators, residents, visitors, and the broader community.

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15 Section 3. Article 2 of the Planning Code is hereby amended by adding Section  
16 249.26, to read as follows:

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

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

22 *(b) Purpose. The purpose of the SUD is to facilitate the development of an Institutional Use*  
23 *featuring public exhibition space, a library, conference spaces, a lecture hall, and other community*  
24 *space, in addition to administrative office and archival space.*

25 *(c) Controls; Conditional Use Authorization. The Planning Commission through Conditional*

1 Use authorization may grant exceptions from otherwise applicable requirements of this Code as set  
2 forth in subsections (c)(1)-(8). Additionally, notwithstanding the parcel size requirements set forth in  
3 Planning Code Section 304(b), the Planning Commission may authorize as a Conditional Use a  
4 Planned Unit Development; provided, however, that any exceptions set forth in subsections (c)(1)-(8)  
5 may be granted by the Planning Commission and supersede any conflicting criteria or limitations set  
6 forth in Section 304(d). In the event of a conflict between other provisions of the Planning Code and  
7 this Section, this Section shall control.

8 (1) **Non-Residential Use Size Limits.** Non-Residential Use Size Limits shall not apply.

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

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

12 (4) **Active Uses.** Building lobbies are permitted to occupy up to 85% of the building  
13 frontage, notwithstanding Section 145.1.

14 (5) **Street Frontage Controls.** Street frontages must be fenestrated with transparent  
15 windows and doorways for no less than 40% of the street frontage at the ground level and allow  
16 visibility to the inside of the building, notwithstanding Section 145.1.

17 (6) **Streetscape Improvements.** Section 138.1 shall not apply, subject to approval of the  
18 Director of Public Works and other affected City departments.

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

22 (8) **Signs.** An additional Business Sign may be located anywhere on or affixed to an  
23 Awning or Marquee so long as: (A) the Area of such Business Sign does not exceed 60 square feet; and  
24 (B) the Business Sign does not project farther toward the curb than the Awning or Marquee itself other  
25 than for the thickness of the Sign.

1            (d) **Impact Fee Deferral.** All impact fees due under Article 4 may be deferred until the  
2 issuance of the First Certificate of Occupancy, as defined in Section 401, notwithstanding Section  
3 402(d).

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5            Section 4. Zoning Map. The Planning Code is hereby amended in accordance with  
6 Planning Code Section 106 by revising Special Use District Map SU02 of the Zoning Map of  
7 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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13            Section 5. Effective Date. This ordinance shall become effective at 12:00 a.m. on the  
14 31st day after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor  
15 returns the ordinance unsigned or does not sign the ordinance within 10 days of receiving it,  
16 or the Board of Supervisors overrides the Mayor's veto of the ordinance.

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19 APPROVED AS TO FORM:  
20 DAVID CHIU, City Attorney

21 By: /s/ HEATHER GOODMAN  
22 HEATHER L. GOODMAN  
23 Deputy City Attorney

24 4918-4922-6132, v. 2