

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 50-X and amending Sheet SU-03 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 on an underutilized site at 800 Presidio Avenue. The project may include up to 47 units of affordable rental housing in a single building and a privately-financed, state-of-the-art community center. The community center will provide educational, cultural, social and recreational services to both the Western Addition and the larger San Francisco community, including a variety of youth services.

The controls that will apply in the SUD are those consistent with an RTO (Residential Transit Oriented) zoning district. The Height and Bulk designation of the property will be changed from 40-X to 50-X. The following Planning Code requirements will not apply to the project: Section 134 (Rear Yard), Section 135(d) (Usable Open Space), Section 140 (Sunlight and Dwelling Unit Exposure), Section 207.6 (Dwelling Unit Mix), and Section 151 (Parking).