

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

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3 **Ordinance amending the San Francisco Planning Code by adding Section 259.53 to**
4 **establish the Presidio-Sutter Special Use District for property at 800 Presidio Avenue**
5 **(Assessor's Block No. 1073, Lot No. 13); amending Sheet HT03 of the Zoning Map to**
6 **change the Height and Bulk District from 40-X to 50-X and amending Sheet SU-03 of the**
7 **Zoning Map to reflect the boundaries of the Presidio-Sutter Special Use District;**
8 **adopting findings, including environmental findings, Section 302 findings, and findings**
9 **of consistency with the General Plan and the Priority Policies of Planning Code Section**
10 **101.1.**

11 NOTE: Additions are *single-underline italics Times New Roman*;
12 deletions are *strike-through italics Times New Roman*.
13 Board amendment additions are double-underlined;
Board amendment deletions are ~~strike-through normal~~.

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

15 Section 1. Findings. The Board of Supervisors of the City and County of San Francisco
16 hereby finds and declares as follows:

17 (a) This legislation will affect property located at 800 Presidio Avenue (Block 1073,
18 Lot 13).

19 (b) In a certified Environmental Impact Report adopted on _____, 2010, the
20 Planning Department has determined that the actions contemplated in this Ordinance will not
21 have a negative impact on the environment as provided under the California Environmental
22 Quality Act (California Public Resources Code sections 21000 et seq.). The certified
23 Environmental Impact Report is on file with the Clerk of the Board in File No. _____, and
24 is incorporated herein by reference. The Board adopts, as though fully set forth herein, the
25 environmental findings and affirms the conclusion of the Planning Commission

Supervisor Alioto-Pier
BOARD OF SUPERVISORS

1 ("Commission") in its Resolution No. _____, adopted after a duly noticed public hearing
2 on _____, 2010. A copy of said Resolution is on file with the Clerk of the
3 Board in File No. _____, and is incorporated herein by reference.

4 (c) On _____, 2010, the Planning Commission in Resolution No. _____
5 approved, and recommend for adoption by the Board, the Presidio-Sutter Special Use District
6 and the Zoning Map amendments to change the Height and Bulk District for the property at
7 800 Presidio Avenue and to reflect the boundaries of the Presidio-Sutter Special Use District.
8 A copy of Planning Commission Resolution No. _____ is on file with the Clerk of the Board
9 of Supervisors in File No. _____.

10 (d) 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
12 in Planning Commission Resolution No. _____, and incorporates said findings herein by
13 reference.

14 (e) The provisions of this Ordinance are consistent with the General Plan and with
15 the Priority Policies of Planning Code Section 101.1 for the reasons set forth in Planning
16 Commission Resolution No. _____ and the Board incorporates those reasons hereby by
17 reference.

18 Section 2. The San Francisco Planning Code is hereby amended by adding Section
19 249.52 to read as follows:

20 SEC. 249.53. PRESIDIO-SUTTER SPECIAL USE DISTRICT.

21 A Special Use District entitled the "Presidio-Sutter Special Use District," as designated on
22 Sheet SU3 of the Zoning Map, is hereby established for the property located at 800 Presidio Avenue
23 (Block 1073, Lot 13) for the purposes set forth below. The following provisions shall apply within the
24 Presidio-Sutter Special Use District.

1 (a) Purpose. In order to facilitate the development of a mixed-use community project
2 on an underutilized site, the Presidio-Sutter Special Use District is established that will:

3 (1) Include affordable rental housing, thus furthering the City's policy that new housing,
4 especially permanent affordable housing, be provided in appropriate locations which meets identified
5 housing needs;

6 (2) Include a privately-financed, state-of-the-art community center that will provide
7 educational, cultural, social and recreational services to both the Western Addition and the larger San
8 Francisco community in a multicultural, nurturing, and supportive environment where individuals and
9 community groups feel welcome;

10 (3) Provide youth services that will fulfill an acute need existing in the Western Addition
11 community that could direct young people's energies toward activities that can facilitate these young
12 people becoming independent, successful adults.

13 To address the educational, academic, social and/or recreational needs and interests of youth in
14 the Western Addition, the community center could provide programs that include an award winning
15 media youth radio program, a research library, an archive to develop scholarship programs, a
16 computer center to provide computer training, an early childhood development center, an after-school
17 program, organized sports, a mentoring program, youth leadership development, and other youth
18 activities. The community center may also provide senior services.

19 (b) Controls. Notwithstanding any other provision of this Code, the following controls
20 shall govern the uses in the Presidio-Sutter Special Use District.

21 (1) The Presidio-Sutter Special Use District shall permit uses consistent with an RTO
22 (Residential Transit Oriented) zoning district, subject to the exceptions listed below:

23 (i) Height and Bulk. The applicable Height and Bulk for the Presidio-Sutter Special Use
24 District shall be 50-X.

25 (ii) Rear Yard. The rear yard requirements under Section 134 of this Code shall not apply.

1 (iii) Usable Open Space. The usable open space requirements under Section 135(d) of this
2 Code shall not apply.

3 (iv) Sunlight and Dwelling Unit Exposure. The sunlight and dwelling unit exposure
4 requirements of Section 140 of this Code shall not apply.

5 (v) Dwelling Unit Mix. The two-bedroom unit requirements under Section 207.6 of this
6 Code shall not apply.

7 (vi) Parking. The parking requirements of Section 151 of this Code shall not apply.

8 (2) Density. Notwithstanding the density requirements of Section 209 of this Code, the
9 Presidio-Sutter Special Use District shall allow up to 47 units in a single building.

10 (3) Community Center. A community center as described in subsection (a) above shall be
11 located in or on the ground-floor.

12 Section 3. Pursuant to Sections 106 and 302(c) of the Planning Code, Sheet HT03 of
13 the Zoning Map of the City and County of San Francisco, sheet is hereby amended, as
14 follows:

<u>Description of Property</u>	<u>Height and Bulk District To Be Superseded</u>	<u>Height and Bulk District <u>Hereby</u> <u>Approved</u></u>
Assessor's Block 1073, Lot 13	40-X	50-X

18 Section 4. Pursuant to Sections 106 and 302(c) of the Planning Code, Sheet SU03 of
19 the Zoning Map of the City and County of San Francisco, sheet is hereby amended to
20 designate the following as the Presidio-Sutter Special Use District:

21 Assessor's Block 1073, Lot 13.

22 APPROVED AS TO FORM:
23 DENNIS J. HERRERA, City Attorney

24 By: _____
25 JUDITH A. BOYAJIAN
Deputy City Attorney

Supervisor Alioto-Pier
BOARD OF SUPERVISORS