

LEGISLATIVE DIGEST

[Planning Code - Special Use District - Parkmerced]

Ordinance amending the San Francisco Planning Code by amending Sections 102.5 and 201 to include the Parkmerced Zoning Districts; adding Section 249.64 to establish the Parkmerced Special Use District; amending Planning Code Section 270 to refer to the Parkmerced Special Use District; and adopting findings, including environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the priority policies of Planning Code Section 101.1.

Existing Law

The Planning Code does not currently include any special use district for the Parkmerced project area. The area is currently zoned a combination of: RH-1(D) (Residential, House Districts, One-Family (Detached Dwellings)); RM-1 (Residential, Mixed Districts, Low Density); and RM-4 (Residential, Mixed Districts, High Density). Additionally, the height and bulk classification of this area is 40-X and 130-D. These, and other applicable controls of the San Francisco Planning Code, control in this project area.

Amendments to Current Law

The proposed legislation creates a new Parkmerced Special Use District (SUD) to effectuate the terms of the proposed Parkmerced Development Agreement. Development within the new SUD would be regulated by the controls in the proposed Parkmerced Design Standards and Guidelines (PDSG), as adopted by the Planning Commission, and the Development Agreement, as approved by the Board of Supervisors.

The proposed legislation creates several new zoning classifications for this area: Parkmerced Residential (PM-R), Parkmerced Mixed Use – Social Heart (PM-MU1), Parkmerced Mixed Use – Neighborhood Commons (PM-MU2), Parkmerced School (PM-S), Parkmerced Community/Fitness (PM-CF), and Parkmerced Open Space (PM-OS); and established principally permitted, conditional, and prohibited uses for these classifications. The SUD also includes new height and bulk classifications and setback, off-street automobile parking, usable open space, streetscape and public realm requirements.

The proposed SUD provides for Planning Director approval of certain types of "Minor Modifications" from the PDSG, as well as Planning Commission approval of "Major Modifications" from the PDSG, and defines the parameters of those modifications. The proposed SUD also provides for a Planning Commission public hearing and the Commission's review and comment (but not approval) on any "Large Project" approvals, which are defined as projects that include the construction of a new building greater than 65 feet in height or include a vertical addition to an existing building resulting in a total building height greater than

65 feet; involve a net addition or new construction of more than 25,000 gross square feet; have 150 linear feet or more of contiguous street frontage on any public right-of-way.

The proposed legislation includes various public hearing, noticing, and other procedural requirements for projects within the proposed SUD. The proposed legislation eliminates discretionary review for any project within the proposed SUD and removes discretionary review and conditional use approval for any residential demolition within the proposed SUD.

The proposed legislation provides for appeal of the Planning Director or Commission's determinations to the Board of Appeals, except for Conditional Use approvals, which are appealable to the Board of Supervisors.