

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

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18 Section 1. Environmental and Land Use Findings.

19 (a) The Planning Department has determined that the actions contemplated in this  
20 ordinance comply with the California Environmental Quality Act (California Public Resources  
21 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of  
22 Supervisors in File No. 251144 and is incorporated herein by reference. The Board of  
23 Supervisors affirms this determination.

24 (b) On \_\_\_\_\_, the Planning Commission, in Resolution No. \_\_\_\_\_,  
25 adopted findings that the actions contemplated in this ordinance are consistent, on balance,  
with the City’s General Plan and eight priority policies of Planning Code Section 101.1. The  
Board of Supervisors adopts these findings as its own. A copy of said Resolution is on file with

1 the Clerk of the Board of Supervisors in File No. \_\_\_\_\_, and is incorporated herein by  
2 reference.

3 (c) Pursuant to Planning Code Section 302, this Board of Supervisors finds that this  
4 ordinance will serve the public necessity, convenience, and welfare for the reasons set forth in  
5 Planning Commission Resolution No. \_\_\_\_\_, and incorporates such reasons by this  
6 reference thereto.

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8 Section 2. General Findings.

9 (a) The Jewish Family and Children’s Services Holocaust Center (“Holocaust Center”),  
10 founded in 1979, has operated for more than four decades as one of California’s leading  
11 resources for Holocaust and genocide education. The Holocaust Center is currently located at  
12 2245 Post Street, but conducts most of its programs off-site at schools and conference  
13 centers throughout the State. To support the long-term viability of the Holocaust Center and  
14 its ability to continue serving San Francisco and the broader region, a modern, purpose-built  
15 facility that can accommodate expanded cultural, educational, and archival programming is  
16 desired.

17 (b) The 2245 Post Street Special Use District would facilitate the construction of a four-  
18 story building with a welcoming lobby, exhibition galleries, a multi-purpose lecture and film  
19 hall, various sizes of educational and conference spaces for visiting groups, a library, and a  
20 small café. The facility also will include administrative offices and a lower-level archive with an  
21 anteroom designed for student visitors. Together, these spaces will allow the Holocaust  
22 Center to host school groups, educators, and the public on-site, and will strengthen its ability  
23 to deliver robust programming, permanent and temporary exhibitions, and vital community  
24 resources.

25 (c) The proposed Planning Code and Zoning Map amendments in this ordinance will

1 enable the continued growth of a longstanding cultural and educational institution. This  
2 Special Use District will support the Holocaust Center’s efforts to expand its mission of  
3 remembrance and education, preserve historical memory, and strengthen San Francisco’s  
4 role as a leader in advancing tolerance and combating antisemitism and all forms of hate. The  
5 continuation and expansion of this use is important to the civic and cultural life of San  
6 Francisco and will benefit students, educators, residents, visitors, and the broader community.

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8 Section 3. Article 2 of the Planning Code is hereby amended by adding Section  
9 249.26, to read as follows:

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

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

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

18 *(c) Controls; Conditional Use Authorization. The Planning Commission through Conditional*  
19 *Use authorization may grant exceptions from otherwise applicable requirements of this Code as set*  
20 *forth in subsections (c)(1)-(8). Additionally, notwithstanding the parcel size requirements set forth in*  
21 *Planning Code Section 304(b), the Planning Commission may authorize as a Conditional Use a*  
22 *Planned Unit Development; provided, however, that any exceptions set forth in subsections (c)(1)-(8)*  
23 *may be granted by the Planning Commission and supersede any conflicting criteria or limitations set*  
24 *forth in Section 304(d). In the event of a conflict between other provisions of the Planning Code and*  
25 *this Section, this Section shall control.*

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

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

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

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

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

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

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

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

19 (d) **Impact Fee Deferral.** All impact fees due under Article 4 may be deferred until the  
20 issuance of the First Certificate of Occupancy, as defined in Section 401, notwithstanding Section  
21 402(d).

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23 Section 4. Zoning Map. The Planning Code is hereby amended in accordance with  
24 Planning Code Section 106 by revising Special Use District Map SU02 of the Zoning Map of  
25 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

Section 5. Effective Date. This ordinance shall become effective at 12:00 a.m. on the 31st day after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within 10 days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

APPROVED AS TO FORM:  
DAVID CHIU, City Attorney

By: /s/ HEATHER GOODMAN  
HEATHER L. GOODMAN  
Deputy City Attorney

4901-7829-2619, v. 1