

1 [Veteran Commons Special Use District – 150 Otis Street]

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3 **Ordinance adding Planning Code Section 249.46 to establish the Veteran Commons**
4 **Special Use District for property located at 150 Otis Street, Block No. 3513, Lot No. 07;**
5 **amending the City's Zoning Map, Sheets HT07 and SU07 to change the height district**
6 **from 85 to 125 feet and reflect the boundaries of the Veteran Commons Special Use**
7 **District; and making environmental findings and findings of consistency with the**
8 **General Plan and the priority policies of Planning Code Section 101.1.**

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

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

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

15 (a) The legislation shall establish the Veteran Commons Special Use District that
16 applies to property located at 150 Otis Street, Block 3513, Lot 07.

17 (b) It is an important policy of the City to provide permanent supportive housing and
18 supportive services for homeless veterans.

19 (c) The lack of affordable housing with supportive services is one of the most
20 significant impairments facing veterans as they re-enter the community to live independently.
21 With affordable housing and supportive services, veterans are far more likely to find adequate
22 employment and make a successful transition.

23 (d) There is a lack of affordable housing with supportive services for homeless
24 veterans.

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1 (e) Ensuring that housing, employment, case management, therapy, mentoring, and
2 life skills are available will yield positive outcomes for veterans returning to the community.

3 (f) By providing housing and support for veterans, the City can address some of the
4 following problems:

5 (1) According to the San Francisco Plan to Abolish Chronic Homelessness, prepared
6 by the San Francisco Ten Year Planning Council, the San Francisco homeless veteran
7 population is estimated that to be 3,000 homeless veterans, over 300 of those homeless
8 veterans are chronically homeless.

9 (2) Many homeless veterans are over the age of 50, and suffer from multiple
10 disabilities, including, without limitation, mental illness, chronic substance abuse, HIV, post
11 traumatic stress disorder, and other severe mental health disorders and physical disabilities.

12 (3) San Francisco currently has only 102 veteran-specific supportive housing units.

13 (4) The San Francisco Ten Year Planning Council determined that the City must
14 increase veteran-specific permanent supportive housing units and that this priority should
15 commence immediately.

16 (g) Veteran Commons will provide accessible, affordable housing for homeless
17 veterans, and will provide intensive supportive services designed to build community and
18 stability among residents, including space for counseling, group meetings, and social
19 activities.

20 (h) Veteran Commons will convert surplus City property for the City's immediate need
21 for veteran-specific permanent supportive housing.

22 Section 2. Environmental Findings, General Plan Findings, and Other Required
23 Findings.

24 (a) The Planning Department, in a mitigated negative declaration adopted on
25 _____, 2010, has determined that the actions contemplated in this Ordinance will not have

1 a negative impact on the environment as provided under the California Environmental Quality
2 Act. (California Public Resources Code sections 21000 et seq.). Said mitigated negative
3 declaration is on file with the Clerk of the Board in File No. _____, and is
4 incorporated herein by reference. The Board adopts, as though fully set forth herein, the
5 environmental findings and affirms the conclusion of the Planning Commission
6 ("Commission") in its Resolution No. _____, adopted after a duly noticed public
7 hearing on _____, 2010. A copy of said Resolution is on file with
8 the Clerk of the Board in File No. _____, and is incorporated herein by reference.

9 (b) On _____, 2010, the Commission adopted Resolution No.
10 _____ recommending adoption to this Board of the Veteran Commons Special Use
11 District, and adopted findings that the legislation is consistent, on balance, with the City's
12 General Plan and eight priority policies of Planning Code Section 101.1(b). The Board adopts
13 these findings as its own . A copy of this Commission Resolution is on file with the Clerk of
14 the Board in File No. _____, and is incorporated herein by reference.

15 (c) Pursuant to Planning Code Section 302, this Board finds that this Special Use
16 District will promote the public necessity, convenience, safety, and welfare for the reasons set
17 forth in Commission Resolution No. _____, which is incorporated herein by
18 reference.

19 Section 3. The San Francisco Planning Code is hereby amended by adding Section
20 249.46 to read as follows:

21 249.46. VETERAN COMMONS SPECIAL USE DISTRICT.

22 In order to facilitate the development of the Veteran Commons Project for homeless veterans,
23 there shall be a special use district known as the Veteran Commons Special Use District, consisting of
24 Assessor's Block No. 3513, Lot No. 07, at the street address 150 Otis Street, and as designated on Sheet
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1 SU07 of the Zoning Map of the City and County of San Francisco. The following provisions shall apply
2 within the Veteran Commons Special Use District:

3 (a) Construction of Affordable Housing Project. The property in the Veteran Commons Special
4 Use District may be converted from public institutional space to a residential housing project with
5 attendant meeting rooms, community kitchens and ancillary services, and property management offices.

6 (b) Controls. Notwithstanding any other provision of this Code, the following controls shall
7 govern uses in this Special Use District:

8 (1) This Special Use District shall permit uses consistent with the RTO (Residential Transit
9 Oriented) subject to the exceptions listed below:

10 (i) Rear Yard. The rear yard requirements under Section 134 shall not apply.

11 (ii) Usable Open Space. The usable open space requirements under Section 135 (d)
12 shall not apply.

13 (iii) Sunlight and Dwelling Unit Exposure. The sunlight and dwelling unit exposure
14 requirements of Section 140 shall not apply to any west facing units.

15 (iv) Section 155.5. Bicycle Parking. Bicycle parking requirements under Section 155.5
16 shall not apply.

17 (v) Section 207.6 Dwelling Unit Mix. The two-bedroom unit requirements under
18 Section 207.6 shall not apply.

19 (2) Density. Notwithstanding the density requirements of Section 209, the Special Use District
20 shall allow up to 76 dwelling units (or a ratio of no less than 89.41 sq. ft. /dwelling) in a single
21 building.

22 (3) On-site social services. The area dedicated to on-site social services/social service
23 provision shall be no greater than 6,300 sq. ft. and shall be located in or below the ground story.

24 Section 3. Under Sections 106 and 302(c) of the Planning Code, the following
25 amendment to the Zoning Map, Sheet HT07, is hereby approved.

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<u>Assessor</u>	<u>To Be</u>	<u>Hereby Approved</u>
<u>Block/Lot</u>	<u>Superseded</u>	
Block 3513	85-X	125-X
Lot 07		

Section 4. Under Sections 106 and 302(c) of the Planning Code, the following amendment to the Zoning Map, Sheet SU07, is hereby approved.

<u>Assessor Block/Lot</u>	<u>Special Use District Designation</u>
Block 3513, Lot 07	Veteran Commons Special Use District

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

By: _____
John D. Malamut
Deputy City Attorney