

1 [Planning Code, Zoning Map - Establishing the Art and Design Educational Special Use  
2 District - 1111 Eighth Street]

3 **Ordinance amending the Planning Code, by adding Section 249.67, and the Zoning**  
4 **Map, Section Map SU08, to establish the Art and Design Educational Special Use**  
5 **District at 1111 Eighth Street to facilitate the continued operation of the California**  
6 **College of the Arts, and provide a regulatory scheme for a potential future phased**  
7 **expansion of the campus; and making environmental findings, Planning Code, Section**  
8 **302, findings, and findings of consistency with the General Plan and the priority**  
9 **policies of Planning Code, Section 101.1.**

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

16 (a) The Planning Department has determined that the actions contemplated in this  
17 Ordinance comply with the California Environmental Quality Act (Public Resources Code  
18 Section 21000 et seq.). Said determination is on file with the Clerk of the Board of  
19 Supervisors in File No. 111278 and is incorporated herein by reference.

20 (b) Pursuant to Planning Code Section 302, this Board of Supervisors finds that this  
21 Ordinance will serve the public necessity, convenience and welfare for the reasons set forth in  
22 Planning Commission Resolution No. 18850 and incorporates those reasons herein by  
23 reference. A copy of said Resolution is on file with the Clerk of the Board of Supervisors in  
24 File No. 111278.  
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1 (c) This Board of Supervisors finds that this Ordinance is consistent with the Priorities  
2 Policies of Section 101.1(b) of the Planning Code for the reasons set forth in Planning  
3 Commission Resolution No. 18850 and incorporates said Resolution herein by reference.

4 Section 2. The San Francisco Planning Code is hereby amended by adding Section  
5 249.67, to read as follows:

6 **SEC. 249.67. ART & DESIGN EDUCATIONAL SPECIAL USE DISTRICT.**

7 (a) Purpose. The Art & Design Educational Special Use District is intended to facilitate the  
8 continued operation of the California College of the Arts campus at 1111 Eighth Street, which is  
9 characterized by instruction in industrial arts and/or fine arts, while providing an appropriate  
10 regulatory scheme for a potential phased expansion of the campus in the future.

11 (b) Geography. The boundaries of the Art & Design Educational Special Use District are  
12 shown on Sectional Map No. SU08 of the Zoning Map. The area includes Parcel numbers 3808/004,  
13 3820/002, 3820/003, 3912/002, and 3912/003.

14 (c) Controls. All provisions of the Planning Code currently applicable shall continue to apply,  
15 including but not limited to the provisions of the PDR-1-D zoning district, except as otherwise provided  
16 in this Section.

17 (1) Postsecondary Educational Institutional Uses. Postsecondary educational institutional  
18 uses are exempted from use size limitations and shall be permitted as of right. Postsecondary  
19 educational institutional uses for the purposes of academic, professional, business or fine-arts  
20 education shall have an institutional master plan considered by the Planning Commission pursuant to  
21 Section 304.5 of this Code.

22 (2) Student Housing. Student housing, as defined by Section 102.36 of this Code, is permitted  
23 subject to the following requirements:

24 (i) For any housing project within this Special Use District, the standards for development,  
25 project review, entitlement process, and impact fees of the UMU District shall apply.

1            (ii) The total number of beds on all parcels within the Special Use District shall not exceed  
2 750. The number of beds per parcel is not limited, but will be determined by the regulations on the built  
3 envelope of buildings, including height, bulk, setbacks, and lot coverage.

4            (3) Temporary Structures. The Zoning Administrator may authorize a temporary structure  
5 without a public hearing provided that the structure is occupied by a use that is permitted by right or is  
6 a use authorized by this Section 249.67.

7            Section 3. Pursuant to Planning Code Sections 106 and 302(c), and as duly approved  
8 by resolution of the Planning Commission, Section Map SU08 of the Zoning Map of the City  
9 and County of San Francisco shall designate the following real property as the Art & Design  
10 Educational Special Use District:

<u>Description of Property</u>	<u>Special Use District to be Approved</u>
11            Assessor's Block 3808, Lot 004; Block 3820, 12            Lots 002 and 003; Block 3912, Lots 002 and 13            003.	Art & Design Educational Special Use District

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16            Section 4. Effective Date. This ordinance shall become effective 30 days from the  
17 date of passage.

18            Section 5. This section is uncodified. In enacting this Ordinance, the Board intends to  
19 amend only those words, phrases, paragraphs, subsections, sections, articles, numbers,  
20 punctuation, charts, diagrams, or any other constituent part of the Planning Code that are  
21 explicitly shown in this legislation as additions, deletions, Board amendment additions, and

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1 Board amendment deletions in accordance with the "Note" that appears under the official title  
2 of the legislation.

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

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7 By: \_\_\_\_\_  
8 JUDITH A. BOYAJIAN  
9 Deputy City Attorney

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