

1 [Laguna, Haight, Buchanan and Hermann Streets Special Use District]

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3 **Ordinance approving the Laguna, Haight, Buchanan, and Hermann Streets Special Use**
4 **District (SUD) by amending the San Francisco Planning Code by adding Section 249.32**
5 **to create a new SUD bounded by Laguna, Haight, Buchanan and Hermann Streets**
6 **(Assessor’s Blocks 857 and portions of Assessor’s Block 870) to permit a mixed-use**
7 **project at the former UC Berkeley Extension property; and adopting findings, including**
8 **findings under the California Environmental Quality Act.**

9 Note: Additions are *single-underline italics Times New Roman*;
10 deletions are *strikethrough italics Times New Roman*.
11 Board amendment additions are double underlined.
Board amendment deletions are ~~strikethrough normal~~.

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

13 Section 1. Findings

14 (a) Pursuant to Planning Code Section 302, the Board of Supervisors finds that this
15 ordinance will serve the public necessity, convenience, and welfare for the reasons set forth in
16 Planning Commission Resolution No. _____, and incorporates such reasons
17 herein by reference. A copy of said Planning Commission Resolution is on file with the Clerk
18 of the Board of Supervisors in File No. _____.

19 (b) The Board of Supervisors finds that this ordinance is in conformity with the
20 General Plan, amended in the companion legislation, and the Priority Policies of Planning
21 Code Section 101.1 for the reasons set forth in Planning Commission Resolution No.
22 _____, and hereby incorporates those reasons by reference.

23 (c) The Planning Department has determined that the actions contemplated in this
24 ordinance are in compliance with the California Environmental Quality Act (California Public
25 Resources Code sections 21000 et seq.). Said determination is on file with the Clerk of the

1 Board of Supervisors in File No. _____ and is incorporated herein by
2 reference.

3 Section 2: The San Francisco Planning Code is hereby amended by adding Section
4 249.32, to read as follows:

5 **SEC. 249.32 LAGUNA, HAIGHT, BUCHANAN AND HERMANN STREETS SPECIAL**
6 **USE DISTRICT.**

7 In order to facilitate the development of a mixed-use project including affordable and
8 market-rate rental and ownership housing, senior rental housing welcoming to the lesbian,
9 gay, bisexual and transgender (LGBT) senior community, community space, open space and
10 retail services, there shall be the Laguna, Haight, Buchanan and Hermann Streets Special
11 Use District, applicable to the two RM-3 and NC-3 zoned blocks bounded by Laguna, Haight,
12 Buchanan and Hermann Streets, consisting of Assessor's Blocks 857 and portions of
13 Assessor's Block 870. The following provisions shall apply within the Special Use District:

14 (a) Parking: There shall be no minimum number of parking spaces required for any
15 use. There shall be no more than 0.75 off-street parking spaces per dwelling unit, including
16 senior dwelling units and residential care units, which parking spaces may be located
17 anywhere in the Special Use District. In addition, up to 51 replacement parking spaces may
18 be provided for the existing dental clinic use located on the southern half of Assessor's Block
19 870, Lot 3.

20 (b) If building permits have not been issued and construction commenced on the
21 mixed use project described above, the provisions of this Special Use District shall expire 5
22 years from the effective date of this legislation.

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

3 By: _____
4 Susan Cleveland-Knowles
5 Deputy City Attorney
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