

BOARD of SUPERVISORS



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## MEMORANDUM

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Date: August 11, 2021  
To: Joaquín Torres, Assessor-Recorder, Office of the Assessor-Recorder  
From:  Angela Calvillo, Clerk of the Board, Office of the Clerk of the Board  
Subject: Planning Code, Zoning Map - 2500-2530 18th Street Affordable Housing  
Special Use District (File No. 210182)

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On July 20, 2021, the Board of Supervisors finally passed Ordinance No. 098-21, sponsored by Supervisors Walton, Ronen, Stefani, Preston, Melgar, and Mar, and approved by Mayor London N. Breed on July 30, 2021.

A certified copy of the Ordinance is being forwarded to you, pursuant to Administrative Code, Section 34.1.

If you have any questions or concerns, please contact Erica Major, Assistant Clerk, at (415) 554-4441 or by email at: [Erica.Major@sfgov.org](mailto:Erica.Major@sfgov.org).

c: Douglas Legg, Office of the Assessor-Recorder  
Holly Lung, Office of the Assessor-Recorder

1 [Planning Code, Zoning Map - 2500-2530 18th Street Affordable Housing Special Use District]

2  
3 **Ordinance amending the Planning Code to create the new 2500-2530 18th Street**  
4 **Affordable Housing Special Use District (Assessor’s Parcel Block No. 4014, Lot Nos.**  
5 **002 and 002A), to facilitate the development of affordable housing at the site; amending**  
6 **the Zoning Map to rezone the lots from PDR-1-G (Production, Distribution, and Repair,**  
7 **General) to UMU (Urban Mixed Use) and to map the new special use district; affirming**  
8 **the Planning Department’s determination under the California Environmental Quality**  
9 **Act; and making findings of consistency with the General Plan, and the eight priority**  
10 **policies of Planning Code, Section 101.1, and findings of public necessity,**  
11 **convenience, and welfare under Planning Code, Section 302.**

12 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.  
13 **Additions to Codes** are in *single-underline italics Times New Roman font*.  
14 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.  
15 **Board amendment additions** are in double-underlined Arial font.  
16 **Board amendment deletions** are in ~~strikethrough Arial font~~.  
17 **Asterisks (\* \* \* \*)** indicate the omission of unchanged Code  
18 subsections or parts of tables.

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

19 Section 1. CEQA and General Plan Findings.

20 (a) The Planning Department has determined that the actions contemplated in this  
21 ordinance comply with the California Environmental Quality Act (California Public Resources  
22 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of  
23 Supervisors in File No. 210182 and is incorporated herein by reference. The Board affirms  
24 this determination.  
25

1 (b) On May 13, 2021, the Planning Commission, in Resolution No. 20917, adopted  
2 findings that the actions contemplated in this ordinance are consistent, on balance, with the  
3 City’s General Plan and eight priority policies of Planning Code Section 101.1. The Board  
4 adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the  
5 Board of Supervisors in File No. 210182, and is incorporated herein by reference.

6 (c) Pursuant to Planning Code Section 302, this Board finds that this Planning Code  
7 amendment will serve the public necessity, convenience, and welfare for the reasons set forth  
8 in Planning Commission Resolution No. 20917, and the Board adopts such reasons as its  
9 own. A copy of said resolution is on file with the Clerk of the Board of Supervisors in File No.  
10 210182 and is incorporated herein by reference.

11  
12 Section 2. Article 2 of the Planning Code is hereby amended by adding Section  
13 249.91, to read as follows:

14 **SEC. 249.91. 2500-2530 18TH STREET AFFORDABLE HOUSING SPECIAL USE**  
15 **DISTRICT.**

16 (a) **General.** *A special use district entitled the “2500-2530 18th Street Affordable Housing*  
17 *Special Use District” consisting of Assessor’s Parcel Block No. 4014, Lots Nos. 002 and 002A, is*  
18 *hereby established for the purposes set forth below. The boundaries of the 2500-2530 18th Street*  
19 *Affordable Housing Special Use District are designated on Sectional Map No. SU08 of the Zoning*  
20 *Map.*

21 (b) **Purpose.** *The purpose of this special use district is to facilitate the development of*  
22 *affordable housing at the site. The site is owned by the Homeless Prenatal Program (HPP), a family*  
23 *resource center that has been offering comprehensive family services since 1989. With a mission to*  
24 *break the cycle of family poverty and homelessness, HPP’s work focuses on families as they start to*  
25 *ensure they are healthy, stable, and housed. As of February 2021, HPP had a large staff of close to*

1 100, half of whom were former clients or came from the community it serves. HPP has often been  
 2 recognized for its work in the community. HPP receives generous support from the City and County of  
 3 San Francisco and has contracts with various City departments, including the Mayor’s Office of  
 4 Housing and Community Development, the Department of Homelessness and Supportive Housing, and  
 5 the Department of Human Services. HPP has been located in a building at 2500 18th Street since 2005  
 6 and in June 2020 acquired an adjoining lot at 2530 18th Street to further facilitate its mission.  
 7 Fulfillment of HPP’s mission at 2500 18th Street and 2530 18th Street requires a change of the zoning  
 8 designation for those properties to the Urban Mixed Use (UMU) zoning district, the same zoning  
 9 designation as the remainder of Assessor’s Block 4014.

10 (c) Use Controls. In this special use district, all newly constructed dwelling units, with the  
 11 permissive exception of the manager’s unit, shall be affordable to households with an annual income  
 12 between ~~30~~ 0 and 80% of the Area Median Income (as defined in Section 401), for a term no less than  
 13 55 years. All applicable provisions of the Planning Code shall continue to apply to this special use  
 14 district, except as otherwise provided in this Section 249.91.

15  
 16 Section 3. The Planning Code is hereby amended in accordance with Planning Code  
 17 Section 106 by revising Sectional Map ZN08 and Special Use Map SU08 of the Zoning Map,  
 18 as follows:

19 (a) To change the Sectional Map ZN08 from PDR-1-G (Production, Distribution, and  
 20 Repair, General) to UMU (Urban Mixed Use), as follows:

<b>Assessor’s Parcels (Block/Lot Numbers)</b>	<b>Current Zoning to be Superseded</b>	<b>Proposed Zoning to be Approved</b>
4014/002 and 4014/002A	PDR-1-G	UMU

1 (b) To change the Special Use Map (SU08) to establish the new 2500-2530 18th  
2 Street Affordable Housing Special Use District, and to assign the following parcels to such  
3 district:

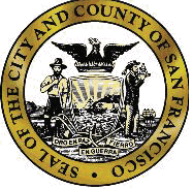
<b>Assessor's Parcels (Block/Lot Numbers)</b>	<b>Special Use District Hereby Established</b>
4014/002 and 4014/002A	2500-2530 18th Street Affordable Housing Special Use District

9  
10 Section 4. Effective Date. This ordinance shall become effective 30 days after  
11 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the  
12 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board  
13 of Supervisors overrides the Mayor's veto of the ordinance.

14  
15 APPROVED AS TO FORM:  
16 DENNIS J. HERRERA, City Attorney

17 By:                   /s/                    
18 ANDREA RUIZ-ESQUIDE  
19 Deputy City Attorney

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**City and County of San Francisco**  
**Tails**  
**Ordinance**

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**File Number:** 210182

**Date Passed:** July 20, 2021

Ordinance amending the Planning Code to create the new 2500-2530 18th Street Affordable Housing Special Use District (Assessor's Parcel Block No. 4014, Lot Nos. 002 and 002A), to facilitate the development of affordable housing at the site; amending the Zoning Map to rezone the lots from PDR-1-G (Production, Distribution, and Repair, General) to UMU (Urban Mixed Use) and to map the new special use district; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

July 12, 2021 Land Use and Transportation Committee - AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE

July 12, 2021 Land Use and Transportation Committee - RECOMMENDED AS AMENDED AS A COMMITTEE REPORT

July 13, 2021 Board of Supervisors - PASSED ON FIRST READING

Ayes: 11 - Chan, Haney, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

July 20, 2021 Board of Supervisors - FINALLY PASSED

Ayes: 11 - Chan, Haney, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

File No. 210182

I hereby certify that the foregoing Ordinance was **FINALLY PASSED** on 7/20/2021 by the Board of Supervisors of the City and County of San Francisco.



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**Angela Calvillo**  
Clerk of the Board



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**London N. Breed**  
Mayor

7/30/2021

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**Date Approved**