

REVISED LEGISLATIVE DIGEST

(10/9/2012, Substituted)

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

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

Existing Law

Article 2, Section 249.1 et seq. of the San Francisco Planning Code establishes a number of Special Use Districts (SUDs), including SUDs for specific sites.

Amendments to Current Law

The proposed legislation will add a new section to Article 2 of the Planning Code and amend the San Francisco Zoning Map to establish an Art & Design Educational SUD for the California College of the Arts at 1111 Eighth Street. In this SUD, all provisions of the Planning Code currently applicable to the property within its boundaries will continue to apply except that: (1) postsecondary educational institutional uses are exempted from use size limitations and are permitted as of right and (2) postsecondary educational institutional uses for the purposes of academic, professional, business or fine-arts education are required to submit an institutional master plan considered by the Planning Commission under Planning Code Section 304.5, (3) student housing is permitted provided that the standards for development, project review, entitlement process, and impact fees of the UMU District will apply to any housing project and the total number of beds on all parcels does not exceed 750, and (4) the Zoning Administrator is authorized to approve a temporary use without a public hearing if the structure is occupied by a use that is permitted by right or is authorized by the section establishing the SUD.

Background Information

The California College of the Arts campus at 1111 Eighth Street is characterized by instruction in industrial arts and/or fine arts. The purpose of the Art & Design Educational SUD is to facilitate the continued operation of the College while providing an appropriate regulatory scheme for a potential phased expansion of the campus in the future.