

BOARD of SUPERVISORS



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February 26, 2021

Planning Commission
Attn: Jonas Ionin
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Commissioners:

On February 23, 2021, Supervisor Walton introduced the following legislation:

File No. 210182

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.

The proposed ordinance is being transmitted pursuant to Planning Code, Section 302(b), for public hearing and recommendation. The ordinance is pending before the Land Use and Transportation Committee and will be scheduled for hearing upon receipt of your response.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "Erica Major".

By: Erica Major, Assistant Clerk
Land Use and Transportation Committee

Attachment

c: Rich Hillis, Director
Scott Sanchez, Zoning Administrator
Lisa Gibson, Environmental Review Officer
AnMarie Rodgers, Legislative Affairs
Devyani Jain, Deputy Environmental Review Officer
Adam Varat, Acting Director of Citywide Planning
Aaron Starr, Manager of Legislative Affairs
Andrea Ruiz-Esquide, Deputy City Attorney
Joy Navarrete, Major Environmental Analysis

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.

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

20 Section 1. CEQA and General Plan Findings.

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

1 (b) On _____, the Planning Commission, in Resolution No. _____,
2 adopted findings that the actions contemplated in this ordinance are consistent, on balance,
3 with the City's General Plan and eight priority policies of Planning Code Section 101.1. The
4 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of
5 the Board of Supervisors in File No. _____, 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. _____, and the Board adopts such reasons
9 as its own. A copy of said resolution is on file with the Clerk of the Board of Supervisors in
10 File No. _____ 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 and 80% of the Area Median Income (as defined in Section 401), for a term no less than 55
 13 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:

21

Assessor’s Parcels (Block/Lot Numbers)	Current Zoning to be Superseded	Proposed Zoning to be Approved
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:

Assessor's Parcels (Block/Lot Numbers)	Special Use District Hereby Established
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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LEGISLATIVE DIGEST

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

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.

Existing Law

The Planning Code establishes the zoning for the different areas in the City, including permitted uses. Currently, the properties at 2500-2530 18th Street, between Potrero Ave. and Hampshire St. (Assessor's Parcel Block No. 4014, Lot Nos. 002 and 002A) are zoned PRD-1-G (Production, Distribution, and Repair, General). PDR-1-G districts seek to “retain and encourage existing production, distribution, and repair activities and promote new business formation.” Therefore, residential and office uses are prohibited in these districts, and retail and institutional uses are limited. (See Section 210.3 of the Planning Code).

Other lots in the immediate vicinity have different zoning designations that do allow residential uses. For example, the remainder of Assessor's Parcel Block No. 4014 is zoned UMU (Urban Mixed Use). UMU is intended to “promote a vibrant mix of uses while maintaining the characteristics of this formerly industrially-zoned area. It is also intended to serve as a buffer between residential districts and PDR districts.” Within the UMU, allowed uses include production, distribution, and repair uses such as light manufacturing, home and business services, arts activities, warehouse, and wholesaling. Additional permitted uses include retail, educational facilities, and nighttime entertainment. Housing is also permitted, but is subject to higher affordability requirements. (See Section 843 of the Planning Code).

Amendments to Current Law

This Ordinance creates the “2500-2530 18th Street Affordable Housing Special Use District” (SUD) (consisting of Assessor's Parcel Block No. 4014, Lots Nos. 002 and 002A) for the purposes of facilitating the development of affordable housing at the site. To achieve that goal, the Ordinance rezones these parcels from PDR-1-G to UMU, maps the SUD, and establishes that all newly constructed dwelling units, with the permissive exception of the manager's unit, shall be affordable to households with an annual income between 30 and

FILE NO. 210182

80% of AMI, for a term no less than 55 years. The Ordinance further states that all applicable provisions of the Planning Code shall continue to apply to the SUD, except as otherwise provided therein.

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Introduction Form

By a Member of the Board of Supervisors or Mayor

Time stamp
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion or Charter Amendment).
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning : "Supervisor inquiries"
- 5. City Attorney Request.
- 6. Call File No. from Committee.
- 7. Budget Analyst request (attached written motion).
- 8. Substitute Legislation File No.
- 9. Reactivate File No.
- 10. Topic submitted for Mayoral Appearance before the BOS on

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission
- Youth Commission
- Ethics Commission
- Planning Commission
- Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use the Imperative Form.

Sponsor(s):

Walton, Ronen

Subject:

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

The text is listed:

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

Signature of Sponsoring Supervisor: