

REVISED LEGISLATIVE DIGEST

(11/12/2019, Amended in Board)

[Planning Code, Zoning Map - 3333 California Street Special Use District]

Ordinance amending the Planning Code and Zoning Map to create the 3333 California Street Special Use District; and making environmental findings, findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1, and findings of public convenience, necessity, and welfare under Planning Code, Section 302.

Existing Law

Currently, the property at 3333 California Street (Assessor's Block 1032, Lot 003)(“the property”), generally bounded by California Street, Presidio Avenue, Masonic Avenue, Euclid Avenue, and Laurel Street/Mayfair Drive, is zoned RM-1 with a height limit of 40 feet. The property is also subject to Planning Commission Resolution 4109, which governs the location, type, and size of uses on the property.

Amendments to Current Law

This ordinance would create a special use district for the property, to facilitate the reuse of the existing office building as two residential buildings, and the development of 13 new buildings, including seven duplexes. The special use district would be subject to the Planning Code controls for parcels zoned RM-1, except it would have special controls related to open space, parking for child care uses, child care, and inclusionary housing. The district also would allow buildings fronting California Street to include, at the first and second story, flexible retail uses, social services or philanthropic facilities, and other non-residential uses, all subject to the controls of NC-S zoning. The SUD would prohibit automotive service, drive-up facility, and mortuary uses. Liquor stores, massage foot/chair, and neighborhood agriculture uses would require conditional use authorization. Hours of operation for all commercial uses would be from 6:00 am to midnight. Parking for affordable housing development would be limited to 0.5 space per unit. Permits for the buildings would be reviewed by the Planning Director for consistency with a development agreement (proposed in separate legislation) and the special use district controls, and requests for discretionary review would not be considered.

The ordinance would increase the height limit for buildings on the northern half of the property. Along California Street, between Laurel Street and the continuation of Walnut Avenue, the height limit would increase to 45 feet. On California Street between the continuation of Walnut Avenue and Presidio Avenue (but not including the northeast corner lot containing the San Francisco Fire Credit Union Building) the height limit would increase to 67 feet. In the interior of the property, at the current location of the existing building, the height limit would increase to 80 feet and 92 feet. The height limit would remain 40 feet along Laurel

Street south of the intersection with Mayfair Drive, and along Euclid Avenue and Masonic Avenue to approximately Pine Street.

The ordinance would revoke Resolution 4109.

Background Information

Laurel Heights Partners, LLC, a Delaware limited liability company ("Developer") has proposed a mixed-use development project ("Project") that includes converting an existing office building into two residential buildings, constructing 13 new buildings. Overall, the Project is proposed to include 744 dwelling units within 977,437 gross square feet (gsf) of residential/commercial floor area; 34,496 gsf of retail floor area; a 14,665 gsf childcare facility; 401,234 gsf devoted to off-street parking with 754 parking spaces and 10 carshare spaces; 125,226 square feet of privately owned, publicly accessible open space and 86,570 square feet of other open space, including private open space for residents. The Project will contain public pathways through the site and retain an existing open space at Euclid Avenue.

City staff has negotiated a development agreement with the Developer for a term of 15 years. Under the development agreement, Developer will attain the vested right to develop the Project in return for specified community benefits, including the affordable housing, public open space, child care facility, transportation, street improvements, auxiliary water supply system contribution, and workforce commitments made by Developer. The Board will consider the development agreement in separate legislation.

Substitute legislation (original legislation introduced on July 30, 2019) updated the open space plan, clarified the controls for additional uses on the project site, and included specific controls for child care requirements. Amendments made at the Land Use Committee on October 21, 2019 specified uses that are not permitted or conditionally permitted, limited commercial hours of operation, and limited parking for buildings with 100% affordable housing.

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