

1 [Zoning – 901 Bush Street Special Use District.]

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3 **Ordinance amending the San Francisco Planning Code by adding Section 249.36 and**  
4 **amending Sheet SU01 of the Zoning Map of the City and County of San Francisco to**  
5 **establish the 901 Bush Street Special Use District in the area generally bounded by**  
6 **Bush Street to the north, Taylor Street to the East, and Assessor's Block 0282 Lots 017**  
7 **and 022 to the west and south, respectively; and adopting environmental findings and**  
8 **findings of consistency with the General Plan and the Priority Policies of Planning**  
9 **Code Section 101.1(b).**

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

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

14 Section 1. Findings. (a) Pursuant to Planning Code Section 302, this Board of  
15 Supervisors finds that this ordinance will serve the public necessity, convenience and welfare  
16 for the reasons set forth in Planning Commission Resolution No. \_\_\_\_\_, and  
17 incorporates those reasons herein by reference. A copy of said Planning Commission  
18 resolution is on file with the Clerk of the Board of Supervisors in File No.  
19 \_\_\_\_\_.

20 (b) The Board of Supervisors finds that this ordinance is, on balance, consistent  
21 with the General Plan and the Priority Policies of Planning Code Section 101.1(b) for the  
22 reasons set forth in Planning Commission Resolution No. \_\_\_\_\_,  
23 and incorporates those reasons herein by reference.

24 (c) The Planning Department has completed environmental review of this ordinance  
25 pursuant to the California Environmental Quality Act ("CEQA"), the CEQA Guidelines, and

1 Chapter 31 of the San Francisco Administrative Code. Documentation of that review is on file  
2 with the Clerk of the Board of Supervisors in File No. \_\_\_\_\_ and is  
3 incorporated herein by reference.

4 Section 2. The San Francisco Planning Code is hereby amended by adding Section  
5 249.36, to read as follows:

6 SEC. 249.36. 901 BUSH STREET SPECIAL USE DISTRICT.

7 (a) In order to facilitate development of the 901 Bush Project in a manner consistent  
8 with City policies and neighborhood character, there shall be the 901 Bush Special Use  
9 District consisting of Assessor's Block 0282, Lot 001 as designated on the Zoning Map of the  
10 City and County of San Francisco and generally bounded by Bush Street to the north, Taylor  
11 Street to the East, and Assessor's Block 0282 Lots 017 and 022 to the west and south,  
12 respectively.

13 (b) All the applicable provisions of the Planning Code for RC-4 Districts shall apply  
14 within this Special Use District except for the following:

15 (1) Residential Density. The maximum density ratio for dwelling units in RC-4  
16 Districts set forth in Section 209.1 shall not apply. Density in the Special Use District shall not  
17 exceed one dwelling unit for each 120 square feet of lot area.

18 (2) Rear Yard. The rear yard requirements established by Section 134 shall not  
19 apply. The rear yard depth shall be 9% of total lot depth.

20 (3) Open Space. The dimensional requirements for useable open space  
21 established by Section 135(g) shall not apply.

22 (4) Off-Street Parking. The off -street parking requirements established by Section  
23 151 shall not apply. No off-street parking is required in the Special Use District.

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1 (5) Affordable Housing. Notwithstanding the terms of Sections 315.3, 315.5, and  
2 315.6; and due to the unique circumstances of the site, the existing building, and the  
3 property's history; the existing residential project within this Special Use District shall contain  
4 five (5) on-site inclusionary affordable housing units that meet all other requirements of  
5 Sections 315 et seq.

6 (c) The terms of this Special Use District shall apply only to the existing building on  
7 the subject lot and all successor lots or units that may be created through a subdivision. Any  
8 demolition, new construction, or building additions within this Special Use District shall be  
9 subject to all applicable terms of the Planning Code in effect at the time of the demolition, new  
10 construction, or building addition.

11 Section 3. Under Sections 106 and 302(c) of the Planning Code, Sheet SU01 of the  
12 Zoning Map of the City and County of San Francisco is amended as follows:

<u>Description of Property</u>	<u>Use District to be Superseded</u>	<u>Use District Hereby Approved</u>
Assessor's Block 0282, Lot 001	RC-4	901 Bush Street SUD

17 APPROVED AS TO FORM:  
18 DENNIS J. HERRERA, City Attorney

19 By: \_\_\_\_\_  
20 John D. Malamut  
21 Deputy City Attorney