

File No. 230505

Committee Item No. 1

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date: October 30, 2023

Board of Supervisors Meeting: _____

Date: _____

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- _____

Prepared by: John Carroll

Date: October 27, 2023

Prepared by: _____

Date: _____

Prepared by: _____

Date: _____

1 [Planning Code, Zoning Map - Wawona Street and 45th Avenue Cultural Center Special Use
2 District]

3 **Ordinance amending the Planning Code to create the Wawona Street and 45th Avenue**
4 **Cultural Center Special Use District (Assessor’s Parcel Block No. 2513, Lot No. 026) to**
5 **facilitate the redevelopment of a cultural center; amending the Zoning Map to show the**
6 **Wawona Street and 45th Avenue Cultural Center Special Use District; affirming the**
7 **Planning Department’s determination under the California Environmental Quality Act;**
8 **and making findings of consistency with the General Plan, and the eight priority**
9 **policies of Planning Code, Section 101.1, and findings of public necessity,**
10 **convenience, and welfare under Planning Code, Section 302.**

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

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

19 Section 1. CEQA and Land Use 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. 230505 and is incorporated herein by reference. The Board affirms
24 this determination.

25 (b) On July 27, 2023, the Planning Commission, in Resolution No. 21377, adopted
findings that the actions contemplated in this ordinance are consistent, on balance, with the

1 City’s General Plan and eight priority policies of Planning Code Section 101.1. The Board
2 adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the
3 Board of Supervisors in File No. 230505, and is incorporated herein by reference.

4 (c) Pursuant to Planning Code Section 302, this Board finds that these Planning Code
5 amendments will serve the public necessity, convenience, and welfare for the reasons set
6 forth in Planning Commission Resolution No. 21377, and the Board adopts such reasons as
7 its own. A copy of said resolution is on file with the Clerk of the Board of Supervisors in File
8 No. 230505 and is incorporated herein by reference.

9
10 Section 2. Background and Findings.

11 (a) The Irish Cultural Center (“Cultural Center”) has operated at 2700 45th Avenue for
12 more than 45 years and has established a strong community presence by providing facilities
13 for social, recreational, athletic, and cultural activities. The Cultural Center has operated in
14 the original 2-story building since 1975 and has not been significantly renovated since it was
15 first constructed. To ensure the long-term viability of the Cultural Center and its ability to
16 continue serving the San Francisco community, a larger space that can better accommodate
17 its ongoing cultural, educational, and recreational activities is necessary.

18 (b) The Wawona Street and 45th Avenue Cultural Center Special Use District would
19 facilitate the construction of a modern, state-of-the-art community center that will reactivate
20 the street frontages and beautify the neighborhood. The Special Use District will allow for an
21 expanded Cultural Center that will provide the public with additional educational, cultural,
22 social, entertainment, recreational, and retail opportunities, including an aquatic center with a
23 kiddie pool, a gym and youth basketball court, art gallery, banquet event space, library, 99-
24 person screening theater, cafes, restaurants, and a pub. The proposed expansion of the
25

1 Cultural Center will also include nonprofit office space, classrooms, a children’s playroom, and
2 a member lounge.

3 (c) The Board of Supervisors finds that the proposed amendment will fulfill a public
4 purpose and serve the public convenience and general welfare by facilitating the continued
5 operation and expansion of the longstanding Cultural Center. The continuation of this use is
6 important to retain existing neighborhood character and will benefit area residents, visitors,
7 and the broader community for years to come.

8
9 Section 3. The Planning Code is hereby amended by adding Section 249.96, to read
10 as follows:

11
12 **SEC. 249.96. WAWONA STREET AND 45TH AVENUE CULTURAL CENTER SPECIAL**
13 **USE DISTRICT.**

14 (a) **General.** A special use district entitled the “Wawona Street and 45th Avenue Cultural
15 Center Special Use District” consisting of Assessor’s Parcel Block No. 2513, Lot No. 026, is hereby
16 established for the purposes set forth below. The boundaries of the Wawona Street and 45th Avenue
17 Cultural Center Special Use District are designated on Sectional Map No. SU13 of the Zoning Map.

18 (b) **Purpose.** The purpose of this special use district is to provide for the development of a
19 community center with related educational, cultural, social, entertainment, recreational, and retail uses
20 to serve both the immediate neighborhood and the larger San Francisco community.

21 (c) **Development Controls.** Applicable provisions of the Planning Code shall control except as
22 otherwise provided in this Section 249.96. If there is a conflict between other provisions of the
23 Planning Code and this Section 249.96, this Section 249.96 shall prevail.

1 (1) The following uses and use categories shall be permitted as principal uses on all floors:
2 General Office, Institutional, Retail Sales and Service, Wireless Telecommunications Facility, and
3 Nighttime Entertainment.

4 (2) The provisions of Planning Code Sections 121.1 (Development of Large Lots,
5 Neighborhood Commercial Districts) and 121.2 (Non-Residential Use Size Limits in Neighborhood
6 Commercial and Neighborhood Commercial Transit Districts) shall not apply.

7 (3) For the purposes of compliance with Planning Code Section 169 (Transportation
8 Demand Management Program), development projects shall be subject to 30% of the applicable target.
9 All other provisions of Section 169 shall apply.

10 (d) **Conditional Use Authorization.** Exceptions from otherwise applicable requirements of this
11 Code may be appropriate to further the purpose of the Wawona Street and 45th Avenue Cultural
12 Center Special Use District. The Planning Commission may authorize exceptions from the following
13 Code requirements through a Conditional Use Authorization:

14 (1) **Floor Area Ratio.** The maximum Floor Area Ratio shall be 7.0:1.

15 (2) **Rear Yard Setbacks.** The provisions of Section 134 do not apply.

16 (3) **Bulk.** The applicable Bulk limits shall be a maximum length of 130 feet and a maximum
17 diagonal of 176 feet, applying at a height of 40 feet and above.

18
19 Section 4. Pursuant to Sections 106 and 302(c) of the Planning Code, Sheet SU 13 of
20 the Zoning Map of the City and County of San Francisco is hereby amended, as follows:

Assessor's Parcels (Block/Lot Numbers)	Special Use District Hereby Approved
2513/026	Wawona Street and 45th Avenue Cultural Center Special Use District

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Section 5. Effective Date. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

APPROVED AS TO FORM:
DAVID CHIU, City Attorney

By: /s/ Giulia Gualco-Nelson
GIULIA GUALCO-NELSON
Deputy City Attorney

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REVISED LEGISLATIVE DIGEST

(Substituted, 7/25/2023)

[Planning Code, Zoning Map - Wawona Street and 45th Avenue Cultural Center Special Use District]

Ordinance amending the Planning Code to create the Wawona Street and 45th Avenue Cultural Center Special Use District (Assessor’s Parcel Block No. 2513, Lot No. 026) to facilitate the redevelopment of a cultural center; amending the Zoning Map to show the Wawona Street and 45th Avenue Cultural Center 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 property at 2700 45th Avenue (Assessor’s Parcel Block No. 2513, Lot. No. 026) is subject to the controls in the Planning Code that govern the Small-Scale Neighborhood Commercial District (NC-2), and the controls that govern the 100-A height and bulk district.

Amendments to Current Law

This ordinance would create the Wawona Street and 45th Avenue Cultural Center Special Use District (“SUD”) to govern the development of a new building for the Irish Cultural Center at 2700 45th Avenue. To facilitate this project, the SUD allows exceptions from specified Planning Code requirements through a conditional use authorization, including requirements relating to floor area ratio, rear-yard setbacks, and bulk. The SUD would also principally permit the following use and use categories on all floors of the development: General Office, Institutional, Retail Sales and Service, Wireless Telecommunications Facility, and Nighttime Entertainment. The provisions of Planning Code Sections 121.1 (Development of Large Lots, Neighborhood Commercial Districts) and 121.2 (Non-Residential Use Size Limits in Neighborhood Commercial and Neighborhood Commercial Transit Districts) would not apply in the SUD. Development projects in the SUD would be required to meet 30% of the applicable Transportation Demand Management target (Planning Code Section 169).

This ordinance would also amend the Zoning Map to create the Wawona Street and 45th Avenue Cultural Center Special Use District.

Background Information

The Irish Cultural Center has operated at 2700 45th Avenue for more than 45 years. The two-story building not been significantly renovated since it was first constructed. The Wawona

FILE NO. 230505

Street and 45th Avenue Cultural Center Special Use District would facilitate the construction of a modern, state-of-the-art community center that will reactivate the street frontages, beautify the neighborhood, and provide the public with additional educational, cultural, social, entertainment, recreational, and retail opportunities.

This ordinance is a substitute for an ordinance that was introduced on May 2, 2023. The substitute ordinance reduces the applicable Transportation Demand Management target under Planning Code Section 169.

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August 9, 2023

Ms. Angela Calvillo, Clerk
Honorable Supervisor Engardio
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: Transmittal of Planning Department Case Number 2022-001407MAP/PCA:
2700 45th Avenue
Board File No. 230505

Planning Commission Recommendation: Approval

Dear Ms. Calvillo and Supervisor Engardio,

On July 27, 2023, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance, introduced by Supervisor Joel Engardio that would amend the Planning Code and amend Zoning Map No. SU13 to create the Wawona Street and 45th Avenue Cultural Center Special Use District at 2700 45th Avenue, Assessor's Parcel Block No. 2513, Lot No. 026. At the hearing the Planning Commission recommended approval.

The proposed Ordinance and associated Project has been determined is exempt from the California Environmental Quality Act ("CEQA") as an Infill Exemption per CEQA Guidelines Section 15183.3.

Please find attached documents relating to the actions of the Commission. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,

Digitally signed by Daniel
A. Sider
Date: 2023.08.09 14:08:43
-07'00'

Daniel A. Sider
Chief of Staff

cc: Giulia Gualco-Nelson, Deputy City Attorney
Jonathan Goldberg, Aide to Supervisor Joel Engardio
Erica Major, Office of the Clerk of the Board

Attachments :

Planning Commission Resolution

Planning Department Executive Summary



PLANNING COMMISSION RESOLUTION NO. 21377

HEARING DATE: JULY 27, 2023

Project Name: 2700 45th Avenue
Case Number: 2022-001407MAP/PCA [Board File No. 230505]
Initiated by: Supervisor Joel Engardio / Introduced on May 2, 2023
Staff Contact: Gabriela Pantoja, Senior Planner
Gabriela.Pantoja@sfgov.org, (628) 652-7380
Reviewed by: Natalia Fossi, District 4 Manager
Natalia.Fossi@sfgov.org, (628) 652-7306

RESOLUTION APPROVING A PROPOSED ORDINANCE THAT WOULD AMEND PLANNING CODE TO CREATE THE WAWONA STREET AND 45TH AVENUE CULTURAL CENTER SPECIAL USE DISTRICT AT 2700 45TH AVENUE, ASSESSOR'S PARCEL BLOCK NO. 2513, LOT NO. 026, AND AMEND ZONING MAP NO. SU13 TO ILLUSTRATE THE WAWONA STREET AND 45TH AVENUE CULTURAL CENTER SPECIAL USE DISTRICT; ADOPTING FINDINGS, INCLUDING ENVIRONMENTAL FINDINGS, PLANNING CODE SECTION 302 FINDINGS, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.

WHEREAS, on May 2, 2023 Supervisor Engardio introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 230505, which would create Planning Code Section 249.96 for the Wawona Street and 45th Avenue Cultural Center Special Use District (SUD) and amend the Zoning Map SU13 to illustrate the Wawona Street and 45th Avenue Cultural Center SUD for Assessor's Parcel Block No. 2513, Lot No.026;

WHEREAS, the proposed Ordinance and associated Project has been determined is exempt from the California Environmental Quality Act ("CEQA") as an Infill Exemption per CEQA Guidelines Section 15183.3; and

WHEREAS, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on July 27, 2023; and,

WHEREAS, the Planning Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the Custodian of Records, at 49 South Van Ness Avenue, Suite 1400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Planning Commission hereby approves the proposed ordinance. The Commission's proposed recommendation(s) is/are as follows:

Findings

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

The Commission finds that the proposed Ordinance will support social, recreational, athletic, and cultural needs of the San Francisco and greater Bay Area Irish community and the redevelopment of a distinctive building that reflects the Irish heritage helps maintain a sense-of-place for the community.

General Plan Compliance

The proposed Ordinance is consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

Goals, Objectives, and Policies

GOAL 5. PROMOTE NEIGHBORHOODS THAT ARE WELL-CONNECTED, HEALTHY, AND RICH WITH COMMUNITY CULTURE.

OBJECTIVE 5.C

ELEVATE EXPRESSION OF CULTURAL IDENTITIES THROUGH THE DESIGN OF ACTIVE AND ENGAGING NEIGHBORHOOD BUILDINGS AND SPACES.

Policy 37

Facilitate neighborhoods where proximity to daily needs and high-quality community services and amenities promotes social connections, supports caregivers, reduces the need for private auto travel, and advances healthy activities

COMMUNITY FACILITIES ELEMENT

Objectives and Policies

OBJECTIVE 3

ASSURE THAT NEIGHBORHOOD RESIDENTS HAVE ACCESS TO NEEDED SERVICES AND A FOCUS FOR NEIGHBORHOOD ACTIVITIES.

Policy 3.1

Provide neighborhood centers in areas lacking adequate community facilities.

Policy 3.3

Develop centers to serve an identifiable neighborhood.

Policy 3.4

Locate neighborhood centers so they are easily accessible and near the natural center of activity.

Policy 3.5

Develop neighborhood centers that are multipurpose in character, attractive in design, secure and comfortable, and inherently flexible in meeting the current and changing needs of the neighborhood served.

Policy 3.6

Base priority for the development of neighborhood centers on relative need.

Policy 3.8

Provide neighborhood centers with a network of links to other neighborhood and citywide services.

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

OBJECTIVE 2

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1

Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

Policy 2.3

Maintain a favorable social and cultural climate in the city in order to enhance its attractiveness as a firm location.

OBJECTIVE 3

PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

Policy 3.1

Promote the attraction, retention and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

Policy 3.2

Promote measures designed to increase the number of San Francisco jobs held by San Francisco residents.

WESTERN SHORELINE AREA PLAN

RICHMOND AND SUNSET RESIDENTIAL NEIGHBORHOODS

Objectives and Policies

OBJECTIVE 11

PRESERVE THE SCALE OF RESIDENTIAL AND COMMERCIAL DEVELOPMENT ALONG THE COASTAL ZONE AREA.

Policy 11.7

Maintain a community business district along Sloat Boulevard within the Coastal Zone to provide goods and services to residents of the outer Sunset and visitors to the Zoo and Ocean Beach.

The Ordinance will facilitate the development of an expanded community facility for the United Irish Cultural Center, a longtime community member of the Outer Sunset neighborhood, within proximity to public transportation. The Ordinance will foster the development of a high-quality design and prominent mixed-use building that better meets the needs of an established community facility that provides recreational, educational, and civic opportunities for the residents of the Outer Sunset neighborhood. The Ordinance will also preserve an important part of San Francisco and its Irish community's history.

Planning Code Section 101 Findings

The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

The proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

The proposed Ordinance would not have a negative effect on housing or neighborhood character.

3. That the City's supply of affordable housing be preserved and enhanced;

The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

The proposed Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.

8. That our parks and open space and their access to sunlight and vistas be protected from development;

The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.

Planning Code Section 302 Findings.

The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby APPROVES the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on July 27, 2023.

 **Laura C Lynch**
Laura Lynch
Acting Commission Secretary

Digitally signed
by Laura C
Lynch
Date: 2023.08.09
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AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner
NOES: None
ABSENT: Moore
ADOPTED: July 27, 2023

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

NOTICE OF PUBLIC HEARING

LAND USE AND TRANSPORTATION COMMITTEE

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard.

Date: September 11, 2023

Time: 1:30 p.m.

Location: **IN-PERSON MEETING INFORMATION**
Legislative Chamber, Room 250, located at City Hall
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

REMOTE ACCESS

Watch: www.sfgovtv.org

Public Comment Call-In: <https://sfbos.org/remote-meeting-call>

Subject: **File No. 230505.** Ordinance amending the Planning Code to create the Wawona Street and 45th Avenue Cultural Center Special Use District (Assessor's Parcel Block No. 2513, Lot No. 026) to facilitate the redevelopment of a cultural center; amending the Zoning Map to show the Wawona Street and 45th Avenue Cultural Center 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.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments prior to the time the hearing begins. These comments will be made as part of the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email

(board.of.supervisors@sfgov.org). Information relating to this matter is available with the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (<https://sfbos.org/legislative-research-center-lrc>). Agenda information relating to this matter will be available for public review on Friday, September 8, 2023.

For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee:

Erica Major (Erica.Major@sfgov.org) ~ (415) 554-4441)



Angela Calvillo
Clerk of the Board of Supervisors
City and County of San Francisco

em:sc:ams

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ERICA MAJOR
CCSF BD OF SUPERVISORS (OFFICIAL NOTICES)
1 DR CARLTON B GOODLETT PL #244
SAN FRANCISCO, CA 94102

EXM# 3735111

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description
EDM 09.11.2023 Land USE - 230505 Zoning Map (Engardio)

To the right is a copy of the notice you sent to us for publication in the SAN FRANCISCO EXAMINER. Thank you for using our newspaper. Please read this notice carefully and call us with ny corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

09/01/2023

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

Publication	\$507.60
Total	\$507.60

NOTICE OF PUBLIC HEARING SAN FRANCISCO BOARD OF SUPERVISORS LAND USE AND TRANSPORTATION COMMITTEE MONDAY, SEPTEMBER 11, 2023 - 1:30 PM NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard. File No. 230505. Ordinance amending the Planning Code to create the Wawona Street and 45th Avenue Cultural Center Special Use District (Assessor's Parcel Block No. 2513, Lot No. 026) to facilitate the redevelopment of a cultural center; amending the Zoning Map to show the Wawona Street and 45th Avenue Cultural Center 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. Location: IN-PERSON MEETING INFORMATION Legislative Chamber, Room 250, located at City Hall 1 Dr. Carlton B. Goodlett Place, San Francisco, CA REMOTE ACCESS Watch: www.sfgovtv.org Public Comment Call-In: <https://sfbos.org/remote-meeting-call> In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments prior to the time the hearing begins. These comments will be made as part of the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (board.of.supervisors@sfgov.org). Information relating to this matter is available with the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (<https://sfbos.org/legislative-research-center-lrc>). Agenda information relating to this matter will be available for

public review on Friday, September 8, 2023. For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee: Erica Major (Erica.Major@sfgov.org - (415) 554-4441) EXM-3735111#



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SAN FRANCISCO EXAMINER

This space for filing stamp only

835 MARKET ST, SAN FRANCISCO, CA 94103
Telephone (415) 314-1835 / Fax (510) 743-4178

ERICA MAJOR
CCSF BD OF SUPERVISORS (OFFICIAL NOTICES)
1 DR CARLTON B GOODLETT PL #244
SAN FRANCISCO, CA - 94102

EXM#: 3735111

PROOF OF PUBLICATION

(2015.5 C.C.P.)

State of California)
County of SAN FRANCISCO) ss

Notice Type: GPN - GOVT PUBLIC NOTICE

Ad Description:
EDM 09.11.2023 Land USE - 230505 Zoning Map (Engardio)

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of the SAN FRANCISCO EXAMINER, a newspaper published in the English language in the city of SAN FRANCISCO, county of SAN FRANCISCO, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of SAN FRANCISCO, State of California, under date 10/18/1951, Case No. 410667. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

09/01/2023

Executed on: 09/01/2023
At Los Angeles, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

[Handwritten Signature]

Signature



Email

NOTICE OF PUBLIC HEARING SAN FRANCISCO BOARD OF SUPERVISORS LAND USE AND TRANSPORTATION COMMITTEE MONDAY, SEPTEMBER 11, 2023 - 1:30 PM NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard. File No. 230505. Ordinance amending the Planning Code to create the Wawona Street and 45th Avenue Cultural Center Special Use District (Assessor's Parcel Block No. 2513 - Lot No. 026) to facilitate the redevelopment of a cultural center; amending the Zoning Map to show the Wawona Street and 45th Avenue Cultural Center 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. Location: IN-PERSON MEETING INFORMATION Legislative Chamber, Room 250, located at City Hall 1 Dr. Carlton B. Goodlett Place, San Francisco, CA REMOTE ACCESS Watch: www.sfgovtv.org Public Comment Call-In: https://sfbos.org/remotemeeting-call In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments prior to the time the hearing begins. These comments will be made as part of the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (board.of.supervisors@sfgov.org). Information relating to this matter is available with the Office of the Clerk of the Board of the Board of Supervisors' Legislative Research Center (https://sfbos.org/legislative-research-center-lrc). Agenda information relating to this matter will be available for

public review on Friday, September 8, 2023. For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee: Erica Major (Erica.Major@sfgov.org - (415) 554-4441) EXM-3735111#

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

MEMORANDUM

Date: May 5, 2023
To: Planning Department / Commission
From: Erica Major, Clerk of the Land Use and Transportation Committee
Subject: Board of Supervisors Legislation Referral - File No. 230505
Planning Code, Zoning Map - Wawona Street and 45th Avenue Cultural Center Special Use District

- California Environmental Quality Act (CEQA) Determination
(*California Public Resources Code, Sections 21000 et seq.*)
 - Ordinance / Resolution
 - Ballot Measure
- Amendment to the Planning Code, including the following Findings:
(*Planning Code, Section 302(b): 90 days for Planning Commission review*)
 - General Plan
 - Planning Code, Section 101.1
 - Planning Code, Section 302
- Amendment to the Administrative Code, involving Land Use/Planning
(*Board Rule 3.23: 30 days for possible Planning Department review*)
- General Plan Referral for Non-Planning Code Amendments
(*Charter, Section 4.105, and Administrative Code, Section 2A.53*)
(Required for legislation concerning the acquisition, vacation, sale, or change in use of City property; subdivision of land; construction, improvement, extension, widening, narrowing, removal, or relocation of public ways, transportation routes, ground, open space, buildings, or structures; plans for public housing and publicly-assisted private housing; redevelopment plans; development agreements; the annual capital expenditure plan and six-year capital improvement program; and any capital improvement project or long-term financing proposal such as general obligation or revenue bonds.)
- Historic Preservation Commission
 - Landmark (*Planning Code, Section 1004.3*)
 - Cultural Districts (*Charter, Section 4.135 & Board Rule 3.23*)
 - Mills Act Contract (*Government Code, Section 50280*)
 - Designation for Significant/Contributory Buildings (*Planning Code, Article 11*)

Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment. Separate environmental review for the Irish Cultural Center Project is underway.

6/7/2023

A handwritten signature in blue ink, appearing to read "Erica Major".

Please send the Planning Department/Commission recommendation/determination to Erica Major at Erica.Major@sfgov.org.

From: [Yellow Rose](#)
To: [Carroll, John \(BOS\)](#)
Subject: Irish Cultural Center
Date: Wednesday, October 25, 2023 11:55:31 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am opposed to the building the Irish Cultural Center wants to build because of the impact on the neighborhood. A building with a large basement will impact the animals at the zoo from vibrations from use. I believe an underground swimming pool will be included. What about damage in an earthquake?? Absolutely inadequate parking is included. When the parking lot was used for cars only those persons with a higher membership could use it. Meeting rooms or a gym may bring a large number of vehicles into the area. About 10% of the parking on Sloat is to be stolen for 25 or so bike riders a day so they can supposedly have a safer ride. I live here do not lie about the sparse usage of bikes on Sloat. The building is hideous. Chrome and glass?? Near an earthquake fault?? Lightning that will disturb the birds at the beach?? The small buildings nearby will become uninhabitable from the noise of a restaurant and lighting. No yard so no separation to the small buildings nearby. The Irish Cultural Center has not been a good neighbor with their noise heard a block away, from a Bible thumper screaming on a microphone on election day
And blocking my driveway. Do not lie they will drive here. The rental rates on a shiny new building's meeting rooms will not be modest as they are now. Susan Wolff.

From: [aeboken](#)
To: [Melgar, Myrna \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [PeskinStaff \(BOS\)](#); [Carroll, John \(BOS\)](#)
Subject: Strongly OPPOSING [Planning Code, Zoning Map - Wawona Street and 45th Avenue Cultural Center Special Use District] File #230505
Date: Wednesday, October 25, 2023 6:30:56 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

TO: Board of Supervisors Land Use and Transportation Committee

cc: Clerk of the Land Use and Transportation Committee

FROM: Eileen Boken, President
Sunset-Parkside Education and Action Committee (SPEAK)

RE: [Planning Code, Zoning Map - Wawona Street and 45th Avenue Cultural Center Special Use District] File #230505

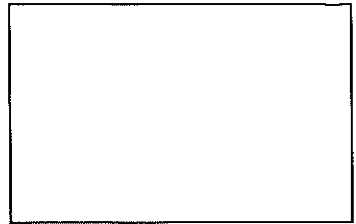
Position: Strongly Opposed

Sunset-Parkside Education and Action Committee (SPEAK) is strongly opposed to the Planning Code, Zoning Map - Wawona Street and 45th Avenue Cultural Center Special Use District (File #230505) for all the previously stated reasons.

Sent from my Verizon, Samsung Galaxy smartphone

Introduction Form

(by a Member of the Board of Supervisors or the Mayor)



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

- 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- 2. Request for next printed agenda (For Adoption Without Committee Reference)
(Routine, non-controversial and/or commendatory matters only)
- 3. Request for Hearing on a subject matter at Committee
- 4. Request for Letter beginning with "Supervisor [redacted] inquires..."
- 5. City Attorney Request
- 6. Call File No. [redacted] from Committee.
- 7. Budget and Legislative Analyst Request (attached written Motion)
- 8. Substitute Legislation File No. [redacted] 230505
- 9. Reactivate File No. [redacted]
- 10. Topic submitted for Mayoral Appearance before the Board on [redacted]

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

- Small Business Commission Youth Commission Ethics Commission
- Planning Commission Building Inspection Commission Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

- Yes No

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

Sponsor(s):

Supervisor Engardio

Subject:

Planning Code, Zoning Map - Wawona Street and 45th Avenue Cultural Center Special Use District

Long Title or text listed:

Ordinance amending the Planning Code to create the Wawona Street and 45th Avenue Cultural Center Special Use District (Assessor's Parcel Block No. 2513, Lot No. 026) to facilitate the redevelopment of a cultural center; amending the Zoning Map to show the Wawona Street and 45th Avenue Cultural Center 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:

[Handwritten signature]