

BOARD of SUPERVISORS



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MEMORANDUM

Date: November 26, 2025
To: Planning Department/Planning Commission
From: John Carroll, Assistant Clerk, Land Use and Transportation Committee
Subject: Board of Supervisors Legislation Referral - File No. 251144
Planning Code, Zoning Map - 2245 Post Street 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*)

Please send the Planning Department/Commission recommendation/determination to John Carroll at john.carroll@sfgov.org.

[Planning Code, Zoning Map - 2245 Post Street Special Use District]

Ordinance amending the Planning Code and Zoning Map to establish the 2245 Post Street Special Use District; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.

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

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

Section 1. Environmental and Land Use Findings.

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

(b) On _____, the Planning Commission, in Resolution No. _____, adopted findings that the actions contemplated in this ordinance are consistent, on balance, with the City's General Plan and eight priority policies of Planning Code Section 101.1. The Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of

1 the Board of Supervisors in File No. _____, and is incorporated herein by reference.

2 (c) Pursuant to Planning Code Section 302, this Board finds that this ordinance will
3 serve the public necessity, convenience, and welfare for the reasons set forth in Planning
4 Commission Resolution No. _____, and incorporates such reasons by this reference
5 thereto. A copy of said resolution is on file with the Clerk of the Board of Supervisors in File
6 No. _____.

7
8 Section 2. General Findings.

9 (a) The Jewish Family and Children's Services Holocaust Center ("Holocaust Center"),
10 founded in 1979, has operated for more than four decades as one of California's leading
11 resources for Holocaust and genocide education. The Holocaust Center is currently located at
12 2245 Post Street, but conducts most of its programs off-site at schools and conference
13 centers throughout the state. To support the long-term viability of the Holocaust Center and its
14 ability to continue serving San Francisco and the broader region, a modern, purpose-built
15 facility that can accommodate expanded cultural, educational, and archival programming is
16 desired.

17 (b) The 2245 Post Street Special Use District would facilitate the construction of a four-
18 story building with a welcoming lobby, exhibition galleries, a multi-purpose lecture and film
19 hall, various sizes of educational and conference spaces for visiting groups, a library, and a
20 small café. The facility also will include administrative offices and a lower-level archive with an
21 anteroom designed for student visitors. Together, these spaces will allow the Holocaust
22 Center to host school groups, educators, and the public on-site, and will strengthen its ability
23 to deliver robust programming, permanent and temporary exhibitions, and vital community
24 resources.

25 (c) The proposed Planning Code and Zoning Map amendments in this ordinance will

1 enable the continued growth of a longstanding cultural and educational institution. This
2 Special Use District will support the Holocaust Center's efforts to expand its mission of
3 remembrance and education, preserve historical memory, and strengthen San Francisco's
4 role as a leader in advancing tolerance and combating antisemitism and all forms of hate. The
5 continuation and expansion of this use is important to the civic and cultural life of San
6 Francisco and will benefit students, educators, residents, visitors, and the broader community.

7
8 Section 3. Article 2 of the Planning Code is hereby amended by adding Section
9 249.26, to read as follows:

10 **SEC. 249.26. 2245 POST STREET SPECIAL USE DISTRICT.**

11 **(a) Establishment.** *A Special Use District entitled 2245 Post Street Special Use District*
12 *(hereinafter the SUD) consisting of Assessor's Block No. 1078, Lot Nos. 20 and 21 (2245-2255 Post*
13 *Street), the boundaries of which are designated on Sectional Map No. SU02 of the Zoning Map of the*
14 *City and County of San Francisco, is hereby established for the purposes set forth below.*

15 **(b) Purpose.** *The purpose of the SUD is to facilitate the development of an Institutional Use*
16 *featuring public exhibition space, a library, large and smaller-group conference spaces, a lecture hall,*
17 *and other community space, in addition to administrative office and archival space ("Project").*

18 **(c) Controls; Conditional Use Authorization.** *Notwithstanding the parcel size requirements*
19 *set forth in Planning Code Section 304(b), the Planning Commission may authorize as a Conditional*
20 *Use a Planned Unit Development within the SUD for a Project. The Planning Commission may*
21 *approve a proposed Planned Unit Development in accordance with Section 304; provided, however,*
22 *that the controls set forth in this subsection 249.26(c) supersede any conflicting criteria and limitations*
23 *set forth in Section 304(d). Applicable provisions of the Planning Code shall apply to a Project in the*
24 *SUD as modified by this Section 249.26. In the event of a conflict between other provisions of the*
25 *Planning Code and this Section, this Section shall control.*

1 (1) **Non-Residential Use Size Limits.** Notwithstanding Section 121.2, the maximum
2 Floor Area Ratio is permitted.

3 (2) **Floor Area Ratio.** The maximum permitted Floor Area Ratio is 5 to 1.

4 (3) **Bulk Limits.** The Bulk Limits, as set forth in Height and Bulk District Map HT02 of
5 the Zoning Map and Section 270, shall not apply.

6 (4) **Active Uses.** Building lobbies are permitted to occupy up to 85 percent of the
7 building frontage, notwithstanding Section 145.1, in particular, Section 145.1(b)(2).

8 (5) **Street Frontage Controls.** The Project's street frontage must be fenestrated with
9 transparent windows and doorways for no less than 40% of the street frontage at the ground level and
10 allow visibility to the inside of the building, notwithstanding Section 145.1.

11 (6) **Streetscape Improvements.** Spacing between Bollards and Street Trees may differ
12 from the guidelines of the Better Streets Plan, notwithstanding Section 138.1, except that the Bollards
13 and Street Trees remain subject to approval of the Director of Public Works and other affected City
14 departments, as provided in Section 138.1(b)(2).

15 (7) **Awnings.** The vertical distance from the top to the bottom of any permitted Awning
16 shall not exceed five feet, including any valance and affixed Business Sign permitted pursuant to
17 Section 249.26(c)(8), notwithstanding Section 136.1.

18 (8) **Signs.** The Business Sign controls of Section 607.1(f)(3) apply, except that a
19 Business Sign may be located anywhere on an Awning so long as: (A) the Area of such Business Sign
20 does not exceed 60 square feet; (B) a Business Sign placed flat against an Awning structure does not
21 protrude beyond the horizontal projection of the Awning by more than the thickness of the sign cabinet;
22 and (C) the Awning and Business Sign otherwise comply with Section 249.26(c)(7).

23 (d) **Impact Fee Deferral.** A Project in the SUD may elect to defer payment of 100% of impact
24 fees due under Article 4 until the issuance of the First Certificate of Occupancy, as defined in Section
25 401, notwithstanding Section 402(d).

Section 4. Zoning Map. The Planning Code is hereby amended in accordance with Planning Code Section 106 by revising Special Use District Map SU02 of the Zoning Map of the City and County of San Francisco, as follows:

Description of Property	Special Use District Hereby Approved
Assessor’s Parcel Block No. 1078, Lot Nos. 20 and 21	2245 Post Street Special Use District

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 10 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/ JOHN D. MALAMUT
JOHN D. MALAMUT
Deputy City Attorney

LEGISLATIVE DIGEST

[Planning Code, Zoning Map - 2245 Post Street Special Use District]

Ordinance amending the Planning Code and Zoning Map to establish the 2245 Post Street Special Use District; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.

Existing Law

2245-55 Post Street is the site of the existing Jewish Family and Children's Services Holocaust Center. The current zoning district for the site is NC-3 Neighborhood Commercial Moderate Scale and the height and bulk district is 65-A. Planning Code Section 304 establishes provisions to allow a Planned Unit Development subject to Conditional Use Authorization as a method to address development of generally larger sites under common ownership that provides flexibility in the formulation of complex projects.

Amendments to Current Law

This Ordinance would amend the Planning Code and Zoning Map to create the 2245 Post Street Special Use District ("SUD") for the Holocaust Center that modifies the existing zoning in certain ways. The legislation would allow the establishment of a Planned Unit Development at the SUD site to facilitate the expansion of the Center as an institutional use that provides cultural and educational services. The SUD would address a variety of zoning requirements such as non-residential use size limits, floor area ratio, street frontage, awnings, and signage. The Ordinance would eliminate bulk restrictions to provide flexibility in the design of the Planned Unit Development and allow impact fees to be deferred until the first certificate of occupancy. The legislation also would make environmental findings, findings of consistency with the City's General Plan and Planning Code Section 101.1, and Planning Code Section 302 findings of public necessity, convenience, and welfare.

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 inquires..."
- ☐ 5. City Attorney Request
- ☐ 6. Call File No. from Committee.
- ☐ 7. Budget and Legislative Analyst Request (attached written Motion)
- ☐ 8. Substitute Legislation File No.
- ☐ 9. Reactivate File No.
- ☐ 10. Topic submitted for Mayoral Appearance before the Board on

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):

Subject:

Long Title or text listed:

Signature of Sponsoring Supervisor: