

BOARD of SUPERVISORS



City Hall
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MEMORANDUM

Date: December 22, 2023

To: Joaquín Torres, Assessor-Recorder, Office of the Assessor-Recorder

From: Angela Calvillo, Clerk of the Board, Board of Supervisors

Subject: Planning Code, Zoning Map, Local Coastal Program Amendment -
Wawona Street and 45th Avenue Cultural Center Special Use District
(File No. 230505)

On December 12, 2023, the Board of Supervisors finally passed Ordinance No. 241-23 (File No. 230505, Planning Code, Zoning Map, Local Coastal Program Amendment - Wawona Street and 45th Avenue Cultural Center Special Use District). The ordinance was enacted on December 13, 2023.

A copy of the Ordinance is being forwarded to you, pursuant to the Administrative Code, Section 34.1.

If you have any questions or concerns, please contact the Office of the Clerk of the Board at (415) 554-5184.

c:
Member of the Board of Supervisors, Supervisor Joel Engardio
Kurt Fuchs, Office of the Assessor-Recorder
Holly Lung, Office of the Assessor-Recorder

1 [Planning Code, Zoning Map, Local Coastal Program Amendment - Wawona Street and 45th
2 Avenue Cultural Center Special Use 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; amending the**
7 **Local Coastal Program to add the Wawona Street and 45th Avenue Cultural Center**
8 **Special Use District, subject to certification by the California Coastal Commission;**
9 **affirming the Planning Department's determination under the California Environmental**
10 **Quality Act; and making findings of consistency with the General Plan and the eight**
11 **priority policies of Planning Code, Section 101.1 and findings of public necessity,**
12 **convenience, and welfare under Planning Code, Section 302.**

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

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

20 Section 1. CEQA and Land Use 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
25

1 Supervisors in File No. 230505 and is incorporated herein by reference. The Board affirms
2 this determination.

3 (b) On July 27, 2023, the Planning Commission, in Resolution No. 21377, adopted
4 findings that the actions contemplated in this ordinance are consistent, on balance, with the
5 City's General Plan and eight priority policies of Planning Code Section 101.1. The Board
6 adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the
7 Board of Supervisors in File No. 230505, and is incorporated herein by reference.

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

13
14 Section 2. Background and Findings.

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

22 (b) The Wawona Street and 45th Avenue Cultural Center Special Use District would
23 facilitate the construction of a modern, state-of-the-art community center that will reactivate
24 the street frontages and beautify the neighborhood. The Special Use District will allow for an
25 expanded Cultural Center that will provide the public with additional educational, cultural,

1 social, entertainment, recreational, and retail opportunities, including an aquatic center with a
2 kiddie pool, a gym and youth basketball court, art gallery, banquet event space, library, 99-
3 person screening theater, cafes, restaurants, and a pub. The proposed expansion of the
4 Cultural Center will also include nonprofit office space, classrooms, a children's playroom, and
5 a member lounge.

6 (c) The Board of Supervisors finds that the ~~proposed amendment~~ Planning Code and
7 Zoning Map amendments in this ordinance will fulfill a public purpose and serve the public
8 convenience and general welfare by facilitating the continued operation and expansion of the
9 longstanding Cultural Center. The continuation of this use is important to retain existing
10 neighborhood character and will benefit area residents, visitors, and the broader community
11 for years to come.

12 (d) The Board of Supervisors finds that the Planning Code and Zoning Map
13 amendments in this ordinance constitute an amendment to the City's Local Coastal Program.
14 The Board of Supervisors finds that the amendments conform with the applicable provisions
15 of the Coastal Act of 1976 and the provisions of the City's certified Land Use Plan – the
16 Western Shoreline Area Plan. The Board of Supervisors adopts and incorporates by
17 reference the findings of the Planning Department in its letter dated October 30, 2023 and the
18 Planning Commission in Resolution No. 21377, on file with the Clerk of the Board in File No.
19 230505.

20
21 Section 3. The Planning Code is hereby amended by adding Section 249.96, to read
22 as follows:

23
24 **SEC. 249.96. WAWONA STREET AND 45TH AVENUE CULTURAL CENTER SPECIAL**
25 **USE DISTRICT.**

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

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

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

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

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

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

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

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

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

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

3
4 Section 4. Pursuant to Sections 106 and 302(c) of the Planning Code, Sheet SU 13 of
5 the Zoning Map of the City and County of San Francisco is hereby amended, as follows:

6

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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12 Section 5. Effective Date; Operative Date.

13 (a) This ordinance shall become effective 30 days after enactment. Enactment occurs
14 when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not
15 sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the
16 Mayor's veto of the ordinance.

17 (b) Upon enactment pursuant to this Section 5, the Director of the Planning
18 Department shall submit this ordinance to the California Coastal Commission for certification
19 as a Local Coastal Program Amendment. This ordinance shall be operative upon final
20 certification by the California Coastal Commission. If the California Coastal Commission
21 certifies this ordinance subject to modifications, this ordinance, as so modified, shall become
22 operative 30 days after enactment of the modifications.

23
24 Section 6. Transmittal of Ordinance. Upon certification by the California Coastal
25 Commission, the Director of the Planning Department shall transmit a copy of the certified

1 Local Coastal Program Amendment to the Clerk of the Board for inclusion in File No. 230505.

2 The Planning Department shall also retain a copy of the certified Local Coastal Program

3 Amendment in its Local Coastal Program files.

4
5 APPROVED AS TO FORM:
6 DAVID CHIU, City Attorney

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

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City and County of San Francisco
Tails
Ordinance

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 230505

Date Passed: December 12, 2023

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; amending the Local Coastal Program to add the Wawona Street and 45th Avenue Cultural Center Special Use District, subject to certification by the California Coastal Commission; 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.

September 11, 2023 Land Use and Transportation Committee - CONTINUED

October 30, 2023 Land Use and Transportation Committee - AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE

October 30, 2023 Land Use and Transportation Committee - CONTINUED AS AMENDED

November 27, 2023 Land Use and Transportation Committee - AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE

November 27, 2023 Land Use and Transportation Committee - RECOMMENDED AS AMENDED

December 05, 2023 Board of Supervisors - PASSED ON FIRST READING


Ayes: 11 - Chan, Dorsey, Engardio, Mandelman, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

December 12, 2023 Board of Supervisors - FINALLY PASSED

Ayes: 11 - Chan, Dorsey, Engardio, Mandelman, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

File No. 230505

I hereby certify that the foregoing Ordinance was FINALLY PASSED on 12/12/2023 by the Board of Supervisors of the City and County of San Francisco.



Angela Calvillo
Clerk of the Board



London N. Breed
Mayor

12/13/23

Date Approved