

REVISED LEGISLATIVE DIGEST

(8/11/2020, Amended in Board)

[Planning Code and Zoning Map - Balboa Reservoir Special Use District]

Ordinance amending the Planning Code and Zoning Map to create the Balboa Reservoir Special Use District and rezone the Balboa Reservoir west basin project site generally bounded by the City College of San Francisco Ocean Campus to the east, Archbishop Riordan High School to the north, the Westwood Park neighborhood to the west, and a San Francisco Public Utilities Commission parcel containing a water pipeline running parallel to a mixed-use multifamily residential development along Ocean Avenue to the south; adopting findings under the California Environmental Quality Act; making findings of consistency under the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Existing Law

The Balboa Reservoir Project (Project) is proposed to be developed on a parcel currently designated as Public (P) and under the jurisdiction of the Public Utilities Commission. The Project is located immediately to the west of the City College of San Francisco Ocean Campus and just north of Ocean Avenue in the southwest part of San Francisco.

Amendments to Current Law

This Ordinance would add Section 249.88 to the Planning Code to establish the Balboa Reservoir Special Use District (SUD) for the entire Project site. The SUD would not apply to a retained Public Utilities Commission parcel containing a water pipeline running parallel to a mixed-use multifamily residential development along Ocean Avenue to the south of the Project that will remain in Public zoning. The Ordinance would provide for permitted, non-permitted, temporary, and interim uses within the SUD. The legislation would create controls for development at the site, including ground floor and retail controls, building standards, maximum heights, off street parking including parking lot(s), dwelling unit exposure, bicycle parking, open space, streetscape improvements, inclusionary housing, and others. The SUD would provide mechanisms for modifying those standards in the future, on a case-by-case basis, and for reviewing and approving future development phases and vertical development.

The Ordinance also would add Planning Code Section 263.35 regarding the Balboa Reservoir SUD building heights and would amend the Zoning Map, to do the following:

- a) change the use of the site from P (Public) to BR-MU (Balboa Reservoir Mixed Use), with the exception of the Public Utilities Commission retained parcel which is excluded from the SUD ;
- b) change the height and bulk from 40-X and 65-A to 48-X or 78-X depending on the particular block in the SUD, and
- c) add the SUD to the sectional map number 12.

The Ordinance also makes environmental findings and findings of consistency with the General Plan, eight priority policies of Planning Code Section 101.1, and public necessity determination of Planning Code Section 302.

Background Information

The Project addresses the City's housing challenges by contributing to the City's goal of creating 5,000 housing units each year. The Project site was specifically identified in the General Plan for additional housing in close proximity to local and regional public transportation. The Project implements the goals and objectives of the General Plan Housing Element and of the 2009 Balboa Park Station Area Plan that calls for the development of a mixed-use residential neighborhood on the west reservoir to address the Citywide demand for housing. The Project also implements the goals of the City's 2014 Public Land for Housing program and the Surplus Public Lands Initiative (Proposition K from 2015), by replacing an underused surface parking lot located on surplus public land with a substantial amount of new housing, including a high percentage of affordable housing.

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