

LEGISLATIVE DIGEST

[Planning Code, Zoning Map - The Village Special Use District]

Ordinance amending the Planning Code and the Zoning Map to add The Village Special Use District, located adjacent to 56 Julian Avenue, at 80 Julian Avenue, and constituting Assessor's Parcel Block No. 3547, Lot No. 52; and making findings under the California Environmental Quality Act; 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 80 Julian Avenue, adjacent to the current location of the Friendship House Association of American Indians at 56 Julian Avenue, is subject to the controls in the Planning Code that govern the Valencia Street Neighborhood Commercial Transit District, and controls that govern a 45-X height and bulk district.

Amendments to Current Law

This ordinance would create The Village Special Use District ("SUD"). The SUD would control the development of the parcel at 80 Julian Avenue, including the Community Facility and Group Housing uses anticipated for The Village Wellness Center Project. To facilitate this project the SUD allows exceptions from specified Planning Code requirements through a Conditional Use authorization, including the Code requirements relating to floor area ratio, height and bulk, rear yard, use size limits, permitted obstructions, dwelling unit exposure, active use, setbacks, and fees.

The legislation would also amend the Zoning Map to include the Village Special Use District and change the permitted height for Lot 52 in Assessor's Block 3547 from 45-X to 80-X.

Background Information

The Village Wellness Center Project ("Project") proposes to construct a six-story building on a vacant lot adjacent to the current location of The Friendship House Association of American Indians. The Project will provide several benefits to the City and the Native American community in San Francisco, including community space, access to health and social services, elder services, youth programming, medical and dental clinics, and transitional housing.