



**San Francisco**  
**Planning**

**PLANNING CODE, ZONING MAP, LOCAL COASTAL  
PROGRAM AMENDMENTS -  
WAWONA STREET AND 45TH AVENUE CULTURAL  
CENTER SPECIAL USE DISTRICT**

**Gabriela Pantoja**  
Senior Planner /  
November 27, 2023  
/ Land Use and  
Transportation  
Committee Hearing



## Action Items

1. **Planning Code and Zoning Map Amendments to create the Wawona St. and 45<sup>th</sup> Ave. Cultural Center Special Use District**
2. **Local Coastal Program (LCP) Amendments to the Implementation Program portion of the certified LCP for the subject property**





45TH AVE & SLOAT BLVD

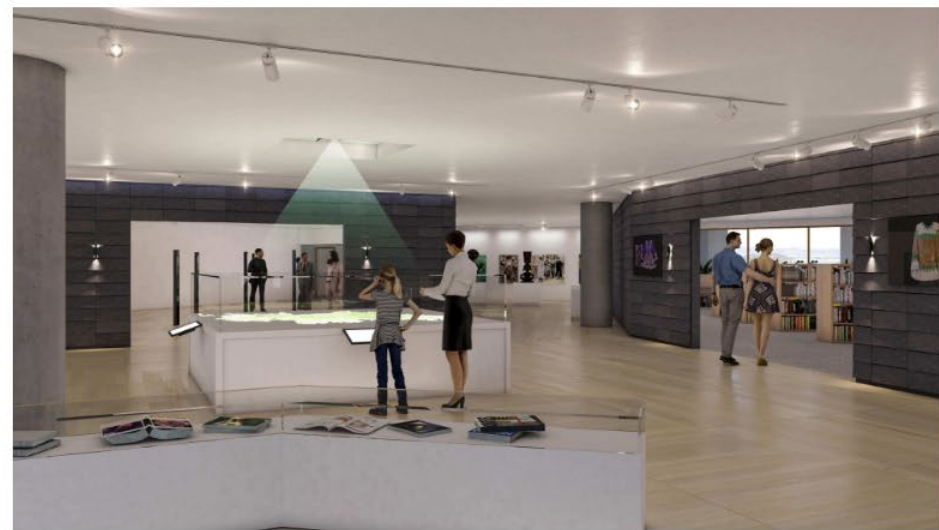
# Project



45TH AVE & WAWONA ST



INTERIOR - LOBBY, GALLERY, RETAIL, INTERACTIVE SIGN



INTERIOR - MUSEUM, LIBRARY



INTERIOR - READING ROOM, MUSEUM



INTERIOR - MUSEUM



# Wawona St. and 45th Ave. Cultural Center Special Use District (SUD)



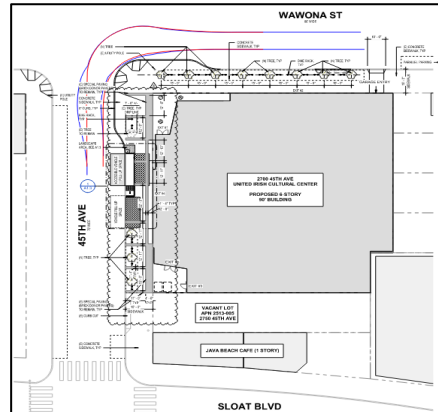
Principally permit General Office, Institutional Uses, Retail Sales and Services, Wireless Communication Facilities, and Nighttime Entertainment at all floors



Reduce the Transportation Demand Management (TDM) requirement to 30 percent of the otherwise required point target



Remove controls related to the development of large lots and non-residential use sizes



Authorize Conditional Use exceptions from Planning Code requirements for Floor Area Ratio (FAR), Rear Yard, and Bulk

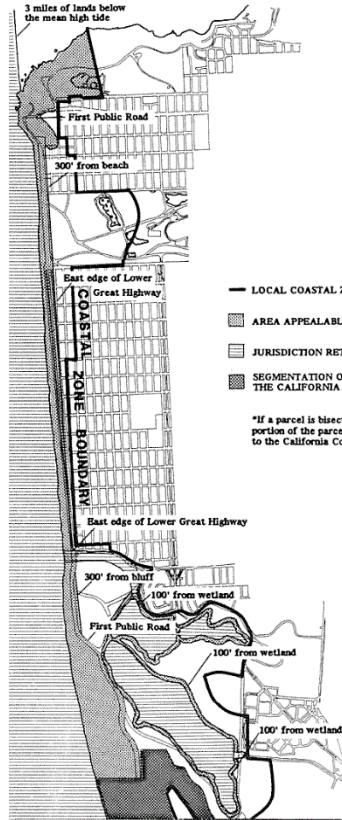
# Local Coastal Program

Local governments prepare and implement Local Coastal Programs (LCP) to carry out the Coastal Act's mandate to protect coastal resources and maximize public access to the shoreline, in partnership with the Coastal Commission.

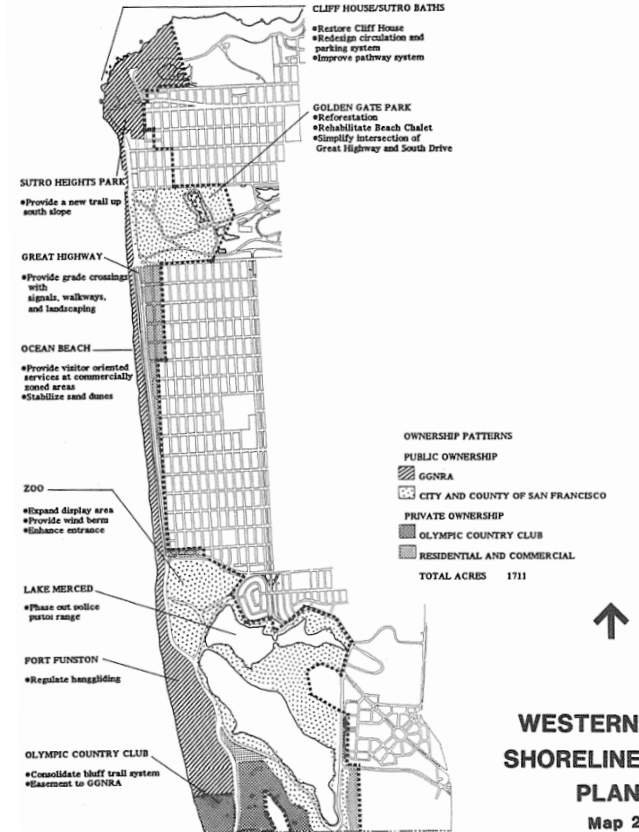
- San Francisco's LCP is comprised of the Western Shoreline Area Plan, which serves as the Land Use Plan within the Coastal Zone, and the applicable provisions of the Planning Code and Zoning Map, which serve as the Implementation Program.
- San Francisco's Local Coastal Program was originally certified by the California Coastal Commission in **1986**.
- It was last updated in **2018** as part of the City's Resilience and Sustainability Program efforts.



# Current Western Shoreline Area Plan-Adopted in 1986



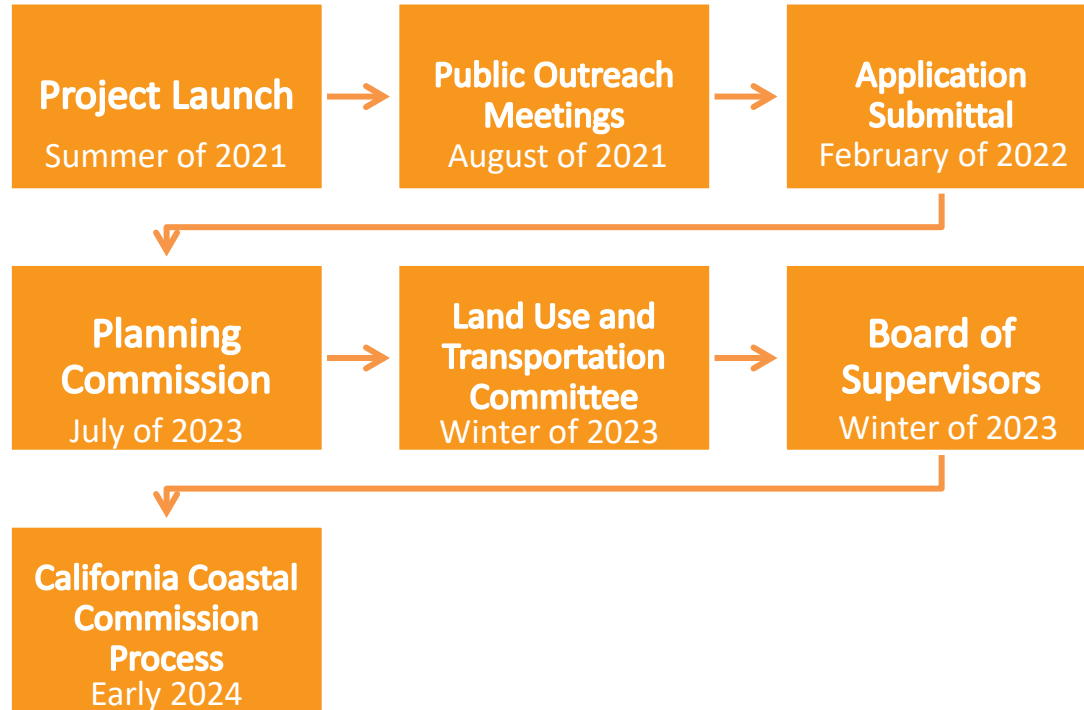
↑  
**COASTAL  
ZONE  
AREA**  
Map 1



↑  
**WESTERN  
SHORELINE  
PLAN**  
Map 2



# Project and Amendments Timeline







THANK YOU



San Francisco  
**Planning**

Gabriela Pantoja  
Senior Planner  
San Francisco Planning

Gabriela.Pantoja@sfgov.org  
[www.sfplanning.org](http://www.sfplanning.org)

# Local Coastal Program Amendments

