



SAN FRANCISCO PLANNING DEPARTMENT

August 20, 2015

Ms. Angela Calvillo, Clerk
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

**Re: Transmittal of Planning Department Case Number 2011.1323EMTZCUA:
Jewish Home of San Francisco Special Use District**

**BOS File No: _____ (pending)
Planning Commission Recommendation: *Approval***

Dear Ms. Calvillo,

On May 21, 2015 the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the initiation of the proposed General Plan Amendment and Planning Code Text and Zoning Map Amendment Ordinances;

On August 13, 2015 the Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinances;

The proposed Ordinances initiated by the Planning Commission would 1.) create Section 249.73 to establish the Jewish Home of San Francisco Special Use District, and 2.) amend Map 5 of the Urban Design Element within the General Plan, changing the bulk designation shown on the map by eliminating Assessor's Block 5953, Lot 002, the subject property, from shadings that limit the parcel's height to 40-feet, and the maximum plan and diagonal dimensions of a structure to 110-feet and 125-feet, respectively. The purpose of the Jewish Home of San Francisco Special Use District is to facilitate the provision of Residential Care Facility for the elderly, accomplished by augmenting existing residential care facilities with additional residential care facility and supportive uses. To accomplish the goals, the SUD would:

- permit a Planned Unit Development modification to allow a limited number of non-residential uses included but not limited to Health Service uses (i.e. medical office, laboratories and outpatient clinics); acute care psychiatric hospital uses; other Institutional Uses (i.e. religious facilities, adult day care, assembly and social services); Personal Service uses (i.e. fitness centers, salons); administrative office space; and Retail Uses. Such uses would not be required to serve only residents in the immediate vicinity;
- allow a floor area ratio of up to 2.1:1 for any individual lot within the SUD, though the floor area ratio of the entire district could not exceed 1.8:1;

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

- allow up to 224 off-street parking spaces to be considered accessory parking and anything above to require conditional use authorization pursuant to Planning Code Section 157;
- require that the SUD comply with Article 6 provisions as they apply to NC-3 Zoning Districts, except that up to four identifying signs may be provided and that the height of wall signs shall not exceed 30 feet on the wall to which the sign is attached; and
- amend Special Use District Map No. 11 (SU11) and Height and Bulk District Map No. 11 (HT11) to allow an increase in height within portions of the SUD to no more than 80-feet. The Special Use District Map would be amended to show the boundaries of the Jewish Home of San Francisco Special Use District.

The Planning Commission found that the proposed Project could not have a significant effect on the environment as shown in the analysis of the Mitigated Negative Declaration and affirmed the decision to issue a Mitigated Negative Declaration, as prepared by the San Francisco Planning Department.

At the August 13, 2015 hearing, the Commission voted to recommend **approval** of the proposed General Plan and Planning Code and Zoning Map Amendment Ordinances. Please find attached documents relating to the Commission's action. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,



AnMarie Rodgers
Senior Policy Advisor

cc:

Mayor's Office, Nicole Wheaton
Supervisor John Avalos
City Attorney, Kate Stacy

Attachments (one copy of the following):

- Planning Commission Resolution No. 19435, upholding the Mitigated Negative Declaration
- Planning Commission Resolution No. 19436, adopting approval recommendation for the General Plan Amendment
- Planning Commission Resolution No. 19437, adopting approval recommendation for the Jewish Home of San Francisco Special Use District (Planning Code and Zoning Map Amendment)
- Draft General Plan Amendment Ordinance (original sent via interoffice mail)
- Draft Planning Code and Zoning Map Amendment Ordinance (original sent via interoffice mail)