

LEGISLATIVE DIGEST

[Planning Code, Zoning Map - 430-29th Avenue Special Use District]

Ordinance amending the Planning Code and the Zoning Map to establish the 430-29th Avenue Special Use District; and 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.

Existing Law

The Planning Code and Zoning Map regulate development in the City, including setting forth requirements for permitted uses. Sections 235 through 249.99 of the Planning Code establish various Special Use Districts. Section 311 of the Planning Code establishes procedures for reviewing building permit applications for lots in residential districts.

430 29th Avenue is currently zoned a mix of RH-2 and RM-1. RH-2 and RM-1 districts permit or conditionally permit some institutional uses, but do not permit Philanthropic Administrative Services.

Amendments to Current Law

This Ordinance creates a new Special Use District (430 29th Avenue SUD) to permit certain uses serving and supporting Social Service and Philanthropic Facilities, which may serve both the immediate neighborhood and the larger San Francisco community.

The Ordinance provides that all applicable requirements of the Planning Code shall apply to the 430 29th Avenue SUD, except that the executive, management, administrative, and clerical services and support of Social Service or Philanthropic Facilities shall be principally permitted.

The Ordinance provides that the principal use of the structure that faces the street frontage in the 430 29th Avenue SUD shall remain residential.

The Ordinance provides that notice under Planning Code Section 311 shall not be required for review of any building permit associated with the executive, management, administrative, and clerical services and support of Social Service or Philanthropic Facilities permitted in the 430 29th Avenue SUD.

The Ordinance also amends the Zoning Map to create the SUD.

Background Information

The surrounding neighborhood contains a mix of existing residential, institutional, and related uses. Of the two buildings on the site, the building facing the right-of-way currently serves as the rectory for Trinity + Saint Peter's Episcopal Church. A Child Care Facility previously occupied the rear building on the site. To the north of the site, the adjacent parcel contains a supportive housing facility for developmentally disabled adults. Presidio Middle School occupies the entire block across the street to the west of the site.

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