

LEGISLATIVE DIGEST

[Planning Code, Zoning Map - 1550 Evans Avenue Special Use District]

Ordinance amending the Planning Code and Zoning Map to create the 1550 Evans Avenue Special Use District; affirming the Planning Department’s determination under the California Environmental Quality Act; making findings of consistency with 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

Currently, the Planning Code and Zoning Map designate the parcel located at 1550 Evans Avenue (Assessor’s Block 5203, Lot 035) as part of the Production, Distribution & Repair-2 (PDR-2) zoning district and the India Basin Industrial Park Special Use District.

Amendments to Current Law

This ordinance would amend Article 2 of the Planning Code and the Zoning Map to create a new 1550 Evans Avenue Special Use District (“1550 Evans SUD”). The ordinance would revise Planning Code Section 249.42 to remove 1550 Evans Avenue from the India Basin Industrial Park Special Use District and add new Section 249.85, establishing the 1550 Evans SUD. In addition to the uses allowed in the existing PDR-2 zoning district, the 1550 Evans SUD would principally permit Institutional Community Uses, Institutional Education Uses, Restaurants, Limited Restaurants, Arts Activities, and below market rate Residential Buildings. Parking uses in the 1550 Evans SUD would be exempt from the accessory parking limits set forth in Planning Code Section 151(c) and the requirement to replace demolished industrial buildings (Planning Code Section 202.7) would not apply in the 1550 Evans SUD. The ordinance would also amend the Zoning Map to remove the 1550 Evans Avenue property from the India Basin Industrial Park Special Use District add the 1550 Evans SUD.

Background Information

The amendments to the Planning Code and Zoning Map are intended to facilitate development of the Southeast Community Center Project and accommodate changing community needs for a publicly owned site over time. The San Francisco Public Utilities Commission (“SFPUC”) operates and maintains the existing Southeast Community Facility, located at 1800 Oakdale Avenue, pursuant to a State Water Resources Control Board Order that required construction of the facility to offset the adverse social and economic impacts of expanding the Southeast Water Pollution Control Plant. The SFPUC now proposes the Southeast Community Center Project as a replacement to the existing and aging community facility at 1800 Oakdale. The new center, to be constructed at 1550 Evans, will consist of a

community center containing a childcare facility, café, multi-purpose rooms, classrooms, and offices, as well as a separate pavilion, education building, new parking lot, and open space. The amendments to the Planning Code and Zoning Map will facilitate these uses as well as further the City's policies prioritizing production of housing, particularly on publicly owned land, by allowing for below-market-rate housing uses in the future. The Planning Department has determined that the proposed project is exempt from review under the California Environmental Quality Act (CEQA) pursuant to the General Rule Exclusion set forth in CEQA Guidelines Section 15061(b)(3).

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