

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

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3 **Ordinance amending the Planning Code and Zoning Map to create the 1550 Evans**  
4 **Avenue Special Use District; affirming the Planning Department’s determination under**  
5 **the California Environmental Quality Act; making findings of consistency with the**  
6 **General Plan, and the eight priority policies of Planning Code, Section 101.1; and**  
7 **making findings of public necessity, convenience, and welfare under Planning Code,**  
8 **Section 302.**

9 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.  
10 **Additions to Codes** are in *single-underline italics Times New Roman font*.  
11 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.  
12 **Board amendment additions** are in double-underlined Arial font.  
13 **Board amendment deletions** are in ~~strikethrough Arial font~~.  
14 **Asterisks (\* \* \* \*)** indicate the omission of unchanged Code  
15 subsections or parts of tables.

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14 Be it ordained by the People of the City and County of San Francisco:

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16 Section 1. Background and General Findings.

17 (a) The Bayview Hunters Point neighborhood is home to the Southeast Water Pollution  
18 Control Plant (“Plant”), which manages 80% of the City’s wastewater, allowing San Francisco  
19 residents and visitors to have safe, reliable, and operational sewer services. In 1986, in  
20 accordance with State Water Resources Control Board Order No. WQG 81-1, the City  
21 completed construction of the Southeast Community Facility (“SECF”) at 1800 Oakdale  
22 Avenue in the Bayview Hunters Point neighborhood to mitigate the adverse social and  
23 economic impacts of constructing the Plant expansion projects during the 1970s and 1980s.  
24 The San Francisco Public Utilities Commission (“SFPUC”) operates and maintains the SECF  
25 for the benefit of the Bayview Hunters Point community.

1 (b) In 2012, the SFPUC purchased for its public utility purposes the parcel located at  
2 1550 Evans Avenue, Assessor's Block 5203, Lot 035 ("1550 Evans") for \$15 million. On  
3 October 5, 2016, the Southeast Community Facility Commission ("SECFC") passed a  
4 resolution encouraging the SFPUC to move forward with planning and design for a new SECF  
5 at 1550 Evans. On October 18, 2016, the SFPUC Citizens Advisory Committee ("CAC")  
6 adopted a resolution urging SFPUC to initiate planning and environmental review for building  
7 a new SECF at 1550 Evans. On November 8, 2016, the SFPUC Commission adopted  
8 Resolution 16-0233, which expressed support for the recommendations of the CAC and the  
9 SECFC and acknowledged that SFPUC staff was beginning the planning and design process  
10 for a new SECF at 1550 Evans.

11 (c) The SFPUC proposes to continue to meet the requirements of State Water  
12 Resources Control Board Order No. WQG 81-1 by replacing the existing SECF at 1800  
13 Oakdale with a new SECF to be constructed at 1550 Evans, consisting of a community center  
14 containing a childcare facility, café, multi-purpose rooms, classrooms, and offices, as well as a  
15 separate pavilion, education building, new parking lot, and open space.

16 (d) To further the City's policies prioritizing production of housing, particularly on  
17 publicly owned land, the Special Use District established by this ordinance will also allow for  
18 below-market-rate housing uses in the future. Any potential housing development will not  
19 supplant the SFPUC's authority to build a new SECF at 1550 Evans.

20 (e) Article VIII B of the Charter, in Section 8B.121(a), grants the SFPUC "exclusive  
21 charge" over the use and control of the real property under its jurisdiction; therefore, because  
22 1550 Evans is under the SFPUC's jurisdiction, any future uses or development of 1550 Evans  
23 would require the approval of the SFPUC in its sole discretion.

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25 Section 2. Environmental and Land Use Findings.

1 (a) The Planning Department has determined that the actions contemplated in this  
2 ordinance comply with the California Environmental Quality Act (California Public Resources  
3 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of  
4 Supervisors in File No. 180935 and is incorporated herein by reference. The Board affirms  
5 this determination.

6 (b) On November 8, 2018, the Planning Commission, in Resolution No. 20334,  
7 adopted findings that the actions contemplated in this ordinance are consistent, on balance,  
8 with the City's General Plan and eight priority policies of Planning Code Section 101.1. The  
9 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of  
10 the Board of Supervisors in File No. 180935, and is incorporated herein by reference.

11 (c) Pursuant to Planning Code Section 302, the Board of Supervisors finds that this  
12 ordinance will serve the public necessity, convenience, and welfare for the reasons set forth in  
13 Planning Commission Resolution No. 20334, and adopts such reasons by this reference  
14 thereto. A copy of said Resolution is on file with the Clerk of the Board of Supervisors in File  
15 No. 180935, and is incorporated herein by reference.

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17 Section 3. Article 2 of the Planning Code is hereby amended by revising Section  
18 249.42, and adding a new Section 249.85, to read as follows:

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20 **SEC. 249.42. INDIA BASIN INDUSTRIAL PARK SPECIAL USE DISTRICT.**

21 \* \* \* \*

22 (a) **Parcels in close proximity to Third Street.** Parcels numbers ~~5203/035~~, 5203/043,  
23 5203/083, 5203/084, 5211/028-054, 5235/012, 5235/015, 5242/001, 5242/002, 5242/007, and  
24 5242/031, are subject to the provisions of the PDR-2 District except as provided below:

25 \* \* \* \*

1            **SEC. 249.85. 1550 EVANS AVENUE SPECIAL USE DISTRICT.**

2            (a) A Special Use District entitled the 1550 Evans Avenue Special Use District (“1550 Evans  
3 SUD” or “SUD”), consisting of Assessor’s Parcel Block 5203, Lot 035 and shown on Special Use  
4 District Map SU08 of the Zoning Map of the City and County of San Francisco, is hereby established  
5 for the purposes set forth in subsection (b).

6            (b) Purposes. The purposes of the 1550 Evans SUD are to facilitate the San Francisco Public  
7 Utilities Commission’s development of the Southeast Community Center Project and to allow uses  
8 beyond the immediate plans for the Southeast Community Center in order to reflect changing  
9 community needs for a publicly owned site over time. Thus, in addition to the Southeast Community  
10 Center Project and uses otherwise allowed in the PDR-2 zoning district, the SUD will allow below  
11 market rate Residential Buildings as set forth in subsection (c).

12            (c) Controls. In the 1550 Evans SUD, exceptions from otherwise applicable requirements of  
13 this Code may be appropriate to further the goals set forth in this Section 249.85. Therefore, applicable  
14 provisions of the Planning Code shall apply to the 1550 Evans SUD except as otherwise provided in  
15 this Section. In the event of a conflict between other provisions of the Planning Code and this Section,  
16 this Section shall control.

17            (1) Principally Permitted Uses. In addition to the uses that are otherwise permitted as  
18 principal or conditional uses in the PDR-2 zoning district in which the 1550 Evans Avenue property is  
19 located, the SUD shall allow the following uses as principally permitted uses: Institutional Community  
20 Uses (including but not limited to Child Care Facilities and Public Facilities providing multi-purpose  
21 rooms, classrooms, parks and open space, and event spaces); Institutional Education Uses;  
22 Restaurants; Limited Restaurants; Arts Activities; and below market rate Residential Buildings.

23            (2) Residential Density. Density of residential uses in the 1550 Evans SUD shall not be  
24 limited by lot area; rather, residential density in the SUD shall be subject to the applicable  
25 requirements and restrictions set forth elsewhere in this Code, including but not limited to, height, bulk,

1 setbacks, open space, exposure, and unit mix, as well as any applicable design guidelines and the  
2 elements and area plans of the General Plans.

3 (3) Accessory Parking. Parking uses in the SUD shall be exempt from the accessory  
4 parking limits set forth in Planning Code Section 151(c).

5 (4) Demolition of Industrial Buildings. The requirements set forth in Planning Code  
6 Section 202.7 (Demolition of Industrial Buildings in PDR Districts, Replacement Requirements) shall  
7 not apply in the 1550 Evans SUD.

8  
9 Section 4. The Planning Code is hereby amended by revising Sectional Map SU08 of  
10 the Zoning Map of the City and County of San Francisco, as follows:

<u>Description of Property</u>	<u>Special Use District Hereby Superseded</u>	<u>Special Use District Hereby Created</u>
Block 5203, Lot 035	India Basin Industrial Park Special Use District	1550 Evans Avenue Special Use District

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16 Section 5. Scope of the Ordinance. Except as stated in Section 4, in enacting this  
17 ordinance, the Board of Supervisors intends to amend only those words, phrases,  
18 paragraphs, subsections, sections, articles, numbers, punctuation marks, charts, diagrams, or  
19 any other constituent parts of the Municipal Code that are explicitly shown in this ordinance as  
20 additions, deletions, Board amendment additions, and Board amendment deletions in  
21 accordance with the “Note” that appears under the official title of the ordinance.

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23 Section 6. Effective Date. This ordinance shall become effective 30 days after  
24 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the  
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1 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board  
2 of Supervisors overrides the Mayor's veto of the ordinance.

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4 APPROVED AS TO FORM:  
5 DENNIS J. HERRERA, City Attorney

6 By: \_\_\_\_\_  
7 BRIAN F. CROSSMAN  
8 Deputy City Attorney

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