

REVISED LEGISLATIVE DIGEST
(Amended in Committee, 4/22/2019)

[Planning Code, Zoning Map - Cayuga/Alemaný Special Use District]

Ordinance amending the Planning Code to establish the Cayuga/Alemaný Special Use District (SUD) for the property located at 915 Cayuga Avenue (Assessor's Parcel Block No. 6954, Lot Nos. 039); amending the Zoning Map to add the Cayuga/Alemaný SUD and to change the height limit on Assessor's Parcel Block No. 6954, Lot No. 039, to 65-X; affirming the Planning Department's California Environmental Quality Act findings; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101; and making findings of public convenience, necessity, and welfare under Planning Code, Section 302.

Existing Law

Currently, the property at 915 Cayuga, which is bordered by Cayuga Street, Ocean Avenue, Alemaný Boulevard, and Onondaga Avenue in the Excelsior neighborhood is subject to the controls in the Planning Code that govern the Excelsior Outer Mission Street Neighborhood Commercial District, and controls that govern a 40-X height and bulk district. Development of large lots, and demolition of dwelling units require conditional use approval.

Amendments to Current Law

This ordinance would create the Cayuga/Alemaný Special Use District. The SUD would control the development on two parcels to facilitate the development of a residential project at 915 Cayuga Street, as set forth in a development agreement. Residential development in the SUD must conform to the controls in the Excelsior Outer Mission Street Neighborhood Commercial District, except as specified. The SUD removes controls on residential density, and imposes specific dwelling unit mix, inclusionary housing, off-street loading, and off-street parking requirements. The SUD would preclude use of a planned unit development, and would require a conditional use for new residential development. As part of a conditional use approval in the SUD, the Planning Commission is authorized to modify rear yard, dwelling unit exposure, and open space requirements.

The legislation would amend the Zoning Map to approve the Cayuga/Alemaný Special Use District and amend the height map from 40-X to 65-X.

Finally, the SUD and zoning map changes would sunset immediately if the development agreement is terminated, or in 5 years unless within that time the 915 Cayuga project has receives a first construction document or the City re-adopts the ordinance.

Background Information

The Cayuga/Alemaný Special Use district would facilitate the construction of a 116 unit residential building, in which the project sponsor has agreed in a development agreement to provide 50% of the units as below-market rate units. The development agreement can be found in Board File No. 190249.

This digest reflects amendments made on April 22, 2019 by the Land Use Committee to reflect updated parcel map information.

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