

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

[Planning Code, Zoning Map - 915 Cayuga Avenue]

Ordinance amending the Zoning Map to change the zoning district on Assessor's Parcel Block No. 6954, Lot No. 039, from RH-1 (Residential, House District, One-Family) and Excelsior Outer Mission Street Neighborhood Commercial District to Excelsior Outer Mission Street Neighborhood Commercial District; 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, Alemany Boulevard, and Onondaga Avenue in the Excelsior neighborhood is subject to the controls in the Planning Code that govern RH-1 Districts and/or Excelsior Outer Mission Street Neighborhood Commercial District.

Amendments to Current Law

This ordinance amend the Zoning Map to change assessor's block 6954, lot 039, from RH-1 and Excelsior Outer Mission Street Neighborhood Commercial District to only Excelsior Outer Mission Street Neighborhood Commercial District; and would change the zoning district on assessor's block 6954, lot 011C, from RH-1 to Excelsior Outer Mission Street Neighborhood Commercial District.

Background Information

This legislation 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. Additional legislation creating the Cayuga/Alemany Special Use District and amending the zoning map to approve the district and change the height map from 40-X to 65-X can be found in Board File No. 190250. The legislation creating the SUD and amending the allowable height would sunset if the development agreement were terminated or the project was not built. This legislation would not terminate, and the zoning district would remain Excelsior Outer Mission Street Neighborhood Commercial District.

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

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