

1 [Mission District Interim Controls – Community Service Use.]

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3 **Resolution amending the Mission District Interim Controls by amending subsection (a)**
4 **to allow a “community service” office use in areas zoned M-1 and M-2 in the area**
5 **bounded by Guerrero Street, Cesar Chavez Street, Potrero Avenue and the Central**
6 **Freeway and to amend the definition of “community service” to include a nonprofit**
7 **labor union organization.**

8 WHEREAS, Interim zoning controls are now in effect in five subareas in the Mission
9 District: (a) the area bounded by Guerrero Street, Cesar Chavez Street, Potrero Avenue and
10 the Central Freeway, (b) the Valencia Street Neighborhood Commercial District, (c) the 24th
11 Street Neighborhood Commercial District, (d) Mission Street from 15th Street to Cesar Chavez
12 Street zoned NC-3, and (e) the Northeast Mission Industrial Zone; and

13 WHEREAS, For purposes of the interim controls, the term “community service” is
14 defined as “a nonretail use which includes executive, technical, management, clerical, and
15 administrative support for the provision of social, health, housing, employment, legal, cultural,
16 or arts services to the general public, principally to persons who earn 60% of the Area Mean
17 Income (AMI)”; and,

18 WHEREAS, A “community service” use is currently authorized as either a permitted or
19 a conditional use in each of the subareas except subarea (a), the area bounded by Guerrero
20 Street, Cesar Chavez Street, Potrero Avenue and the Central Freeway; and,

21 WHEREAS, The Board of Supervisors wishes to allow a “community service” use in the
22 area bounded by Guerrero Street, Cesar Chavez Street, Potrero Avenue and the Central
23 Freeway and to expand the definition of “community service” to include a nonprofit labor union
24 organization; now, therefore, be it

1 RESOLVED, That subsection (a) of the Mission District Interim Controls is hereby
2 amended, to read as follows:

3 (a) The Mission District in the Area Bounded by Guerrero Street, Cesar Chavez
4 Street, Potrero Avenue, and the Central Freeway.

5 (i) New tourist hotels are not permitted unless such hotels contain 9 or more single
6 room occupancy rooms or apartments for rent of which at least 40% will be rented at below
7 market rates under Mayor's Office of Housing Guidelines, and contain at least 1000 gross
8 square feet of Administrative Services Space devoted to a non-profit tenant at a below market
9 rental rate.

10 (ii) Any demolition of a residential use is prohibited, except to construct an
11 "affordable housing project" as defined in Planning Code Section 313.1.

12 (iii) For any change of use, whether or not it is considered a change of use under
13 the Building Code, a discretionary review hearing by the Planning Commission and posting of
14 a sign on the property in compliance with the requirements of Planning Code Section 306.8
15 are mandatory.

16 (iv) All new market-rate housing projects or conversions of existing residential uses
17 to market-rate housing shall require conditional use authorization, unless a new market rate
18 housing project contains 10 or more group housing units, and contains 9 or more single room
19 occupancy rooms or apartments of which at least 40% will be rented at below market rates
20 under Mayor's Office of Housing Guidelines.

21 (v) The following shall be a principal permitted use:

22 (A) projects where at least 25% of the units are affordable to persons earning 60%
23 of the area mean income (AMI);

24 (B) senior housing projects in which all units are affordable to persons earning 60%
25 of the AMI;

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(C) limited equity cooperative projects; and

(D) community land trust.

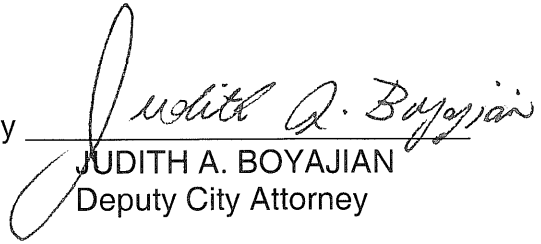
(vi) In areas zoned M-1 and M-2, no office use (which includes an "information technology" use) in excess of 1,500 gross square feet is permitted unless it is a "community service" use as defined in these controls.

(vii) In areas zoned C-1, C-2, C-3-0, C-3-R, C-3-G, C-3-S, and C-M, a utility installation as defined in Planning Code Section 209.6(b) shall require a conditional use authorization; and be it

FURTHER RESOLVED, That for purposes of the Mission District Interim Controls, the term "community service" shall be amended to read as follows: The term "Community service" shall mean "a nonretail use which includes executive, technical, management, clerical, and administrative support for the provision of social, health, housing, employment, legal, cultural, or arts services to the general public, principally to persons who earn 60% of the Area Mean Income (AMI), and an office use by a nonprofit labor union organization.

APPROVED AS TO FORM:

DENNIS J. HERRERA, City Attorney

By 
JUDITH A. BOYAJIAN
Deputy City Attorney



City and County of San Francisco

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Tails
Resolution

File Number: 020446

Date Passed:

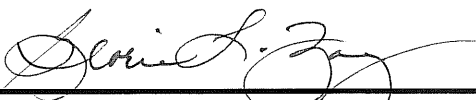
Resolution amending the Mission District Interim Controls by amending subsection (a) to allow a "community service" office use in areas zoned M-1 and M-2 in the area bounded by Guerrero Street, Cesar Chavez Street, Potrero Avenue and the Central Freeway and to amend the definition of "community service" to include a nonprofit labor organization.

June 3, 2002 Board of Supervisors — ADOPTED

Ayes: 11 - Ammiano, Daly, Gonzalez, Hall, Leno, Maxwell, McGoldrick,
Newsom, Peskin, Sandoval, Yee

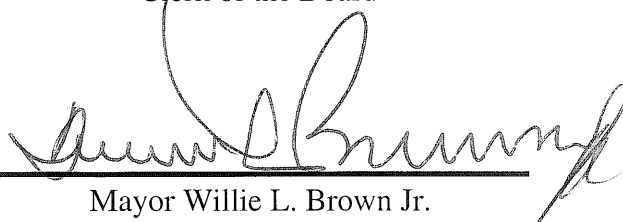
File No. 020446

I hereby certify that the foregoing Resolution was ADOPTED on June 3, 2002 by the Board of Supervisors of the City and County of San Francisco.


Gloria L. Young
Clerk of the Board

JUN 14 2002

Date Approved


Mayor Willie L. Brown Jr.