

1 [Planning Code, Zoning Map - Corona Heights Large Residence Special Use District]

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3 **Ordinance amending the Planning Code and Sectional Maps SU06 and SU07 of the**  
4 **Zoning Map to create the Corona Heights Large Residence Special Use District (the**  
5 **area within a perimeter established by Market Street, Clayton Street, Ashbury Street,**  
6 **Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of Assessor’s**  
7 **Parcel Block No. 2620, Lot No. 063, the eastern property line of Assessor’s Parcel**  
8 **Block No. 2619, Lot No. 001A, and Douglass Street; and in addition, all additional**  
9 **parcels fronting States Street), to promote and enhance neighborhood character and**  
10 **affordability by requiring Conditional Use authorization for large residential**  
11 **developments in the district; affirming the Planning Department’s determination under**  
12 **the California Environmental Quality Act; making findings of consistency with the**  
13 **General Plan, and the eight priority policies of Planning Code, Section 101.1; and**  
14 **adopting findings of public necessity, convenience, and welfare under Planning Code,**  
15 **Section 302.**

16 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.  
17 **Additions to Codes** are in *single-underline italics Times New Roman font*.  
18 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.  
19 **Board amendment additions** are in double-underlined Arial font.  
20 **Board amendment deletions** are in ~~strikethrough Arial font~~.  
21 **Asterisks (\* \* \* \*)** indicate the omission of unchanged Code  
22 subsections or parts of tables.

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

24 Section 1. Findings.

25 (a) The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of

1 Supervisors in File No. 170296 and is incorporated herein by reference. The Board affirms  
2 this determination.

3 (b) On June 22, 2017, the Planning Commission, in Resolution No. 19950, adopted  
4 findings that the actions contemplated in this ordinance are consistent, on balance, with the  
5 City's General Plan and eight priority policies of Planning Code Section 101.1. The Board  
6 adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the  
7 Board of Supervisors in File No. 170296, and is incorporated herein by reference.

8 (c) On June 22, 2017, the Planning Commission, in Resolution No. 19950,  
9 approved this legislation, recommended it for adoption by the Board of Supervisors, and  
10 adopted findings that it will serve the public necessity, convenience, and welfare. Pursuant to  
11 Planning Code Section 302, the Board adopts these findings as its own. A copy of said  
12 Resolution is on file with the Clerk of the Board of Supervisors in File No. 170296, and is  
13 incorporated by reference herein.

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15 Section 2. The Planning Code is hereby amended by adding Section 249.77, to read  
16 as follows:

17 **SEC 249.77. CORONA HEIGHTS LARGE RESIDENCE SPECIAL USE DISTRICT.**

18 (a) **General.** *A special use district entitled the "Corona Heights Large Residence Special*  
19 *Use District," consisting of the area within a perimeter established by Market Street, Clayton Street,*  
20 *Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of parcel*  
21 *2620/063, the eastern property line of parcel 2619/001A, and Douglass Street; and in addition, all*  
22 *additional parcels fronting States Street, which includes RH-1, RH-2, and RH-3 Use Districts, is hereby*  
23 *established for the purposes set forth below. The boundaries of the Corona Heights Large Residence*  
24 *Special Use District are designated on Sectional Maps No. SU06 and No. SU07 of the Zoning Map of*  
25 *the City and County of San Francisco.*

1           **(b) Purpose.** *To protect and enhance existing neighborhood character, encourage new*  
2 *infill housing at compatible densities and scale, and provide for thorough assessment of proposed*  
3 *large-scale residences that could adversely impact the area and affordable housing opportunities, the*  
4 *following controls in subsections (c)-(f) are imposed in the Corona Heights Large Residence Special*  
5 *Use District.*

6           **(c) Controls.** *All applicable provisions of the Planning Code shall continue to apply in the*  
7 *Corona Heights Large Residence Special Use District, except as otherwise provided in this Section*  
8 *249.77.*

9           **(d) Conditional Use Authorizations.** *For all parcels zoned RH-1, RH-2, or RH-3 within the*  
10 *Corona Heights Large Residence Special Use District, the following developments shall require a*  
11 *Conditional Use authorization:*

12           **(1) Development of Vacant Property.** *Residential development on a vacant parcel*  
13 *that will result in total gross floor area exceeding 3,000 square feet;*

14           **(2) Expansion of Large Existing Development.** *Residential development on a*  
15 *developed parcel that will result in total gross floor area in excess of 3,000 square feet if that*  
16 *expansion results in more than 75% increase in gross square feet of development on the*  
17 *parcel (as it existed at any time in the last five years prior to application), and does not*  
18 *increase that number of legal dwelling units on the parcel. The total gross square footage*  
19 *calculation shall also include all development performed on the parcel within the last five*  
20 *years; and a cumulative increase in gross floor area, including all development performed on*  
21 *the parcel in the preceding five years, of:*

22           **(A)** *more than 75% without increasing the existing legal unit count as it*  
23 *existed five years prior; or*

24           **(B)** *more than 100% if increasing the existing legal unit count.*

1                    (3) Expansion of Large Existing Development Plus Additional Dwelling

2 Units. Residential development on a developed parcel that will result in total gross square  
3 floor area in excess of 3,000 gross square feet, if that expansion results in more than 100%  
4 increase in gross square feet of development, and increases the existing legal unit count on  
5 the parcel;

6                    (4) Residential development, either as an addition to an existing building or as a new  
7 building, that results in less than 45% rear yard depth.

8                    (e) In acting on any application for Conditional Use authorization within the Corona  
9 Heights Large Residence Special Use District, the Commission shall consider the Conditional Use  
10 authorization requirements set forth in subsection 303(c) and, in addition, shall consider whether facts  
11 are presented to establish, based on the record before the Commission, one or more of the following:

12                    (1) The proposed project promotes housing affordability by increasing housing supply;

13                    (2) The proposed project maintains affordability of any existing housing unit; or

14                    (3) The proposed project is compatible with existing development.

15                    (f) In acting on any application for a Conditional Use Authorization where an  
16 additional new residential unit is proposed on a through lot on which there is already an  
17 existing building on the opposite street frontage, the Planning Commission shall only grant  
18 such authorization upon finding that it would be infeasible to add a unit to the already  
19 developed street frontage of the lot.

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21                    Section 3. The San Francisco Planning Code is hereby amended by amending  
22 Sectional Maps SU06 and SU07 of the Zoning Map of the City and County of San Francisco,  
23 as follows:

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<u>Description of Property</u>	<u>Special Use District Hereby Approved</u>
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<p>1 All parcels within a perimeter established by  2 Market Street, Clayton Street, Ashbury  3 Street, Clifford Terrace, Roosevelt Way,  4 Museum Way, the eastern property line of  5 parcel 2620/063, the eastern property line of  6 parcel 2619/001A, and Douglass Street; and  7 in addition, all additional parcels fronting  8 States Street  9</p>	<p>Corona Heights Large Residence Special  Use District</p>
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11 Section 4. Effective Date. This ordinance shall become effective 30 days after  
12 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the  
13 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board  
14 of Supervisors overrides the Mayor’s veto of the ordinance.

15 Section 5. Applicability Date. This ordinance shall apply to any City permits approved  
16 on or after March 21, 2017.

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19 APPROVED AS TO FORM:  
20 DENNIS J. HERRERA, City Attorney

21 By: \_\_\_\_\_  
22 ROBB W. KAPLA  
23 Deputy City Attorney

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