

BOARD of SUPERVISORS



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May 3, 2016

File No. 160426

Sarah Jones
Environmental Review Officer
Planning Department
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Ms. Jones:

On April 26, 2016, Supervisor Yee introduced the following proposed legislation:

File No. 160426

Ordinance amending the Planning Code by revising the Zoning Map to rezone all lot numbers in Assessor's Parcel Block Nos. 2643B, 2780, 2781, 2782, 2783, 2784, 2785, 2786, 2787, 2788, 2789, 2790, 2791, 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2820, 2821, 2822, 2822A, 2822B, 2823, 2823A, 2823B, 2823C, 2824, 2825, 2833, 2834, 2835, 2836, from their current designation as Residential, House District: One-Family (RH-1) to Residential, House: One-Family (Detached Dwellings) (RH-1(D)); affirming the Planning Department's determination under the California Environmental Quality Act; and making findings, including findings of public necessity, convenience, and welfare under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "A. Ausberry".

By: Andrea Ausberry, Assistant Clerk
Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning
Jeanie Poling, Environmental Planning

1 [Planning Code, Zoning Map - Rezoning Midtown Terrace Neighborhood]

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3 **Ordinance amending the Planning Code by revising the Zoning Map to rezone all lot**
4 **numbers in Assessor's Parcel Block Nos. 2643B, 2780, 2781, 2782, 2783, 2784, 2785,**
5 **2786, 2787, 2788, 2789, 2790, 2791, 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2820, 2821,**
6 **2822, 2822A, 2822B, 2823, 2823A, 2823B, 2823C, 2824, 2825, 2833, 2834, 2835, 2836,**
7 **from their current designation as Residential, House District: One-Family (RH-1) to**
8 **Residential, House: One-Family (Detached Dwellings) (RH-1(D)); affirming the Planning**
9 **Department's determination under the California Environmental Quality Act; and**
10 **making findings, including findings of public necessity, convenience, and welfare**
11 **under Planning Code, Section 302, and findings of consistency with the General Plan,**
12 **and the eight priority policies of Planning Code, Section 101.1.**

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

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

21 Section 1. Findings.

22 (1) The neighborhood of Midtown Terrace, generally bounded by Twin Peaks
23 Boulevard to the east, Twin Peaks Reservoir and the lands of Sutro Tower to the north,
24 Clarendon Avenue, Laguna Honda Hospital and the Juvenile Detention Center to the west,
25 and Portola Avenue to the south, is characterized by lots of greater width and area than other
parts of the City, with single-family homes that have side yards. The neighborhood is also
characterized by open space and landscaping at the front and rear of homes. Midtown

1 Terrace was originally developed in the mid-1950's by a single developer on 150 acres in San
2 Francisco, and the homes have similar building styles on streets that follow the contours of
3 the western slope of Twin Peaks. The homes in Midtown Terrace are detached homes with
4 side yards on lots of greater than 25 feet in width. Thus, as built, the Midtown Terrace
5 neighborhood conforms to the definition of Residential, House: One-Family (Detached
6 Dwellings) (RH-1(D)) in Planning Code section 209.1.

7 (2) The current zoning for Midtown Terrace is Residential, House One-family (RH-1).
8 Under Planning Code section 209.1, RH-1 districts are generally occupied by single-family
9 housing on lots 25-feet in width without side yards that, while built on separate lots, have the
10 appearance of small-scale row housing. Thus, Midtown Terrace, as developed in the 1950's
11 and continuing to the present time, does not conform to the definition of RH-1 districts in the
12 Planning Code.

13 (3) The changes in this ordinance are to conform the Planning Code use designation to
14 the as-built neighborhood character of Midtown Terrace. The rezoning would involve the
15 following streets, which are located in their entirety in the Midtown Terrace neighborhood:
16 Aquavista, Cityview, Clairview, Dellbrook, Farview, Gladeview, Greenview, Knollview,
17 Longview, Marview, Midcrest, Mountview, Olympia, Panorama, Skyview and Starview Streets.

18 (4) The changes herein do not preclude the City from meeting its housing needs under
19 its current Regional Housing Needs Assessment, because none of the lots herein are vacant,
20 near vacant or underdeveloped, and therefore were not included in the 2014 Housing
21 Element's calculation of housing construction potential.

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

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

(7) Under Planning Code Section 302, the Board of Supervisors finds that this ordinance will serve the public necessity, convenience and welfare for the reasons set forth in Planning Commission Resolution No. _____ recommending the approval of this Zoning Map Amendment, and incorporates such reasons by this reference thereto. A copy of said resolution is on file with the Clerk of the Board of Supervisors in File No. _____.

Section 2. The Planning Code is hereby amended by revising Sheet ZN06 of the Zoning Map, as follows:

Block	Lot(s)	To Be Superseded	Hereby Approved
2643B	ALL	RH-1	RH-1(D)
2780	ALL	RH-1	RH-1(D)
2781	ALL	RH-1	RH-1(D)
2782	ALL	RH-1	RH-1(D)
2783	ALL	RH-1	RH-1(D)
2784	ALL	RH-1	RH-1(D)
2785	ALL	RH-1	RH-1(D)

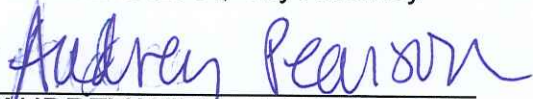
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Block	Lot(s)	To Be Superseded	Hereby Approved
2786	ALL	RH-1	RH-1(D)
2787	ALL	RH-1	RH-1(D)
2788	ALL	RH-1	RH-1(D)
2789	ALL	RH-1	RH-1(D)
2790	ALL	RH-1	RH-1(D)
2791	ALL	RH-1	RH-1(D)
2792	ALL	RH-1	RH-1(D)
2793	ALL	RH-1	RH-1(D)
2794	ALL	RH-1	RH-1(D)
2795	ALL	RH-1	RH-1(D)
2796	ALL	RH-1	RH-1(D)
2797	ALL	RH-1	RH-1(D)
2798	ALL	RH-1	RH-1(D)
2820	ALL	RH-1	RH-1(D)
2821	ALL	RH-1	RH-1(D)
2822	ALL	RH-1	RH-1(D)
2822A	ALL	RH-1	RH-1(D)
2822B	ALL	RH-1	RH-1(D)
2823	ALL	RH-1	RH-1(D)
2823A	ALL	RH-1	RH-1(D)
2823B	ALL	RH-1	RH-1(D)
2823C	ALL	RH-1	RH-1(D)

Block	Lot(s)	To Be Superseded	Hereby Approved
2824	ALL	RH-1	RH-1(D)
2825	ALL	RH-1	RH-1(D)
2833	ALL	RH-1	RH-1(D)
2834	ALL	RH-1	RH-1(D)
2835	ALL	RH-1	RH-1(D)
2836	ALL	RH-1	RH-1(D)

Section 4. Effective Date. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

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

By: 
AUDREY WILLIAMS PEARSON
Deputy City Attorney

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