

1 [Zoning Map Amendments – Block 2870, Lot 48.]

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3 **Ordinance amending Sheets 6 and 6H of the Zoning Map of the City and County of San**
4 **Francisco for Lot 48 in Assessor’s Block 2870 to change the use district of the property**
5 **from P (Public) to RM-1 (Residential, Mixed Districts, Low Density) and to change the**
6 **height and bulk limits of the property from OS (Open Space) to 40-X; adopting findings.**

7 Note: Additions are *single-underline italics Times New Roman*;
8 deletions are *~~strikethrough italics Times New Roman~~*.
9 Board amendment additions are double underlined.
Board amendment deletions are ~~strikethrough normal~~.

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

11 Section 1. Findings.

12 (a) On _____, the Planning Department issued its environmental
13 determination with respect to these proposed Zoning Map amendments. The Board hereby
14 affirms that environmental determination, and finds that there have been no substantial
15 changes in circumstances and no information of substantial importance that would change the
16 conclusions set forth therein.

17 (b) Pursuant to Planning Code Section 302, this Board finds and determines that
18 these amendments to the Zoning Map will serve the public necessity, convenience and
19 general welfare in that the proposed rezoning will facilitate an agreement to settle litigation
20 that was approved by the Board of Supervisors. That settlement agreement (“Agreement”)
21 approves an exchange of vacant City-owned land known as “The Portola Property” at Block
22 2870, Lot 48, for a larger area of privately-owned property known as “Edgehill Mountain Open
23 Space Extension” at Block 2934, Lots 10, 11, 12, 13, 21, and Block 2933, Lots 72 and 73 if
24 the owner of the Edgehill Montain Open Space Extension property obtains a rezoning of and
25 permits acceptable to him for the construction of housing on The Portola Property. The City

1 would preserve the Edgehill Mountain Open Space Extension property as an extension of
2 Edgehill Mountain Park.

3 (c) In a letter dated August 20, 2003 from Lawrence B. Badiner, Acting Director of
4 Planning, the Planning Department found the Agreement consistent with the City's General
5 Plan and the eight Priority Policies of Planning Code Section 101.1.

6 (d) The proposed rezoning is in conformity with the General Plan for the following
7 reasons:

8 (1) Housing Element, Objective 1: Policy 1 encourages development of housing on
9 surplus, underused, and vacant public lands. Policy 4 encourages infill housing on
10 appropriate sites in established neighborhoods.

11 (2) Housing Element, Objective 7: Policy 7 encourages expansion of opportunities
12 for home ownership.

13 (e) The proposed rezoning is consistent with the eight Priority Policies of Section
14 101.1 of the Planning Code in that:

15 (1) Policy 1: Rezoning publicly-owned land to allow for residential development will
16 increase the number of residents and hence potential customers for local neighborhood-
17 serving retail uses. It will have no impact on future opportunities for resident employment in
18 and ownership of those businesses.

19 (2) Policy 2: The proposed rezoning will create additional housing opportunities in
20 an established neighborhood and will not adversely affect existing housing or neighborhood
21 character.

22 (3) Policy 3: Allowing higher-density housing on currently vacant City-owned land
23 would potentially increase the City's supply of affordable housing.

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1 (4) Policy 4: Any housing constructed must comply with the Planning Code's
2 off-street parking requirements and will not be on a major transit corridor. Hence, the
3 proposed rezoning will not affect transit or parking.

4 (5) Policy 5: The industrial and service sectors of the economy will not be
5 adversely affected by this proposed rezoning.

6 (6) Policy 6: Any housing constructed must comply with all local and state seismic
7 requirements.

8 (7) Policy 7: The proposed rezoning does not impact any landmarks or historic
9 buildings.

10 (8) Policy 8: While the proposed rezoning will allow residential development on
11 currently vacant City-owned land, the site will remain subject to future Planning approval
12 which will protect access to sunlight and vistas.

13 Section 2. The Board of Supervisors hereby adopts the following change in use
14 designation as an amendment to Sheet 6 of the Zoning Map of the City and County of San
15 Francisco:

Description of Property	Use District <u>to be Superseded</u>	Use District <u>Hereby Approved</u>
Assessor's Block 2870 Lot 48	P	RM-1

20 Section 3. The Board of Supervisors hereby adopts the following change in height and
21 bulk classification as an amendment to Sheet 6H of the Zoning Map of the City and County of
22 San Francisco:

1 Description of Property Height and Bulk District Height and Bulk District
2 _____ to be Superseded Hereby Approved
3 Assessor's Block 2870 OS 40-X
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5 APPROVED AS TO FORM:
6 DENNIS J. HERRERA, City Attorney

7 By: _____
8 JUDITH A. BOYAJIAN
9 Deputy City Attorney
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