

File No. 110302

Committee Item No. 4

Board Item No. 27

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: Land Use and Economic Development Date May 24, 2011

Board of Supervisors Meeting Date May 24, 2011

#### Cmte Board

- |                                     |                                     |  |
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| <input type="checkbox"/>            | <input type="checkbox"/>            | Motion                                       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Resolution                                   |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Ordinance                                    |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Legislative Digest                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Budget Analyst Report                        |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Legislative Analyst Report                   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Youth Commission Report                      |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Introduction Form (for hearings)             |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/>            | <input type="checkbox"/>            | MOU  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Information Form                       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Budget                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Subcontract Budget                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Contract/Agreement                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Form 126 – Ethics Commission                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Award Letter                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Application                                  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Public Correspondence                        |

#### OTHER (Use back side if additional space is needed)

- |                                     |                                     |   |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Commission Motion Nos. 18270 &amp; 18271 (See File No. 110300)*</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>California Environmental Quality Act Findings (See File No. 110300)*</u>     |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Mitigation Monitoring and Reporting Program (See File No. 110300)*</u>       |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Map Figures 1 and 2</u>  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | _____   |
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Completed by: Alisa Somera Date May 20, 2011

Completed by: Alisa Somera Date May 24, 2011

An asterisked item represents the cover sheet to a document that exceeds 25 pages.  
The complete document can be found in the file.

1 [Planning Code - Zoning Map Amendments - Parkmerced]

2  
3 **Ordinance amending the San Francisco Planning Code by amending Sectional Maps**  
4 **ZN13, HT13, and SU13 of the Zoning Map of the City and County of San Francisco to**  
5 **reflect the Parkmerced Special Use District; adopting findings, including environmental**  
6 **findings, Section 302 findings, and findings of consistency with the General Plan and**  
7 **the priority policies of Planning Code Section 101.1.**

8 NOTE: Additions are single-underline italics Times New Roman;  
9 deletions are ~~strike-through italics Times New Roman~~;  
10 Board amendment additions are double-underlined;  
11 Board amendment deletions are ~~strikethrough-normal~~.

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

13 Section 1. Findings. The Board of Supervisors of the City and County of San Francisco  
14 hereby finds and determines that:

15 (a) In accordance with the actions contemplated herein, this Board incorporates by  
16 reference as though fully set forth herein and adopts the findings, including a statement of  
17 overriding considerations, adopted by the Planning Commission on February 10, 2011  
18 pursuant to the California Environmental Quality Act (California Public Resources Code  
19 Section 21000 et seq.). Said findings are on file with the Clerk of the Board of Supervisors in  
20 File No. 110302 and are incorporated herein by reference.

21 (b) On February 10, 2011, the Planning Commission conducted a duly noticed  
22 public hearing on the proposed Zoning Map amendments and, by Resolution No. 18271  
23 recommended them for approval. The Planning Commission found that the proposed Zoning  
24 Map amendment was, on balance, consistent with the City's General Plan, as it is proposed  
25 for amendment, and with Planning Code Section 101.1(b). A copy of said Resolution are on

1 file with the Clerk of the Board of Supervisors in File No. 110302 and is incorporated herein by  
2 reference.

3 (c) The Board finds that these Planning Code amendments are on balance  
4 consistent with the General Plan and with the Priority Policies of Planning Code Section 101.1  
5 for the reasons set forth in Planning Commission Resolution No. 110302 and the Board  
6 hereby incorporates such reasons herein by reference.

7 (d) Pursuant to Planning Code Section 302, this Board finds that the Zoning Map  
8 amendments will serve the public necessity, convenience, and welfare for the reasons set  
9 forth in Planning Commission Resolution No. 18271 and the Board incorporates such reasons  
10 herein by reference.

11  
12 Section 2. The San Francisco Planning Code is hereby amended by amending  
13 Sectional Map ZN13 of the Zoning Map of the City and County of San Francisco, as follows:  
14

<u>Description of Property</u>	<u>Use Districts to be Superseded</u>	<u>Use Districts Hereby Approved</u>
Assessor's Blocks 7303 (Lot 1), 7303A (Lot 1), 7308 and 7309 (both Lots 1), 7309A (Lot 1), 7310 and 7311 (both Lots 1), 7315 through 7319 (all Lots 1), 7320 (Lot 3), 7321 through 7323 (all Lots 1), 7325 and 7326 (both Lots 1), 7330 (Lot 1), 7331 (Lot 4), 7332 (Lot 4), 7333 (Lots 1 and 3), 7333A (Lot 1), 7333B (Lot	RH-1(D), RM-1, and RM-4	See Figure 1, Use Districts, on file with the Clerk of the Board of Supervisors in File No. 110302 and incorporated herein by reference, for the configuration of the following new use districts: Parkmerced Residential (PM-R); Parkmerced Mixed Use—Social Heart (PM-MU1); Parkmerced

<p>1 1), 7333C (Lot 1), 7333D (Lot 1),  2 7333E (Lot 1), 7334 through 7345 (all  3 Lots 1), 7345A (Lot 1), 7345B (Lot 1),  4 7345C (Lot 1), 7356 through 7370 (all  5 Lots 1), and their successor Blocks  6 and Lots.</p>		<p>Mixed Use—Neighborhood  Commons (PM-MU2);  Parkmerced School (PM-S);  Parkmerced Community/Fitness  (PM-CF); and Parkmerced Open  Space (PM-OS)</p>
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7  
8 Section 3. The San Francisco Planning Code is hereby amended by amending  
9 Sectional Map HT13 of the Zoning Map of the City and County of San Francisco, as follows:  
10

<u>Description of Property</u>	<u>Height and Bulk Districts to be Superseded</u>	<u>Height and Bulk Districts Hereby Approved</u>
<p>14 Assessor's Blocks 7303 (Lot 1),  15 7303A (Lot 1), 7308 and 7309 (both  16 Lots 1), 7309A (Lot 1), 7310 and  17 7311 (both Lots 1), 7315 through  18 7319 (all Lots 1), 7320 (Lot 3), 7321  19 through 7323 (all Lots 1), 7325 and  20 7326 (both Lots 1), 7330 (Lot 1),  21 7331 (Lot 4), 7332 (Lot 4), 7333 (Lots  22 1 and 3), 7333A (Lot 1), 7333B (Lot  23 1), 7333C (Lot 1), 7333D (Lot 1),  24 7333E (Lot 1), 7334 through 7345 (all  25 Lots 1), 7345A (Lot 1), 7345B (Lot 1),</p>	<p>40-X and 130-D</p>	<p>See Figure 2, Height and Bulk  Districts, on file with the Clerk of  the Board of Supervisors in File  No. 110302 and incorporated  herein by reference, for the  configuration of the following new  height and bulk districts: 40-OS-  PM; 45-PM; 65-PM; 85-PM; 95-  PM; 105-PM; 115-PM; 130-PM;  and 145-PM</p>

1 7345C (Lot 1), 7356 through 7370 (all  
2 Lots 1), and their successor Blocks  
3 and Lots.

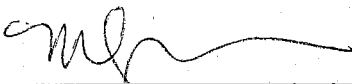
4  
5 Section 4. The San Francisco Planning Code is hereby amended by amending  
6 Sectional Map SU13 of the Zoning Map of the City and County of San Francisco, as follows:  
7

<u>Description of Property</u>	<u>Special Use District Hereby Approved</u>
8 9 Assessor's Blocks 7303 (Lot 1), 7303A (Lot 1), 7308 10 and 7309 (both Lots 1), 7309A (Lot 1), 7310 and 11 7311 (both Lots 1), 7315 through 7319 (all Lots 1), 12 7320 (Lot 3), 7321 through 7323 (all Lots 1), 7325, 13 and 7326 (both Lots 1), 7330 (Lot 1), 7331 (Lot 4), 14 7332 (Lot 4), 7333 (Lots 1 and 3), 7333A (Lot 1), 15 7333B (Lot 1), 7333C (Lot 1), 7333D (Lot 1), 7333E 16 (Lot 1), 7334 through 7345 (all Lots 1), 7345A (Lot 17 1), 7345B (Lot 1), 7345C (Lot 1), 7356 through 7370 18 (all Lots 1), and their successor Blocks and Lots.	Parkmerced Special Use District

19  
20 Section 5. The current configuration of Assessor Blocks and Lots will be redesigned  
21 in the future to give effect to the Development Agreement for the Parkmerced development  
22 project, which is the subject of Ordinance No. \_\_\_\_\_. Said Ordinance is on file with  
23 the Clerk of the Board of Supervisors in File No. 110300 and is incorporated by reference as  
24 though fully set forth herein. This Board intends that the land use controls set  
25

1 forth in the Clerk's File for this Ordinance will apply to any successor Assessor Blocks and  
2 Lots for the above-described property.

3  
4 APPROVED AS TO FORM:  
DENNIS J. HERRERA, City Attorney

5  
6 By:   
MARLENA G. BYRNE  
Deputy City Attorney

**LEGISLATIVE DIGEST**

[Planning Code - Zoning Map Amendments - Parkmerced]

**Ordinance amending the San Francisco Planning Code by amending Sectional Maps ZN13, HT13, and SU13 of the Zoning Map of the City and County of San Francisco to reflect the Parkmerced Special Use District; adopting findings, including environmental findings, Section 302 findings, and findings of consistency with the General Plan and the priority policies of Planning Code Section 101.1.**

Existing Law

The geographic area that is the subject of this legislation is currently zoned a combination of: RH-1(D) (Residential, House Districts, One-Family (Detached Dwellings)); RM-1 (Residential, Mixed Districts, Low Density); and RM-4 (Residential, Mixed Districts, High Density). These classifications are shown on Sectional Map ZN13 of the Zoning Map of the City and County of San Francisco.

Additionally, the height and bulk classification of this area is 40-X and 130-D, which is shown on Sectional Map HT13 of the Zoning Map of the City and County of San Francisco.

Amendments to Current Law

The proposed legislation would amend Sectional Map ZN13 to rezone the geographic area a combination of: Parkmerced Residential (PM-R); Parkmerced Mixed Use—Social Heart (PM-MU1); Parkmerced Mixed Use—Neighborhood Commons (PM-MU2); Parkmerced School (PM-S); Parkmerced Community/Fitness (PM-CF); and Parkmerced Open Space (PM-OS). This is shown in Figure 1, which is included in the Board File for this legislation.

The proposed legislation would also amend the height and bulk classifications for this area by amending Sectional Map HT13 to a combination of: 40-OS-PM; 45-PM; 65-PM; 85-PM; 95-PM; 105-PM; 115-PM; 130-PM; and 145-PM, as shown in Figure 2 in the Board File for this legislation.

Finally, the proposed legislation would establish the geographic boundaries of the Parkmerced Special Use District, by amending Sectional Map SU13 of the Zoning Map of the City and County of San Francisco

**LEGISLATIVE DIGEST**

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Figure 1. Use Districts

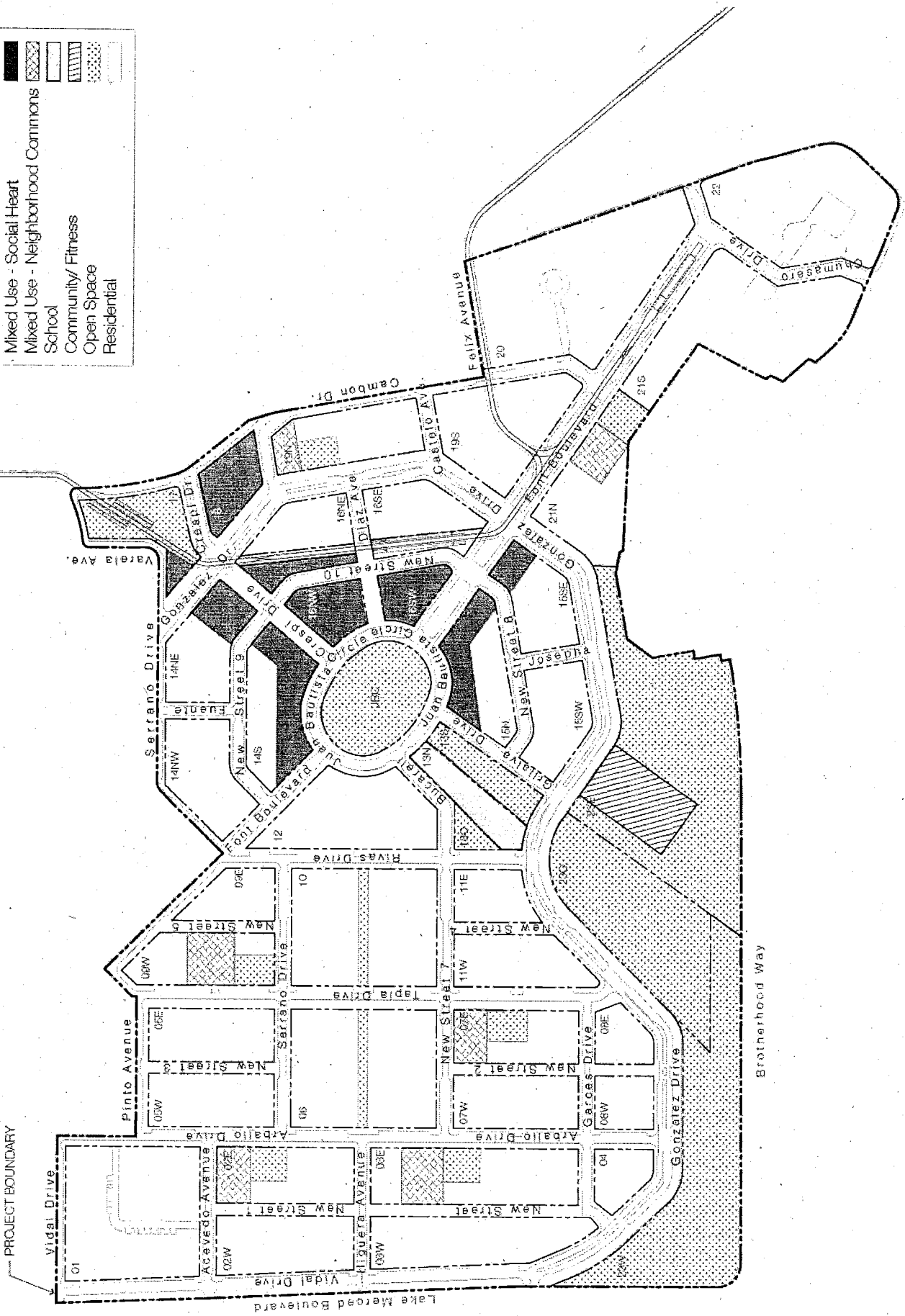
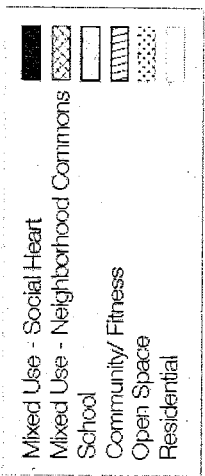








Figure 2. Height and Bulk Districts

	Neighborhood Fabric
	40' O.S.
	45'
	65'
	Mid-Rise Buildable Envelopes
	85'-145'

