

BOARD of SUPERVISORS



City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

MEMORANDUM

LAND USE AND TRANSPORTATION COMMITTEE SAN FRANCISCO BOARD OF SUPERVISORS

TO: Supervisor Malia Cohen, Chair
Land Use and Transportation Committee

FROM: Andrea Ausberry, Assistant Clerk

DATE: March 9, 2015

SUBJECT: **COMMITTEE REPORT, BOARD MEETING**
Tuesday, March 10, 2015

The following file should be presented as a **COMMITTEE REPORT** at the Board meeting, Tuesday, March 10, 2015. This item was acted upon at the Committee Meeting on March 9, 2015, at 1:30 p.m., by the votes indicated.

Item No. 19 **File No. 150192**

Resolution imposing interim zoning controls for an 18-month period for parcels in the RH-1, RH-2, and RH-3 zoning districts within a perimeter established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of Assessor's Parcel Block No. 2620, Lot No. 063, the eastern property line of Assessor's Parcel Block No. 2619, Lot No. 001A, and Douglass Street, requiring Conditional Use authorization for any residential development on a vacant parcel that will result in total residential square footage exceeding 3,000 gross square feet; requiring Conditional Use authorization for any new residential development on a developed parcel that will increase the existing gross square footage in excess of 3,000 square feet and by more than 75% without increasing the existing legal unit count, or more than 100% if increasing the existing legal unit count; requiring Conditional Use authorization for residential development that results in greater than 55% total lot coverage; and making environmental findings, including findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

AMENDED on Page 2, Lines 22 - 25, by adding '(1) any residential development that will result in total residential square footage exceeding 3,000 gross square feet on a parcel if the residential development will occur on a vacant parcel; (2) any residential development that will increase the total existing gross square footage on a developed parcel in excess of 3,000 square feet and by (a) more than 75%'; Page 3, Lines 1 - 3, by adding 'without increasing the existing legal unit count or (b) more than 100% if increasing the existing legal unit count; and (3) any residential development, either as an addition to an existing building or as a new building, that results in greater than 55% lot coverage,' Lines 3 - 6, by deleting 'residential development

exceeding 3,000 gross square feet where the development increases existing development by more than 75% without adding one or more units or more than 100% if adding one or more units and for extensions of buildings beyond 55% total lot coverage,' and Line 24, by adding 'total'; Page 4, Lines 3 - 4, by adding ', either as an addition to an existing building or as a new building,', Line 7, by adding 'that', Line 8, by adding 'total', Lines 8 - 10, by adding ', or, in the case of the addition of a residential unit, that such addition would be infeasible without exceeding 55% total lot coverage;' Lines 11 - 15, by adding 'FURTHER RESOLVED, That the Planning Commission, in considering a Conditional Use authorization in a situation where an additional new residential unit is proposed on a through lot on which there is already an existing building on the opposite street frontage, shall only grant such authorization upon finding that it would be infeasible to add a unit to the already developed street frontage of the lot; and, be it', and Line 21, by adding 'site or'.

Vote: Supervisor Malia Cohen - Aye
Supervisor Scott Wiener - Aye
Supervisor Jane Kim - Aye

RECOMMENDED AS AMENDED AS A COMMITTEE REPORT

Vote: Supervisor Malia Cohen - Aye
Supervisor Scott Wiener - Aye
Supervisor Jane Kim - Aye

c: Board of Supervisors
Angela Calvillo, Clerk of the Board
Rick Caldeira, Deputy Legislative Clerk
Jon Givner, Deputy City Attorney

File No. 150192

Committee Item No. 1
Board Item No. 19

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use & Transportation

Date Mar. 9, 2015

Board of Supervisors Meeting

Date Mar. 10, 2015

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Introduction Form |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Department/Agency Cover Letter and/or Report |
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| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
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| <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 |
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Completed by: Andrea Ausberry Date Mar. 5, 2015

Completed by:  Date Mar. 10, 2015

1 [Interim Zoning Controls - Large Residential Projects in RH-1, RH-2, and RH-3 Zoning
2 Districts]

3 **Resolution imposing interim zoning controls for an 18-month period for parcels**
4 **in the RH-1, RH-2, and RH-3 zoning districts within a perimeter established by Market**
5 **Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way,**
6 **the eastern property line of Assessor's Parcel Block No. 2620, Lot No. 063, the eastern**
7 **property line of Assessor's Parcel Block No. 2619, Lot No. 001A, and Douglass Street,**
8 **requiring Conditional Use authorization for any residential development on a vacant**
9 **parcel that will result in total residential square footage exceeding 3,000 gross square**
10 **feet; requiring Conditional Use authorization for any new residential development on a**
11 **developed parcel that will increase the existing gross square footage in excess of 3,000**
12 **square feet and by more than 75% without increasing the existing legal unit count, or**
13 **more than 100% if increasing the existing legal unit count; requiring Conditional Use**
14 **authorization for residential development that results in greater than 55% total lot**
15 **coverage; and making environmental findings, including findings of consistency with**
16 **the General Plan, and the eight priority policies of Planning Code, Section 101.1.**

17 WHEREAS, Planning Code Section 306.7 provides for the imposition of interim zoning
18 controls that promote the public interest, including but not limited to development and
19 conservation of the City's commerce and industry to maintain the City's economic vitality and
20 maintain adequate services for its residents, visitors, businesses, and institutions; and
21 preservation of neighborhoods and areas of mixed residential and commercial uses and their
22 existing character; and

23 WHEREAS, The area within a perimeter established by Market Street, Clayton Street,
24 Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of
25

1 parcel 2620/063, the eastern property line of parcel 2619/001A, and Douglass Street is
2 composed primarily of residential buildings, many of which are small in scale and located on
3 large lots and on through lots; and

4 WHEREAS, Existing zoning controls generally allow residential development much
5 larger in scale than the existing residential fabric within the boundaries established by this
6 Resolution; and

7 WHEREAS, The Planning Code encourages development that preserves existing
8 neighborhood character yet recent residential development proposals within the boundaries
9 established by this Resolution have been significantly larger and bulkier than existing
10 residential buildings; and

11 WHEREAS, The interim controls established by this Resolution will allow time for the
12 orderly completion of a planning study and for the adoption of appropriate legislation; and

13 WHEREAS, This Board of Supervisors ("Board") has considered the impact on the
14 public health, safety, peace, and general welfare if these interim controls are not imposed;
15 and

16 WHEREAS, The Board has determined that the public interest will best be served by
17 imposition of these interim controls to ensure that the legislative scheme which may be
18 ultimately adopted is not undermined during the planning and legislative process for
19 permanent controls; and

20 WHEREAS, The Board makes the following findings of consistency with the Priority
21 Policies set forth in Planning Code Section 101.1: By requiring Conditional Use authorization
22 for (1) any residential development that will result in total residential square footage exceeding
23 3,000 gross square feet on a parcel if the residential development will occur on a vacant
24 parcel; (2) any residential development that will increase the total existing gross square
25 footage on a developed parcel in excess of 3,000 square feet and by (a) more than 75%

1 without increasing the existing legal unit count or (b) more than 100% if increasing the existing
2 legal unit count; and (3) any residential development, either as an addition to an existing
3 building or as a new building, that results in greater than 55% lot coverage, residential
4 development exceeding 3,000 gross square feet where the development increases existing
5 development by more than 75% without adding one or more units or more than 100% if
6 adding one or more units and for extensions of buildings beyond 55% total lot coverage, these
7 interim controls advance Priority Policy 2, that existing housing and neighborhood character
8 be conserved and protected to preserve the cultural and economic diversity of our
9 neighborhoods; and these interim controls do not conflict with the other Priority Policies of
10 Section 101.1; and

11 WHEREAS, The Planning Department has determined that the actions contemplated in
12 this Resolution are in compliance with the California Environmental Quality Act (California
13 Public Resources Code, Sections 21000 et seq.). Said determination is on file with the Clerk
14 of the Board of Supervisors in File No. 150192 and is incorporated herein by reference. The
15 Board hereby affirms this determination; now, therefore, be it

16 RESOLVED, That pursuant to Planning Code, Section 306.7, the Board hereby
17 requires that for all parcels zoned RH-1, RH-2, or RH-3 within a perimeter established by
18 Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum
19 Way, the eastern property line of parcel 2620/063, the eastern property line of parcel
20 2619/001A, and Douglass Street, (1) a Conditional Use authorization pursuant to Planning
21 Code Section 303 is required for any residential development that will result in total residential
22 square footage exceeding 3,000 gross square feet on a parcel if the residential development
23 will occur on a vacant parcel; (2) a Conditional Use authorization pursuant to Planning Code
24 Section 303 is required for any residential development that will increase the total existing
25 gross square footage on a developed parcel in excess of 3,000 square feet and by (a) more

1 than 75% without increasing the existing legal unit count or (b) more than 100% if increasing
2 the existing legal unit count; and (3) a Conditional Use authorization pursuant to Planning
3 Code Section 303 is required for any residential development, either as an addition to an
4 existing building or as a new building, that results in greater than 55% lot coverage; and, be it

5 FURTHER RESOLVED, That the Planning Commission shall only grant a Conditional
6 Use authorization allowing residential development to result in greater than 55% lot coverage
7 upon finding unique or exceptional lot constraints that would make development on the lot
8 infeasible without exceeding 55% total lot coverage, or, in the case of the addition of a
9 residential unit, that such addition would be infeasible without exceeding 55% total lot
10 coverage; and, be it

11 FURTHER RESOLVED, That the Planning Commission, in considering a Conditional
12 Use authorization in a situation where an additional new residential unit is proposed on a
13 through lot on which there is already an existing building on the opposite street frontage, shall
14 only grant such authorization upon finding that it would be infeasible to add a unit to the
15 already developed street frontage of the lot; and, be it

16 FURTHER RESOLVED, That upon imposition of these interim controls, the Planning
17 Department shall conduct a study of the contemplated zoning proposal and propose
18 permanent legislation to address the issues posed by large residential development projects
19 within an existing fabric of smaller homes; and, be it

20 FURTHER RESOLVED, That these interim controls shall apply to all applications for
21 residential development in the area covered by the controls where a final site or building
22 permit has not been issued as of the effective date of this Resolution; and, be it

23 FURTHER RESOLVED, That for projects currently scheduled for a hearing at the
24 Planning Commission under a Discretionary Review as of the effective date of this Resolution,
25

1 the Planning Department is requested to expedite the processing and calendaring of any
2 required Conditional Use authorization under these controls; and, be it

3 FURTHER RESOLVED, That these interim controls shall remain in effect for a period
4 of eighteen (18) months unless extended in accordance with Planning Code Section 306.7(h)
5 or until permanent controls are adopted; and, be it

6 FURTHER RESOLVED, That the Planning Department shall provide reports to the
7 Board pursuant to Planning Code Section 306.7(i).

8
9 APPROVED AS TO FORM:
10 DENNIS J. HERRERA, City Attorney

11 By: 
12 ROBB KAPLA
13 Deputy City Attorney

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March 4, 2015

File No. 150192

Sarah Jones
Environmental Review Officer
Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear Ms. Jones:

On February 24, 2015, Supervisor Wiener introduced the following legislation:

File No. 150192

Resolution imposing interim zoning controls for an 18-month period for parcels in the RH-1, RH-2, and RH-3 zoning districts within a perimeter established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of Assessor's Parcel Block No. 2620, Lot No. 063, the eastern property line of Assessor's Parcel Block No. 2619, Lot No. 001A, and Douglass Street, requiring Conditional Use authorization for any residential development on a vacant parcel that will result in total residential square footage exceeding 3,000 gross square feet; requiring Conditional Use authorization for any new residential development on a developed parcel that will increase the existing gross square footage in excess of 3,000 square feet and by more than 75% without increasing the existing legal unit count, or more than 100% if increasing the existing legal unit count; requiring Conditional Use authorization for residential development that results in greater than 55% total lot coverage; and making environmental findings, including 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 & Transportation Committee

Attachment

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

Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it does not result in a physical change in the environment.

Joy
Navarrete

Digitally signed by Joy Navarrete
DN: cn=Joy Navarrete, o=Planning,
ou=Environmental Planning,
email=joy.navarrete@sfgov.org,
c=US
Date: 2015.03.04 10:08:43 -0800

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MEMORANDUM

TO: John Rahaim, Director, Planning Department
Olson Lee, Director, Mayor's Office of Housing & Community Development
John Updike, Director, Real Estate
Tiffany Bohee, Executive Director, Community Investment & Infrastructure

FROM: Andrea Ausberry, Assistant Clerk, Land Use and Transportation Committee,
Board of Supervisors

DATE: March 4, 2015

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following legislation, introduced by Supervisor Wiener on February 24, 2015:

File No. 150192

Resolution imposing interim zoning controls for an 18-month period for parcels in the RH-1, RH-2, and RH-3 zoning districts within a perimeter established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of Assessor's Parcel Block No. 2620, Lot No. 063, the eastern property line of Assessor's Parcel Block No. 2619, Lot No. 001A, and Douglass Street, requiring Conditional Use authorization for any residential development on a vacant parcel that will result in total residential square footage exceeding 3,000 gross square feet; requiring Conditional Use authorization for any new residential development on a developed parcel that will increase the existing gross square footage in excess of 3,000 square feet and by more than 75% without increasing the existing legal unit count, or more than 100% if increasing the existing legal unit count; requiring Conditional Use authorization for residential development that results in greater than 55% total lot coverage; and making environmental findings, including findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

If you have any additional comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

c: AnMarie Rodgers, Planning Department
Aaron Starr, Planning Department
Scott Sanchez, Zoning Administrator
Sarah Jones, Acting Environmental Review Officer
Joy Navarrete, Environmental Planning
Jeanie Poling, Environmental Planning

Ausberry, Andrea

From: Board of Supervisors (BOS)
Sent: Monday, March 09, 2015 4:33 PM
To: BOS-Supervisors; Ausberry, Andrea
Subject: File 150192 FW: corona heights

From: melody marks [<mailto:hshmelody@att.net>]
Sent: Monday, March 09, 2015 3:35 PM
To: boardofsupervisors@sfgov.org
Subject: corona heights

I have owned property in this neighborhood for 30 years and am appalled at the type of construction being created..Please provide emergency interim zoning for this neighborhood.Please don't allow this neighborhood to be destroyed.

thank you,
melody marks
415 8634244
hshmelody@att.net

Ausberry, Andrea

From: Board of Supervisors (BOS)
Sent: Monday, March 09, 2015 2:08 PM
To: BOS-Supervisors; Ausberry, Andrea
Subject: File 150192 FW: Support for Interim Zoning Controls in Eureka Valley

From: JEFFREY MONDON [<mailto:jeffrey.mondon@sbcglobal.net>]
Sent: Monday, March 09, 2015 1:00 PM
To: Board of Supervisors (BOS)
Cc: Wiener, Scott; Power, Andres
Subject: Support for Interim Zoning Controls in Eureka Valley

Dear San Francisco Board of Supervisors:

I'm writing you to inform you that I live in the affected area and am supportive of Supervisor Wiener's proposal.

- Massive developments have become increasingly pervasive
- His proposal contains controls that ensure a thoughtful, reasoned approach to the review of proposals and they allow for strong neighborhood input.
- Homeowners are still able to improve their homes for expanding families.

Please support the legislation.

Sincerely

Jeffrey Mondon

Ausberry, Andrea

From: Board of Supervisors (BOS)
Sent: Monday, March 09, 2015 2:07 PM
To: BOS-Supervisors; Ausberry, Andrea
Subject: File 150192 FW: Support of Supervisor Scott Weiner's Proposed Emergency Interim Zoning Controls

From: Sue B [<mailto:suebus1@yahoo.com>]
Sent: Monday, March 09, 2015 12:27 PM
To: Board of Supervisors (BOS)
Cc: Wiener, Scott
Subject: Support of Supervisor Scott Weiner's Proposed Emergency Interim Zoning Controls

Dear Members of the Board of Supervisors' Land Use and Transportation Committee,

I live on Levant Street, a charming one-block street within the area for the proposed zoning controls. I chose to live on Levant Street due to its charm and varied character of the buildings, hilly terrain, and hidden stairways. There is no grid pattern of streets here, instead, many sometimes-narrow, winding streets. The people living in this neighborhood reflect its geography. We are varied in age, occupation, family size, and interests. But we all have one thing in common – we love our neighborhood.

I have been told that the city arborist settled on my street when it was a little dirt road. A variety of trees in the back yards on my block (Pear, Avocado, Fig, Plum and Jacaranda) are a remaining tribute to his work. The city beekeeper also lived here until his death.

I walk around much of the area under consideration and have seen the changes that have been taking place. For years, there had been some added construction here and there. Much of it was relatively un-noticeable – a deck here, a stepped-back top addition there. Some of it blended into the background due to the terrain and foliage.

But in recent times, and especially the past year, that has dramatically changed. Big, blocky buildings that cover more of the land are mushrooming up. In many cases, there appears to be no sensitivity to the neighborhood charm in the projects' design, and there are many impacts, both large and small, to the neighbors and to the neighborhood.

Between deck extensions and down-to-the-studs "remodeling" the overall impact is taking its toll on the neighborhood. In my own part of the block, back yards have been reduced by adding decking, and a "remodeling" project has nearly obliterated the back yard. There is less greenery and many fewer birds as each year passes.

I am not against people being able to improve their property. But improvements need to be done in a sensitive manner where outsiders are not allowed to run roughshod over the neighbors and leave even less affordable housing in their wake.

I regret that I cannot attend the meeting to deliver my message in person. Thank you for reading my views on this important piece of legislation.

Susan Busby
18 Levant Street

Board of Supervisors

Re: In opposition of Corona Heights construction restrictions.

Dear Supervisors,

I am a long time resident of San Francisco and live in a house in the proposed area. I am opposed to the legislation.

The current guidelines already have controls on bulk and mass. This proposed additional legislation is a restriction on square footage and it discriminates against big families or extended families.

Corona heights is an area with mixed architecture - Vintage single families homes and apartment buildings. It is as diverse as San Francisco population. I don't feel there is a need to elevate any one type of architecture in the area. Certainly it's not an emergency. I've attached a few pictures for your reference.

I feel there are already enough regulations to keep the neighborhood from spinning out of control. Don't believe in the propaganda.

I urge you to vote NO.

Thank you for your consideration

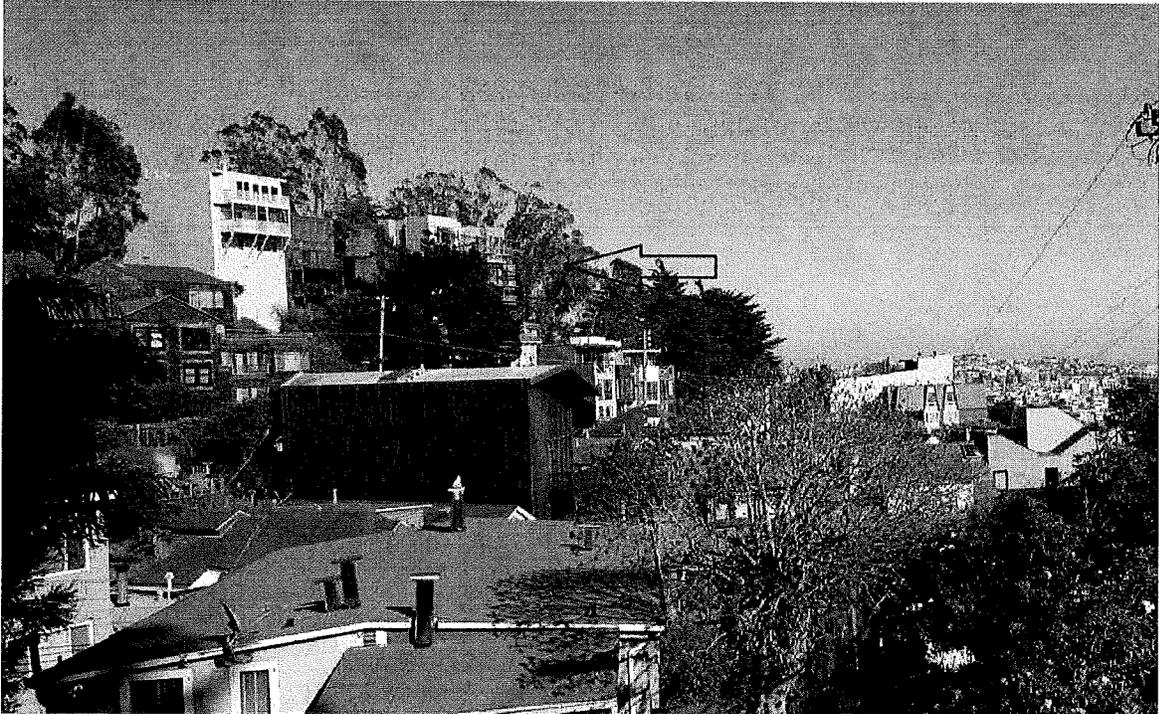
Jack Su

20 Vulcan Stairway

Propaganda picture:



Same house in perspective with red arrow – Fits perfectly in the neighborhood.



Homes on Ord St – No distinct architecture style



Mix of 1960s buildings with cottages – Ord Ct



Vulcan Stairway Apartment buildings.



Modern single family home on Vulcan Stairway.



26 Vulcan – almost 100% lot coverage. The current regulation is already sufficient to protect this home.





CASTRO/EUREKA VALLEY NEIGHBORHOOD ASSOCIATION

The neighborhood association for the Castro, Upper Market and all of Eureka Valley since 1878

EVNA
PO Box 14137
San Francisco, CA 94114
www.evna.org
Board@EVNA.org

EVNA, a 501 (C)(4) Non-profit,
Tax ID: 51-0141022

Eureka Valley Foundation,
a 501(C)(3) Non-profit,
Tax ID: 26-0831195

EXECUTIVE COMMITTEE

Alan Beach-Nelson
President
Castro Street
Rob Cox
Secretary & Quality of Life
Committee Interim-Chair
Hartford Street
James Moore
Treasurer
18th Street

COMMITTEE CHAIRS

James Kelm
Newsletter & Social Media
Castro Village Wine Co.
Jack Keating (Ex-Officio)
Planning & Land Use
17th Street
Shelah Barr
Quality of Live Co-chair
17th Street
Mark McHale
Social
Vanguard Properties
Orie Zaklad
Technology & Marketing
Collingwood Street

DIRECTORS:

Patrick Crogan
Market Street
Tim Eicher
Q Bar
Mary Edna Harrell
Castro Street
Crispin Hollings
18th Street
Loïc Olichon
18th Street

EX OFFICIO DIRECTORS:

Steve Clark Hall
Webmaster
19th Street
Judith Hoyem
Emeritus
17th Street

March 9, 2015

Honorable Members
San Francisco Board of Supervisors
San Francisco City Hall

Via email: Mark.Farrell@sfgov.org; Katy.Tang@sfgov.org; John.Avalos@sfgov.org;
Scott.Wiener@sfgov.org; Sean.Elsbernd@sfgov.org;
David.Campos@sfgov.org; board.of.supervisors@sfgov.org;
Malia.Cohen@sfgov.org; Jane.Kim@sfgov.org; Julie.Christensen@sfgov.org;
London.Breed@sfgov.org; Eric.L.Mar@sfgov.org

Subject: Letter of Support –Supervisor Wiener’s emergency legislation requiring
conditional use authorization for home expansions in and around the Corona
Heights neighborhood.

Dear Honorable Board of Supervisors:

Castro/Eureka Valley Neighborhood Association (EVNA) is the oldest continuously operating Neighborhood Association in San Francisco established as Eureka Valley Promotion Association in 1878. For 135 years, our members have been working to make this neighborhood a great place to live, work and play. Today, we strive to preserve the unique character of our diverse neighborhood while maintaining a balance between prospering businesses and residential livability. To achieve this goal, we regularly communicate with Eureka Valley constituents via the distribution of 3,500 newsletters in the core Eureka Valley neighborhood and through our over 550 members and subscribers.

We have long believed that residents of a community should have a voice when development or other changes are proposed which would significantly impact neighborhood character. The Conditional Use process has proven to be an effective tool to allow community participation in decisions with such long-term impact. Requiring a CU does not prevent changes, it merely ensures that they are made thoughtfully and with opportunities for stakeholders to be heard.

As such, per Supervisor Scott Wiener's interim residential zoning legislation for Corona Heights, the EVNA Board unanimously (11 yea, 1 abstention) supports the Supervisor's efforts to better balance the needs of developers with those of residents and the existing neighborhood character.

For this reason, Castro/EVNA's Board asks that you support the local community by voting for this emergency legislation requiring conditional use authorization for large homes in and around the Corona Heights neighborhood.

Sincerely,

Alan R. Beach-Nelson
President

Cc: Andres Powers, Supervisor Scott Wiener's Office

Ausberry, Andrea

From: Board of Supervisors (BOS)
Sent: Monday, March 09, 2015 12:05 PM
To: BOS-Supervisors; Ausberry, Andrea
Subject: File 150192 FW: Support Controls in Corona Heights and Corbett Heights

-----Original Message-----

From: Diana Goldstein [<mailto:dievenary@gmail.com>]
Sent: Sunday, March 08, 2015 2:45 PM
To: Board of Supervisors (BOS)
Subject: Support Controls in Corona Heights and Corbett Heights

I own a house in Corona Heights and urge the Board of Supervisors to adopt permanent controls that will preserve the character of this charming, affordable neighborhood. We should not continue to erode our stock of affordable housing. There is already massive investment in housing for the rich.

Marc Goldstein

Ausberry, Andrea

From: Board of Supervisors (BOS)
Sent: Monday, March 09, 2015 12:04 PM
To: BOS-Supervisors; Ausberry, Andrea
Subject: File 150192 FW: Save Corona Heights Character and Affordability

-----Original Message-----

From: Diana Goldstein [<mailto:dievenary@aol.com>]
Sent: Sunday, March 08, 2015 12:42 PM
To: Board of Supervisors (BOS)
Subject: Save Corona Heights Character and Affordability

I have owned a small house in the Corona Heights area since 1969. My daughter grew up in this house and now rents it from me. I am grateful to be able to provide an affordable place so that my daughter can continue to live in San Francisco and not be forced to move away from her family. She is one of many adult children of San Franciscans who might be forced to leave because of the disturbing, overwhelming gentrification taking place all over the city. I hope that the Board of Supervisors will exert the controls necessary to preserve the character and affordability of Corona Heights. There are enough luxury condominiums being built in all parts of the city. Diversity is an important ingredient for a city to thrive.

Thank you.
Diana Goldstein

Ausberry, Andrea

From: Board of Supervisors (BOS)
Sent: Monday, March 09, 2015 12:04 PM
To: BOS-Supervisors; Ausberry, Andrea
Subject: File 150192 FW: Corona Heights/Corbett Heights

From: rmillersf@aol.com [<mailto:rmillersf@aol.com>]

Sent: Sunday, March 08, 2015 12:18 PM

To: Board of Supervisors (BOS)

Subject: Corona Heights/Corbett Heights

As a long-time property owner in Corona Heights at 50 Vulcan Stairway, I urge the Board of Supervisors to limit new legislation regarding new or re-development, to necessary and appropriate measures that replace as opposed to supplement, existing guidelines/laws so as to streamline instead of further over-burdening regulation on neighborhood projects.

Having just waited 7 1/2 months for City Planning to rule on the historical merits of a renovation project(none found), I caution against potential further delays caused by the bureaucratic process. City Planners squarely put the blame on the Board of Supervisors for adding steps in the process that create additional backlog in their case load.

There are numbers of frustrated homeowners, developers and architects who bemoan the cumbersome and lengthy process required to pursue a building permit, both in this neighborhood and city-wide, who would join me in asking for any small relief from further over-regulation resulting from new legislation.

Sincerely,
Richard A. Miller
415-552-8678

Ausberry, Andrea

From: Board of Supervisors (BOS)
Sent: Monday, March 09, 2015 12:02 PM
To: BOS-Supervisors; Ausberry, Andrea
Subject: File 150192 FW: Unequivocal support for Corona Heights zoning controls

-----Original Message-----

From: Barbara Hurtig [<mailto:bghurtig@aol.com>]
Sent: Sunday, March 08, 2015 11:49 AM
To: Board of Supervisors (BOS)
Cc: jhoyem@sbcglobal.net
Subject: Unequivocal support for Corona Heights zoning controls

I am sorry that I will not be able to attend the meeting on 3/9 but I am sending you my complete support for initiation of zoning controls to take effect immediately. I've been living in this neighborhood since 1993 and have sadly watched homes being torn down and rebuilt with double or triple units. There was a time when the new homes integrated well into the neighborhood but now they're back to building out for maximum floor space, not enough garage space, and don't integrate with the neighborhood. And I won't even get into the treacherous driving habits of some of these people. I'm certainly not against change but evolution with thought is all I ask for. And frankly, if these were homes that were being built with any sense of esthetics, I would be fine, but they're just very big boxes. They jeopardize the character of our neighborhood, and our city.

Thank you for doing the right thing.

Barbara Hurtig and Ben Willis
56 Levant Street
San Francisco, CA 94114

Ausberry, Andrea

From: Board of Supervisors (BOS)
Sent: Monday, March 09, 2015 12:01 PM
To: BOS-Supervisors; Ausberry, Andrea
Subject: File 150192 FW: For Land Use Committee - Clerk Andrea Ausberry

From: Thomas Vilhauer [<mailto:thomas.vilhauer@gmail.com>]
Sent: Saturday, March 07, 2015 8:43 PM
To: Board of Supervisors (BOS)
Subject: For Land Use Committee - Clerk Andrea Ausberry

To Whom It May Concern:

This note is directed to the Land Use and Zoning Committee and regards supervisor Weiner's proposal to expand the conditional use permit requirements for projects in RH-1,2, or 3 zoned parcels for all projects that would expand over 3000 square feet.

San Francisco is in a housing crisis and we need our city to supply more housing for more people. By requiring small multi unit projects to apply for conditional use permits will create an a protracted political process an obstruct the reasonable construction of additional needed units.

I am a resident of San Francisco and a homeowner. We will make the city more affordable to all by making more housing affordable to all.

Please help the city provide more housing for more people.

Sincerely,

Thomas Vilhauer

Ausberry, Andrea

From: Board of Supervisors (BOS)
Sent: Monday, March 09, 2015 12:00 PM
To: BOS-Supervisors; Ausberry, Andrea
Subject: File 150192 FW: Zoning controls

Follow Up Flag: Follow up
Flag Status: Completed

-----Original Message-----

From: Mathieu [mailto:mathieu_sureau@yahoo.com]
Sent: Saturday, March 07, 2015 8:00 PM
To: Alejandro Celis
Cc: Board of Supervisors (BOS); Q Wu; Dieguito Pachueco
Subject: Re: Zoning controls

I also support this legislation 100%, the neighborhood is already changing at such a fast pace, and will lose its character

Mathieu Sureau co owner 281 states street 94114

Sent from my iPhone

> On Mar 7, 2015, at 5:19 PM, Alejandro Celis <alejandrocelis@msn.com> wrote:
>
> Dear Board of Supervisors,
>
> I want to show my totally 100% support to the Legislation introduced by Supervisor Wiener and ready to be addressed this Monday March 9th at 1:30 pm "Emergency interim zoning control."
>
> Respectfully
> Jose Alejandro Celis
> Home owner of 281 States Street , Corona Heights San Francisco 94114
>
>
>

Ausberry, Andrea

From: Board of Supervisors (BOS)
Sent: Monday, March 09, 2015 12:00 PM
To: BOS-Supervisors; Ausberry, Andrea
Subject: File 150192 FW: Zoning controls

Follow Up Flag: Follow up
Flag Status: Completed

-----Original Message-----

From: Alejandro Celis [<mailto:alejandrocelis@msn.com>]
Sent: Saturday, March 07, 2015 5:19 PM
To: Board of Supervisors (BOS)
Cc: Mathieu Sureau; Q Wu; Dieguito Pachueco
Subject: Zoning controls

Dear Board of Supervisors,

I want to show my totally 100% support to the Legislation introduced by Supervisor Wiener and ready to be addressed this Monday March 9th at 1:30 pm "Emergency interim zoning control."

Respectfully

Jose Alejandro Celis

Home owner of 281 States Street , Corona Heights San Francisco 94114

Ausberry, Andrea

From: Board of Supervisors (BOS)
Sent: Monday, March 09, 2015 12:08 PM
To: BOS-Supervisors; Ausberry, Andrea
Subject: File 150192 FW: 24-26 Ord Court, Appeal #15-011 - Save our mature trees and limit building size

From: Carol Buell [<mailto:carolbuell@att.net>]
Sent: Monday, March 09, 2015 10:06 AM
To: Board of Supervisors (BOS)
Cc: buellorcarol@gmail.com; Scott.Weiner@SFgov.org
Subject: 24-26 Ord Court, Appeal #15-011 - Save our mature trees and limit building size

24-26 Ord Court Appeal #15-011

Since I'm unable to attend the meeting tomorrow, March 9, at City Hall, 1:30 pm, I'm writing to show my support to protect the two trees facing States Street on the 24-26 Ord Court property. These are very mature trees and add much beauty to States Street. If the proposed building is scaled back in size and built away from the sidewalk, saving the trees should be no problem. Let's not make the same mistake and let the developer chop mature trees as they did at the fork of States Street and Corona Community Park. And only a \$500 fine for illegally chopping down 14 trees. \$1,000 per tree at the very least should have been charged because these also were tall, mature trees, and needless to say cannot be replaced.

It doesn't matter how many small trees you have on a street, it's the large trees that add beauty and serenity to a street. These two trees provide a beautiful canopy over the street that you would expect to see in a park and is a special part of States Street because of this. With all the news media regarding our neighborhood more foot traffic is seen exploring the hills and stairs of Corona Heights. In order to conform to the quaintness and uniqueness of Corona Heights with its cottages and small homes, preserving the beauty that we have and limiting the size of new buildings is essential.

One new building at the corner of Ord Street and 17th sold for \$4 million after being vacant for many months. This is out of reach for middle class residents. As the old structures are replaced for newly built ones, let's remember that we need affordable housing for the middle class, otherwise San Francisco will be livable only for the very rich and the homeless. The tech boom may be here now, but everything goes in cycles and there is no guarantee that this situation will last forever.

Do the right thing for the neighborhood and its residents; some like myself have been here almost 30 years. We love Corona Heights and want its uniqueness protected.

Carol Buell
30 Ord Court, #7
San Francisco, CA 94114

Ausberry, Andrea

From: Board of Supervisors (BOS)
Sent: Monday, March 09, 2015 12:07 PM
To: BOS-Supervisors; Ausberry, Andrea
Subject: File 150192FW: Emergency interim zoning controls

From: Bettina Eichel [<mailto:beichel@comcast.net>]
Sent: Sunday, March 08, 2015 6:44 PM
To: Board of Supervisors (BOS)
Subject: Emergency interim zoning controls

Dear Board of Supervisors,

I'm writing to state my support for emergency interim zoning controls on overdevelopment proposed by Scott Wiener. When passed this legislation will immediately stop the proliferation of oversized and unaffordable homes in Corona Heights and Corbett Heights for 18 months while permanent controls are crafted. I believe this legislation is necessary to preserve the character and affordability of these neighborhoods.

Sincerely,

Bettina Eichel

Ausberry, Andrea

From: Board of Supervisors (BOS)
Sent: Monday, March 09, 2015 12:06 PM
To: BOS-Supervisors; Ausberry, Andrea
Subject: file 150192 FW: Support for zoning controls on overdevelopment in Corona and Corbett Heights

From: Lauren Fogel [<mailto:lauren1021@gmail.com>]
Sent: Sunday, March 08, 2015 5:27 PM
To: Board of Supervisors (BOS)
Subject: Support for zoning controls on overdevelopment in Corona and Corbett Heights

Hello,

As a 12-year home-owner in Corona Heights I have been disturbed to see the proliferation of oversized and unaffordable homes in my neighborhood. My own home was built in 1870 and has two huge, multi-unit structures behind it that were built in the '80s. Now I see many more, and significantly larger, multi-unit structures either under or planned for construction on my street. These buildings are truly out of character with the neighborhood and do nothing to help people looking for affordable housing in our increasingly out-of-reach city.

I hope that the Board of Supervisors will agree to stop this rampant and inappropriate development while permanent controls are crafted to better suit our neighborhood.

Many thanks.

Lauren Fogel
270 States Street
SF, CA 94114
415/626-2256

Ausberry, Andrea

From: Board of Supervisors (BOS)
Sent: Monday, March 09, 2015 12:15 PM
To: BOS-Supervisors; Ausberry, Andrea
Subject: File 150192 FW: Support for Interim Zoning Controls in Corona Heights/Corbett Heights

From: Sonja Renner [<mailto:sonja.renner@gmail.com>]
Sent: Monday, March 09, 2015 11:19 AM
To: Board of Supervisors (BOS)
Cc: Wiener, Scott; Power, Andres
Subject: Support for Interim Zoning Controls in Corona Heights/Corbett Heights

Dear Board of Supervisors,

My name is Sonja Renner and I live at 30 Ord Street in San Francisco, which is in the area of Supervisor Wiener's proposed legislation.

Please note that I am not entirely against development in our neighborhood. However, it is quite irritating and frustrating to see developers change the face of Corona Heights without considering the interests of the community. People who moved to Corona Heights have chosen this neighborhood due to some compelling characteristics. We do not only value the diversity of people living here, we also love the lush gardens that are home to a broad variety of plants, flowers, trees and animals (i.e. parrots, mocking birds, humming birds, blue jays).

Building massive single-family homes in Corona Heights/Corbett Heights must stop for several reasons:

1. Allowing developers to make substantial profits at the expense of a long-established community would be a huge mistake! We cannot risk that residential neighborhoods become a concrete jungle.
2. We must not allow people who don't intend to live in our neighborhood get away with destroying the charm of our streets. Reasonably sized and priced houses are what the neighborhood deserves and wants.
3. Building gigantic single-family homes is not sustainable regardless of whether the constructions meet current environmental codes! Let's live up to our reputation and be a role model in terms of environmental stewardship. We owe it to the next generations.
4. It's not a win-win situation: The house next to us (32 Ord St), a charming 1,700 sqft single-family house, has recently been sold with architectural drawings for a 4,976 sqft single-family home (gross surface areas). If this house was developed as planned, it would have a substantial impact on our investment while not even adding new housing units.

I kindly ask the Board of Supervisors to please support Scott Wiener's proposed legislation by voting for interim zoning controls in Corona Heights and Corbett Heights.

Warm regards,

Sonja Renner

--

Sonja Renner

Sonja.Renner@gmail.com

Cell: +1 (415) 728-8698

Ausberry, Andrea

From: Board of Supervisors (BOS)
Sent: Monday, March 09, 2015 12:13 PM
To: Ausberry, Andrea
Subject: File 150192 FW: EVNA unanimous support for Wiener Corona Heights Interim Control legislation
Attachments: EVNA Support Letter Supervisor Wiener Emergnecy Interim Coronoa Heights Zoning Control 20150309.pdf

From: Alan Beach-Nelson, EVNA President [<mailto:alan.beach@evna.org>]
Sent: Monday, March 09, 2015 10:43 AM
To: Farrell, Mark (BOS); Tang, Katy (BOS); Avalos, John (BOS); Wiener, Scott; Elsbernd, Sean; Campos, David (BOS); Board of Supervisors (BOS); Cohen, Malia (BOS); Kim, Jane (BOS); Christensen, Julie (BOS); Breed, London (BOS); Mar, Eric (BOS)
Cc: 'EVNA Board of Directors'; planning@evna.org
Subject: EVNA unanimous support for Wiener Corona Heights Interim Control legislation

Dear Honorable San Francisco Board of Supervisors,

Please find the attached unanimous letter of support for Supervisor Wiener's emergency legislation requiring conditional use authorization for home expansions in and around the Corona Heights neighborhood.

I hope that we can count on you support for this important legislation for our community.

Best,
Alan

alan beach-nelson | president | Castro/Eureka Valley Neighborhood Association
The neighborhood association for the Castro, Upper Market and all of Eureka Valley since 1881
PO Box 14137, San Francisco, CA 94114 | alan.beach@evna.org | 415.244.5152

I encourage you to learn more about Castro/EVNA; become a member at <http://evna.org/join>

Ausberry, Andrea

From: Board of Supervisors (BOS)
Sent: Monday, March 09, 2015 12:12 PM
To: BOS-Supervisors; Ausberry, Andrea
Subject: File 150192 FW: Support for Interim Zoning Controls in Eureka Valley

From: Dirk Aguilar [<mailto:daguilar@gmail.com>]
Sent: Monday, March 09, 2015 9:56 AM
To: Board of Supervisors (BOS)
Cc: Wiener, Scott; Power, Andres
Subject: Support for Interim Zoning Controls in Eureka Valley

Dear Board of Supervisors,

My name is Dirk Aguilar and I live at 30 Ord Street, which is in the area of Supervisor Wiener's proposed legislation.

Please allow me to begin by stating my support for remodels that embrace the character of Corona Heights and that are managed in concert with our community. My support does not extend to massive development that shows no consideration for the long-term interests of our neighborhood - especially if it does not help solve our city's housing challenges anyway.

To our immediate left and right are two large developments: 24-26 and 32 Ord Street. The latter aims at turning a charming 1,700 sqft hillside house into a 4,976 sqft single-family home (gross surface areas). Protecting our home, our neighborhood and helping other neighbors has become a part-time job that is costing us tens of thousands of dollars. Inaction is not an option and in fact it would have been downright dangerous for the structural integrity of our house. The situation has become alarming and we need help right now.

I would like to thank Supervisor Wiener for proposing emergency legislation, that carefully reviews oversize developments without preventing homeowners from expanding their houses to accommodate growing families. It is reasonable, thoughtfully crafted and it meets the needs of many of our neighbors.

I respectfully ask the Board of Supervisors to **please pass this legislation**. Thank you for your attention.

Best regards,

Dirk Aguilar
30 Ord Street
(415) 347-5415

P.S: Objection handling

Our opponents may challenge this legislation on the grounds that new housing needs to be created. Because the before-mentioned developments are not adding any new housing, I argue that they effectively remove three

units from our inventory for about four years. Once these units return, they are going to be exponentially more expensive.

Our opponents may also challenge this proposal on grounds that it further complicates our planning code and that it adds bureaucracy to an already slow planning process. In fact this legislation only targets developments that are larger than 3,000 sqft, which is a very generous threshold in the context of Corona Heights. All other developments continue being subject to the current process.

Ausberry, Andrea

From: Board of Supervisors (BOS)
Sent: Monday, March 09, 2015 12:11 PM
To: BOS-Supervisors; Ausberry, Andrea
Subject: file 150192 FW: Corona Heights Legislation
Attachments: supervisor corona heights 1.pdf; jsu888.vcf

-----Original Message-----

From: Jack Su [<mailto:jsu888@gmail.com>]
Sent: Monday, March 09, 2015 9:54 AM
To: Board of Supervisors (BOS)
Subject: Corona Heights Legislation

Dear Supervisors,

I am opposed to the legislation, but I'm unable to attend the meeting today to voice my opposition in person.
Please see attached letter.

--

Thanks!

Jack

Ausberry, Andrea

From: Board of Supervisors (BOS)
Sent: Monday, March 09, 2015 12:10 PM
To: BOS-Supervisors; Ausberry, Andrea
Subject: File 150192 FW: opposed to Weiner's monster home control legislation

From: Callan Carter [<mailto:callancarter@yahoo.com>]
Sent: Sunday, March 08, 2015 7:20 PM
To: Board of Supervisors (BOS)
Subject: opposed to Weiner's monster home control legislation

I live at 5 Saturn St in the heart of Corona Heights. Scott Weiner's legislation to introduce controls on "monster homes" in my neighborhood does not reflect my wishes. I am opposed to this legislation, both in temporary or permanent form. I urge you to vote against it. Callan Carter, 5 Saturn St, San Francisco, CA 94114

Ausberry, Andrea

From: Board of Supervisors (BOS)
Sent: Monday, March 09, 2015 12:09 PM
To: BOS-Supervisors; Ausberry, Andrea
Subject: file 150192 FW: Interim Zoning Controls - Large Residential Projects in RH-1, RH-2, and RH-3 Zoning Districts

-----Original Message-----

From: Matthew Siroka [mailto:matthew_siroka@yahoo.com]
Sent: Monday, March 09, 2015 9:13 AM
To: Board of Supervisors (BOS)
Cc: Wiener, Scott
Subject: Interim Zoning Controls - Large Residential Projects in RH-1, RH-2, and RH-3 Zoning Districts

To the Board and Land Use Committee:

My family writes to fully support Supervisor Weiner's proposed interim zoning controls. We have seen first hand the intense impacts of rampant development in the corona heights neighborhood. The last two years have seen non-stop construction within just a few blocks of our home. Traffic congestion has increased dramatically, parking has become more scarce and crime has increased.

Interim zoning controls are necessary because these neighborhoods have very little space left for development, and once it is gone, nothing more can be done. These zoning controls will allow for a much needed pause to allow the City to balance the numerous competing needs and interests before proceeding with further development.

If you have any questions please feel to contact me at 415.786.1642

Sincerely,

Matthew Siroka

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: Monday, March 9, 2015

Time: 1:30 p.m.

Location: Legislative Chamber, Room 250, located at City Hall
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

Subject: **File No. 150192.** Resolution imposing interim zoning controls for an 18-month period for parcels in the RH-1, RH-2, and RH-3 zoning districts within a perimeter established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of Assessor's Parcel Block No. 2620, Lot No. 063, the eastern property line of Assessor's Parcel Block No. 2619, Lot No. 001A, and Douglass Street, requiring Conditional Use authorization for any residential development on a vacant parcel that will result in total residential square footage exceeding 3,000 gross square feet; requiring Conditional Use authorization for any new residential development on a developed parcel that will increase the existing gross square footage in excess of 3,000 square feet and by more than 75% without increasing the existing legal unit count, or more than 100% if increasing the existing legal unit count; requiring Conditional Use authorization for residential development that results in greater than 55% total lot coverage; and making environmental findings, including findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made as part of the official public record in this matter, and shall be brought to the attention of the members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton Goodlett Place, Room 244, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board. Agenda information relating to this matter will be available for public review on Friday, March 6, 2015.


for Angela Calvillo, Clerk of the Board

DATED: February 26, 2015
POSTED/PUBLISHED: February 27, 2015

Public Notices

City and County of San Francisco



Edwin M. Lee, Mayor

City and County of San Francisco
Human Services Agency
Request for Proposals #635

Human Services Agency

Department of Human Services
Department of Aging and Adult Services
Trent Rihnor, Executive Director

The City and County of San Francisco Human Services Agency (HSA), Department of Aging and Adult Services (DAAS) is seeking non-profit agencies, other organizations and individuals to provide various Consumer Advocacy Services to seniors and younger adults with disabilities.

Table with 2 columns: Service Category and Estimated Annual Funding. Rows include Health Insurance Counseling and Advocacy Program (HICAP), Home Care Advocacy, Housing Advocacy and Counseling, etc.

The source of funding for these services will be a combination of Federal, State and County revenue. Payment for all services provided in accordance with provisions under these grants shall be contingent upon the availability of Federal, State and County funds for the purpose of providing these services.

Each grant shall have an original term of three (3) years, effective from July 1, 2015 to June 30, 2018. In addition, the Human Services Agency shall have one option to extend the term for a period of one year, which the City may exercise in its sole, absolute discretion.

An RFP packet may be picked up at SFHSA, Office of Contract Management, 1650 Mission Street, Suite 300, on or after February 24, 2015. RFP packets are available on the Internet at http://mission.sfgov.org/OCABidPublication/.

For further information, e-mail Elena Baranoff at elena.baranoff@sfgov.org. Initial due date for responses is March 27, 2015 @3:00 PM.

CNS#2722543

GOVERNMENT

NOTICE OF PUBLIC HEARING LAND USE AND TRANSPORTATION COMMITTEE SF BOARD OF SUPERVISORS MARCH 9, 2015 - 1:30 PM LEGISLATIVE CHAMBER, ROOM 200, CITY HALL

1 DR. CARLTON B. GOODLETT PLACE, SF, CA NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may

attend and be heard: File No. File No. 150192. Resolution imposing interim zoning controls for an 18-month period for parcels in the RH-1, RH-2, and RH-3 zoning districts within a perimeter established by Market Street, Clayton Street,

Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of Assessor's Parcel Block No. 2820, Lot No. 083, the eastern property line of Assessor's Parcel Block No. 2818, Lot No. 001A, and Douglas Street, requiring Conditional Use authorization for any residential development on a vacant parcel that will result in total residential square footage exceeding 3,000 gross square feet requiring Conditional Use authorization for any residential development on a developed parcel that will increase the existing gross square footage in excess of 3,000 square feet and by more than 75% without increasing the existing legal unit count, or more than 100% if increasing the existing legal unit count; requiring Conditional Use authorization for residential development that results in greater than 65% total lot coverage; and making environmental findings, including findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1. In accordance with Administrative Code Section SF 7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made as part of the official public record in this matter, and shall be brought to the attention of the members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton Goodlett Place, Room 244, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board. Agenda information relating to this matter will be available for public review on Friday March 6, 2015. Angela Calvillo, Clerk of the Board

NOTICE OF REGULAR MEETING SF BOARD OF SUPERVISORS LAND USE AND TRANSPORTATION COMMITTEE MARCH 2, 2015 - 1:30 PM CITY HALL,

LEGISLATIVE CHAMBER RM 260 1 DR. CARLTON B. GOODLETT PL. SF, CA 94102 The agenda packet and legislative files are available at www.sfbos.org, in Rm 244 at the address listed above, or by calling (415) 654-5184.

ADVERTISEMENT FOR BIDS CITY & COUNTY OF SAN FRANCISCO PUBLIC UTILITIES COMMISSION INFRASTRUCTURE DIVISION Peninsula Vegetation Removal Contract No. WD-2654 Sealed bids will be received at 525 Golden Gate Avenue, 3rd Floor - Tuolumne Room, SF, CA 94102, until 2:00 PM, on April 2, 2015. Hard copy versions of plans, specifications and bidding documents are available at 525 Golden Gate Avenue, 1st Floor, Customer Service Desk, SF, CA 94102 for a non-refundable \$100 fee paid by cash or by check payable to SFPUC; Call (415) 551-4603 for further information. A CD version is available for a fee of \$10. Visit http://sfwater.org/contracts for updates. This contract requires bidder pre-qualification by the SFPUC. Only contractors who have successfully completed the pre-qualification process for the category of work titled: "Habitat Development Projects", as posted at http://sfwater.org/pre-qualify, will be allowed to submit bids for this contract. On March 27, 2007, the SFPUC adopted a Project Labor Agreement (the "PLA") for its Water System Improvement Program of which this Project, CUW8802, is a part. A copy of the PLA is included as Document 00806 in the contract documents. Bidders are advised that the PLA is incorporated into and made a part of any contract awarded for Project CUW8802. Peninsula Vegetation Removal, Contract No. WD-2654 is a part of CUW8802. On July 1, 2014, the registration program under section 1725.5 of the California Labor Code went into effect. This program requires that all contractors

and subcontractors who bid or work on a public works project register and pay an annual fee to the California Department of Industrial Relations ("DIR"). Effective March 1, 2015, no contractor or subcontractor may be listed in a bid for a public works project unless registered with the DIR as required by Labor Code section 1725.5 (with limited exceptions from this requirement for bid purposes only under Labor Code section 1771.1(a)). Effective April 1, 2015, no contractor or subcontractor may be awarded a contract for public work on a public works project unless registered with the DIR pursuant to Labor Code section 1725.5. This Project is subject to compliance monitoring and enforcement of prevailing wage requirements by the California Department of Industrial Relations and the San Francisco Office of Labor Standards Enforcement. The objective of the project is to remove non-native trees from approximately 48 acres and restore approximately 0.5 acre of wetlands within the SFPUC Watershed located in unincorporated San Mateo County. The work is to be performed in San Mateo County, CA. The Engineer's estimate is \$5,000,000. The Contract will be awarded to the lowest responsible and responsive bidder. Bid discounts may be applied as per San Francisco Administrative Code Chapter 14B. The LBE subcontracting goal is 11%. Both San Francisco Small & Micro-BEs and SFPUC-BEs Firms certified by SF Contract Monitoring Division can be utilized to meet this requirement. Please contact Edward Fong at 415-254-3169 for further information. Subcontracting opportunities may include, but not limited, to the following major types of work: hauling, earthwork, grading and landscaping. Interested bidders are encouraged to attend a pre-bid and contractor networking conference to be held at Water Supply & Treatment

Division Headquarters, 1000 El Camino Real, Millbrae, CA 94030, Largo Conference Room at 10:00 A.M. on March 17, 2015. Prime bidder's attendance at this conference is worth 16 points toward Chapter 14B "Good Faith Outreach" requirements. Bidders must achieve at least 80 points (out of a possible 100 points), as determined by CMO, to be deemed compliant with the "Good Faith Outreach" requirements, unless bidder is exempt from performing good faith outreach efforts under Section 14B.8(b) of the Administrative Code. Site inspection will be held immediately following the pre-bid conference on March 17, 2015. A Class "A" California Contractors License is required to bid. Furthermore, each listed subcontractor must possess appropriate active licenses for the work each subcontractor will be performing. In accordance with San Francisco Administrative Code Chapter 5, no bid is accepted and no contract in excess of \$400,000 is awarded by the City and County of San Francisco until such time as (a) the General Manager, SFPUC recommends the contract for award and (b) the SFPUC then adopts a resolution awarding the contract. Pursuant to Chapter Section 5.105, all contract awards are subject to certification by the Controller as to the availability of funds. Bidders are hereby advised that the Contractor to whom the Contract is awarded must be certified by the Contract Monitoring Division as being in compliance with the Equal Benefits Provisions of Chapter 12B of the City's Administrative Code within two weeks after notification of award by the SFPUC General Manager. If a bidder objects on any ground to any bid specification or legal requirement imposed by this Advertisement for Bids, the bidder shall, no later than the 10th working day prior to the date of Bid opening, provide written notice to the Manager, Contract Administration Bureau, setting forth with specificity the grounds for the objection.

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City	SAN FRANCISCO	Fax	4155547714
State - Zip	CA - 94102		

Product Information

Legal GOVERNMENT - GOVT PUBLIC NOTICE

Order Information

Attention Name Andrea A

Billing Reference No.

Ad Description Interim Control 150192 3/9/15

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Special Instructions

Orders Created

Order No.	Newspaper Name	Publishing Dates	Ad	Price Description	Price	Ad Status
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**NOTICE OF PUBLIC HEARING
 LAND USE AND TRANSPORTATION COMMITTEE
 SF BOARD OF SUPERVISORS
 MARCH 9, 2015 - 1:30 PM
 LEGISLATIVE CHAMBER, ROOM 250, CITY HALL
 1 DR. CARLTON B. GOODLETT PLACE, SF, CA**

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard: **File No. File No. 150192. Resolution imposing interim zoning controls for an 18-month period for parcels in the RH-1, RH-2, and RH-3 zoning districts within a perimeter established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of Assessor's Parcel Block No. 2620, Lot No. 063, the eastern property line of Assessor's Parcel Block No. 2619, Lot No. 001A, and Douglass Street, requiring Conditional Use authorization for any residential development on a vacant parcel that will result in total residential square footage exceeding 3,000 gross square feet; requiring Conditional Use authorization for any new residential**

development on a developed parcel that will increase the existing gross square footage in excess of 3,000 square feet and by more than 75% without increasing the existing legal unit count, or more than 100% if increasing the existing legal unit count; requiring Conditional Use authorization for residential development that results in greater than 55% total lot coverage; and making environmental findings, including findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1. In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made as part of the official public record in this matter, and shall be brought to the attention of the members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton Goodlett Place, Room 244, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board. Agenda information relating to this matter will be available for public review on Friday, March 6, 2015. Angela Calvillo, Clerk of the Board

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**LAND USE & ECONOMIC DEVELOPMENT COMMITTEE
NOTICE REVIEW**

Legislative File No.

150192

Interim Zoning Controls - Large Residential Projects in RH-1, RH-2,
and RH-3 Zoning Districts

Initial:



Initial:



Date:

February 25, 2015

Publishing Logistics

Hearing Date: Mar. 9

Notice Must be Submitted: Feb. 26 by 12:00 p.m.

Notice Must be Mailed: N/A

Notice Will Publish: Feb. 27

Introduction Form

By a Member of the Board of Supervisors or the Mayor

Time stamp
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee.
An ordinance, resolution, motion, or charter amendment.
- 2. Request for next printed agenda without reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning "Supervisor [] inquires"
- 5. City Attorney request.
- 6. Call File No. [] from Committee.
- 7. Budget Analyst request (attach written motion).
- 8. Substitute Legislation File No. []
- 9. Request for Closed Session (attach written motion).
- 10. Board to Sit as A Committee of the Whole.
- 11. Question(s) submitted for Mayoral Appearance before the BOS on []

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission Youth Commission Ethics Commission
- Planning Commission Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative

Sponsor(s):

Supervisor Wiener

Subject:

Interim Zoning Controls - Large Residential Projects in RH-1, RH-2, and RH-3 Zoning Districts

The text is listed below or attached:

Resolution imposing interim zoning controls for an 18-month period for parcels in the RH-1, RH-2, and RH-3 zoning districts within a perimeter established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of parcel 2620/063, the eastern property line of parcel 2619/001A, and Douglass Street, requiring Conditional Use authorization for any residential development on a vacant parcel that will result in total residential square footage exceeding 3,000 gross square feet; requiring Conditional Use authorization for any new residential development on a developed parcel that will increase the existing gross square footage in excess of 3,000 square feet and by more than 75% without increasing the existing legal unit count, or more than 100% if increasing the existing legal unit count; and requiring Conditional Use authorization for residential development that results in greater than 55% total lot coverage; and making environmental findings, and findings of consistency with the General Plan and with the eight priority policies of Planning Code, Section 101.1.

Signature Sponsoring Supervisor: Sc Hickey

For Clerk's Use Only: