

File No. 150586

Committee Item No. 1
Board Item No. 16

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use & Transportation

Date SEPT 14, 2015

Board of Supervisors Meeting

Date September 29, 2015

Cmte Board

- | | | |
|-------------------------------------|-------------------------------------|--|
| <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 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 |
| <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 checked="" type="checkbox"/> | Public Correspondence |

OTHER (Use back side if additional space is needed)

<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____

Completed by: Andrea Ausberry Date SEPT 10, 2015
Completed by: _____ Date _____

[Planning Code, Zoning Map - Rezoning a Portion of Daggett Street to Public Use/Open Space Zoning]

Ordinance amending the Planning Code by revising the Zoning Map to rezone a portion of Daggett Street between 16th Street and 7th Street from Urban Mixed Use/68-X Height and Bulk District to Public/Open Space as part of the establishment of Daggett Park; and making findings under the California Environmental Quality Act, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

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

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

Section 1. Findings.

(a) As San Francisco continues to grow and develop, the need increases for well-maintained public open spaces that meet the demands of existing and new residents, workers, and visitors. The Showplace Square/Potrero Hill Area Plan, a part of the Eastern Neighborhoods Area Plan, identifies the need for additional open space to enhance livability in the Plan Area.

(b) In order to provide these new open spaces, significant funding beyond existing City resources is necessary to acquire, develop, and maintain the necessary new open spaces. One potential source of funds is new residential development that could contribute to the capital costs of open space. New residential development directly impacts the existing park

1 sites with its influx of new residents. Therefore, new development in the Eastern
2 Neighborhoods is required under Planning Code Section 423 to pay the Eastern
3 Neighborhoods Infrastructure Impact Fee directly into the Eastern Neighborhoods Public
4 Benefit Fund to, among other infrastructure improvements, acquire and/or construct new open
5 space. Alternatively, project sponsors may propose to directly provide community
6 improvements to the City in lieu of fee payments. In such a case, the Planning Commission
7 may enter into an in-kind improvement agreement with the sponsor and issue a fee waiver for
8 the Eastern Neighborhoods Infrastructure Impact Fee in the amount of the cost of the
9 acquisition of property and/or proposed improvements.

10 (c) The Eastern Neighborhoods Streets and Open Space Concept Plan (Appendix A3
11 of the 2008 Showplace Square/Potrero Hill Area Plan) identified as a priority and significant
12 opportunity for new open space the approximately one-acre one block section of Daggett
13 Street between 16th and 7th Streets, owned by the Port of San Francisco and subject to the
14 public trust. Policies 5.1.1 and 5.1.2 of the Showplace Square/Potrero Hill Area Plan (2009)
15 call for the City to “[i]dentify opportunities to create new public parks and open spaces and
16 provide at least one new public park or open space serving the Showplace/Potrero” and
17 “[r]equire new residential development and commercial development to provide, or contribute
18 to the creation of publicly accessible open space.” In addition, the Showplace Open Space
19 Plan (2010) identified Daggett Street as a potential location for open space to fulfill the goals
20 of the Showplace Square/Potrero Hill Area Plan.

21 (d) On January 27, 2009, the City issued an “Eastern Neighborhoods Infrastructure
22 Prioritization Memorandum of Understanding” (“ENMOU”) between seven City agencies. This
23 MOU listed the implementation of one new open space project in the Showplace Square area
24 (generally bounded by 16th Street to the south, 7th Street to the northeast, Bryant Street to the
25 northwest, and Potrero Avenue to the west) as one of the seven priority projects for funding in

1 the Eastern Neighborhoods. On July 18, 2011, in Motion No. 2011-6-1, and June 15, 2015, in
2 Motion No. 2015-06-05, at duly noticed public meetings, the ENCAC supported the use of a
3 portion of the Eastern Neighborhoods Infrastructure Impact fee that the Project Sponsor owed
4 via an In-Kind Agreement between the City and Project Sponsor, as set forth in Planning
5 Code Section 423.3, to be allocated to the construction of the open space improvements. The
6 ENCAC recommended this action to the Planning Commission and Board of Supervisors.
7 Copies of these motions are on file with the Clerk of the Board in File No. 150644.

8 (e) On September 7, 2012, the Interagency Planning and Implementation Committee
9 ("IPIC") agreed with this recommendation.

10 (f) In 2012, the Planning Commission and Archstone Daggett Place, LLC ("Project
11 Sponsor"), which plans to develop a 453-unit rental development project on the properties
12 abutting Daggett Street, entered into an in-kind agreement to build a new open space on a
13 portion of Daggett Street in exchange for a waiver of a portion of its Eastern Neighborhoods
14 Infrastructure Impact Fee. The Planning Commission and the Project Sponsor entered into
15 the 1000 16th Street In-Kind Improvement Agreement dated as of November 29, 2012 (the
16 "In-Kind Agreement"). Project Sponsor will provide the additional cost of construction of the
17 open space improvements and maintenance of the open space as a gift to the City. On
18 November 29, 2012 and July 9, 2015, at duly noticed public hearings, the Planning
19 Commission, in Resolution Nos. 18752 and 19410 approved an In-Kind Agreement and an
20 amended In-Kind Agreement, respectively (collectively referred to herein as the "In-Kind
21 Agreements"). Copies of these resolutions and the In-Kind Agreements are on file with the
22 Clerk of the Board in File No.150644.

23 (g) The Showplace Square/Potrero Hill area will benefit greatly from this new local
24 amenity, facilitated by the Project Sponsor's adjacent new residential development, as
25

1 adequate resources have not been available to fund a significant new open space in this Plan
2 Area.

3 (h) Daggett Street, which was transferred to the City under the Burton Act, was subject
4 to the public trust and placed in the jurisdiction of the Port of San Francisco. In order to
5 support new open space uses on Daggett Street, the City worked with the Port and California
6 State Lands Commission to lift the public trust from Daggett Street in exchange for the City's
7 payment of the appraised fair market value of \$1,675,000 to the Port. In exchange for such
8 payment, the Port agreed to remove the public trust and transfer jurisdiction of Daggett Street
9 to the City.

10 (i) Once construction of the open space improvements is complete, jurisdiction over
11 the portion of Daggett Street that will be vacated (the "Vacation Area") and will transfer to the
12 Real Estate Division of the Office of the City Administrator ("RED"). RED will manage the
13 Vacation Area as a public open space and intends to request the Board to designate the
14 Vacation Area as a City Plaza under Administrative Code Section 94, the San Francisco
15 Plaza Program, once RED has identified a steward for the Board's consideration and
16 approval. The Vacation Area is proposed to be zoned as public/open space use, while the
17 remaining street right-of-way portion of Daggett Street will continue as a public street under
18 the jurisdiction of Public Works.

19 (j) To facilitate establishment of the Daggett Park open space, this legislation would
20 conditionally change the zoning of a portion of Daggett Street between 16th Street and 7th
21 Street from the adjacent zoning district of UMU (Urban Mixed Use)/68-X Height and Bulk
22 District to P (Public)/OS (Open Space). This zoning change would become operative on the
23 effective date of the street vacation of the northern portion of this street segment in
24 accordance with Public Works Code Section 787 and California Streets and Highways Code
25 Sections 8300 et seq. The street vacation, Public Works SUR Map No. 2015-002 showing the

1 area to be vacated, and other related approvals and actions are in companion legislation on
2 file with the Board of Supervisors in Clerk's File No. 150644 and incorporated herein by
3 reference.

4 (k) For purposes of the actions set forth in this legislation, the Board adopts the
5 California Environmental Quality Act ("CEQA") (Public Resources Code Sections 21000 et
6 seq.) findings that it adopted in companion legislation on file with the Clerk of the Board of
7 Supervisors File No. 150644, and incorporated herein by reference.

8 (l) On July 2, 2015, the Planning Commission, in Resolution No. 19406, adopted
9 findings that the actions contemplated in this ordinance are consistent, on balance, with the
10 City's General Plan and eight priority policies of Planning Code Section 101.1. The Board
11 adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the
12 Board of Supervisors in File No. 150586, and is incorporated herein by reference.

13 (m) In Resolution No. 19406, the Planning Commission also determined, in
14 accordance with Planning Code Section 302, that the ordinance will serve the public
15 necessity, convenience, and general welfare. The Board adopts this determination as its own.
16

17 Section 2. Under Sections 106 and 302(c) of the Planning Code, the Zoning Map of
18 the City and County of San Francisco is amended as follows:

<u>Property Location</u>	<u>Zoning District</u>	<u>Zoning District</u>	<u>Sheet</u>
	<u>To Be Superseded</u>	<u>Hereby Approved</u>	
The northerly portion of Daggett Street between 16th and 7th Streets as shown in Public Works	UMU	P	ZN08

1 SUR Map No. 2015-002.

2				
3				
4	<u>Property Location</u>	<u>Height District</u>	<u>Height & Bulk District</u>	<u>Sheet</u>
5		<u>To Be Superseded</u>	<u>Hereby Approved</u>	

6				
7	The northerly portion of	68-X	OS	HT08
8	Daggett Street between			
9	16th and 7th Streets as			
10	shown in Public Works			
11	SUR Map No. 2015-002.			

12

13 Section 3. Effective and Operative Date. This ordinance shall become effective 30

14 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor

15 returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it,

16 or the Board of Supervisors overrides the Mayor's veto of the ordinance. The zoning changes

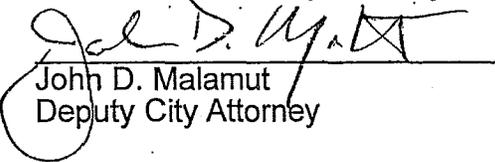
17 set forth in this ordinance shall be conditional and become operative only upon the effective

18 date of the street vacation of the northerly portion of Daggett Street between 16th and 7th

19 Streets in accordance with Public Works Code Section 787 and California Streets and

20 Highways Code Sections 8300 et seq.

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

23 By: 
 24 John D. Malamut
 Deputy City Attorney

25 n:\land\as2015\1500868\01044024.doc

LEGISLATIVE DIGEST
(Substituted 9/8/2015)

[Planning Code, Zoning Map – Rezoning a Portion of Daggett Street to Public Use/Open Space Zoning]

Ordinance amending the Planning Code by revising the Zoning Map to rezone a portion of Daggett Street between 16th Street and 7th Street from Urban Mixed Use/68-X Height and Bulk District to Public/Open Space as part of the establishment of Daggett Park; and making findings under the California Environmental Quality Act, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Existing Law

Daggett Street between 16th and 7th Streets is currently zoned UMU (Urban Mixed Use) with a height and bulk district of 68 feet-X bulk. This zoning reflects the zoning designation of the properties adjacent to both sides of the street.

Amendments to Current Law

This legislation would rezone the northerly portion of Daggett Street between 16th and 7th Streets to P (Public) use and a height/bulk designation of OS (Open Space). The rezoning would be conditioned upon the final and effective date of companion legislation that proposes to vacate this portion of this Street in accordance with local law and the California Streets and Highways Code. The ordinance also would make findings under the California Environmental Quality Act, the City's General Plan, the eight priority policies of Planning Code Section 101.1, and the public necessity findings of Planning Code Section 302.

Background Information

This legislation would facilitate implementation of the Daggett Park project as identified in the Showplace Square Open Space Plan, which is a component of the Eastern Neighborhoods Area Plan.

n:\land\as2015\9690086\01020558.doc



SAN FRANCISCO PLANNING DEPARTMENT

July 6, 2015

Ms. Angela Calvillo, Clerk
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: **Transmittal of Planning Case No. 2015-007030MAP**
Rezoning of a Portion of the Daggett Street Right-of-Way
Board File No. 150586
Planning Commission Recommendation: *Recommend Approval*

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Dear Ms. Calvillo:

On July 2, 2015, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance;

The proposed Ordinance would amend the Zoning Map Sheet ZN08 and Height Map Sheet HT08 of the City and County of San Francisco to rezone the Daggett Street Right-of-Way from Urban Mixed Use (UMU)/68-X Height and Bulk to Public (P)/Open Space (OS).

The proposed Ordinance received California Environmental Quality Act ("CEQA") clearance under Planning Department Case No. 2003.0527E Daggett Place Final Environmental Impact Report.

At the July 2nd hearing, the Commission adopted Resolution Number 19406 with a recommendation of approval to the Board of Supervisors for the proposed rezoning of a portion of the Daggett Street right-of-way.

Please find attached documents relating to the Commission's action. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,

John Rahaim
Director of Planning

cc: Supervisor Cohen

Attachments [one copy of each of the following]
Planning Commission Resolution Number 19406



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 19406

HEARING DATE JULY 2, 2015

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Project Name: Rezoning of Portion of the Daggett Street Right-of-Way to Public Use/Open Space Zoning

Case Number: 2015-007030MAP [Board File No. 150586]

Initiated by: Supervisor Cohen

Staff Contact: Steve Wertheim, Citywide Planning
steve.wertheim@sfgov.org, 415-558-6612

Reviewed by: Adam Varat, Senior Planner
adam.varat@sfgov.org, 415-558-6405

Recommendation: Recommend Approval of the Draft Ordinance

RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT A PROPOSED ORDINANCE AMENDING THE PLANNING CODE AND ZONING MAP TO REZONE A PORTION OF DAGGETT STREET BETWEEN 16TH STREET AND 7TH STREET FROM URBAN MIXED USE/68-X HEIGHT AND BULK DISTRICT TO PUBLIC USE/OPEN SPACE AS PART OF THE ESTABLISHMENT OF THE DAGGETT PARK; AND MAKING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN, AND THE EIGHT PRIORITY POLICIES OF PLANNING CODE, SECTION 101.1.

PREAMBLE

WHEREAS, on June 2, 2015 Supervisor Cohen (hereafter "legislative sponsor") introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 150586 that would amend the Zoning Map Sheet ZN08 and Height Map Sheet HT08 of the City and County of San Francisco to rezone the Daggett Street Right-of-Way from Urban Mixed Use (UMU)/68-X Height and Bulk to Public (P)/Open Space (OS); and affirming the Planning Department's determination under the California Environmental Quality Act, and making findings of consistency with the General Plan, Planning Code Section 302 and the eight priority policies of Planning Code, Section 101.1; and

Whereas, on July 2, 2015, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance and recommended approval of the proposed Ordinance; and

Whereas, the Planning Department (hereinafter "Department") determined that the Project received California Environmental Quality Act (CEQA) clearance under Planning Department Case No. 2003.0527 Daggett Place Final Environmental Impact Report, and that no further environmental review is necessary; and

Whereas, the Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties; and

Whereas, all pertinent documents may be found in the files of the Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

Whereas, the Commission has reviewed the proposed Ordinance; and

MOVED, that the Commission hereby recommends that the Board of Supervisors recommends approval of the proposed Ordinance and adopts the attached Draft Resolution to that effect.

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. As San Francisco continues to grow and develop, the need increases for well-maintained public open spaces that meet the demands of existing and new residents, workers, and visitors. The Showplace Square/Potrero Hill Area Plan, a part of the Eastern Neighborhoods Area Plan, identifies the need for additional open space to enhance livability in the Plan Area.
2. The June 2010 Showplace Square Open Space Plan identified a significant opportunity for new open space on the approximately one-acre section of Daggett Street between 16th and 7th Streets, owned by the Port of San Francisco and subject to the public trust. The Eastern Neighborhoods Community Advisory Community (ENCAC), as well as various City agencies, recommended use of the Eastern Neighborhoods Infrastructure Impact Fee to support a new open space on this publicly-owned site.
3. In 2012, the Planning Commission and Archstone Daggett Place, LLC ("Project Sponsor"), which is developing a 453-unit rental development project, entered into an in-kind agreement on the properties abutting Daggett Street, to build a new open space and shared public way in this location in exchange for a waiver of a portion of its Eastern Neighborhoods Infrastructure Impact Fee. The Planning Commission and the Project Sponsor entered into the 1000 16th Street In-Kind Improvement Agreement dated as of November 29, 2012 (the "In-Kind Agreement"). Project Sponsor will provide the additional cost of construction of the initial park improvements and shared public way and maintenance of the open space as a gift to the City.
4. The rezoning of the Daggett Street right-of-way to Public/Open Space is an essential part of ensuring that this land remains a park in perpetuity.
5. **General Plan Compliance.** The proposed Ordinance is consistent with the following Objectives and Policies of the General Plan

RECREATION AND OPEN SPACE ELEMENT

OBJECTIVE 2

INCREASE RECREATION AND OPEN SPACE TO MEET THE LONG-TERM NEEDS OF THE CITY AND BAY REGION

Policy 2.1

Prioritize acquisition of open space in high needs areas.

SHOWPLACE SQUARE/POTRERO HILL AREA PLAN

OBJECTIVE 5.1

PROVIDE PUBLIC PARKS AND OPEN SPACES THAT MEET THE NEEDS OF RESIDENTS, WORKERS, AND VISITORS

Policy 5.1

Identify opportunities to create new public parks and open spaces and provide at least one new public park or open space serving the Showplace/Potrero.

Policy 5.2

Require new residential development and commercial development to provide, or contribute to the creation of publicly accessible open space.

6. **Planning Code Section 101 Findings.** The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

The proposed Ordinance would likely benefit neighborhood-serving retail, as the proposed Daggett Park would be a place for the community to congregate, and therefore may improve opportunities for resident employment in and ownership of neighborhood-serving retail.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

The proposed Ordinance would improve neighborhood character by providing a new public park.

3. That the City's supply of affordable housing be preserved and enhanced;

The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

The proposed Ordinance will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Resolution

HEARING DATE JULY 2, 2015

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Project Name: Rezoning of Portion of the Daggett Street Right-of-Way to Public Use/Open Space Zoning
Case Number: 2015-007030MAP [Board File No. 150586]
Initiated by: Supervisor Cohen
Staff Contact: Steve Wertheim, Citywide Planning
steve.wertheim@sfgov.org, 415-558-6612
Reviewed by: Aaron Starr, Director of Legislative Affairs
aaron.starr@sfgov.org, 415-558-6362
Recommendation: Recommend Approval of the Draft Ordinance

RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT A PROPOSED ORDINANCE AMENDING THE PLANNING CODE AND ZONING MAP TO REZONE A PORTION OF DAGGETT STREET BETWEEN 16TH STREET AND 7TH STREET FROM URBAN MIXED USE/68-X HEIGHT AND BULK DISTRICT TO PUBLIC USE/OPEN SPACE AS PART OF THE ESTABLISHMENT OF THE DAGGETT PARK; AND MAKING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN, AND THE EIGHT PRIORITY POLICIES OF PLANNING CODE, SECTION 101.1.

PREAMBLE

WHEREAS, on June 2, 2015 Supervisor Cohen (hereafter "legislative sponsor") introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 150586 that would amend the Zoning Map Sheet ZN08 and Height Map Sheet HT08 of the City and County of San Francisco to rezone the Daggett Street Right-of-Way from Urban Mixed Use (UMU)/68-X Height and Bulk to Public (P)/Open Space (OS); and affirming the Planning Department's determination under the California Environmental Quality Act, and making findings of consistency with the General Plan, Planning Code Section 302 and the eight priority policies of Planning Code, Section 101.1; and

Whereas, on July 2, 2015, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance and recommended approval of the proposed Ordinance; and

Whereas, the Planning Department (hereinafter "Department") determined that the Project received California Environmental Quality Act (CEQA) clearance under Planning Department Case No. 2003.0527 Daggett Place Final Environmental Impact Report, and that no further environmental review is necessary; and

Whereas, the Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties; and

Whereas, all pertinent documents may be found in the files of the Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

Whereas, the Commission has reviewed the proposed Ordinance; and

MOVED, that the Commission hereby recommends that the Board of Supervisors recommends approval of the proposed Ordinance and adopts the attached Draft Resolution to that effect.

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. As San Francisco continues to grow and develop, the need increases for well-maintained public open spaces that meet the demands of existing and new residents, workers, and visitors. The Showplace Square/Potrero Hill Area Plan, a part of the Eastern Neighborhoods Area Plan, identifies the need for additional open space to enhance livability in the Plan Area.
2. The June 2010 Showplace Square Open Space Plan identified a significant opportunity for new open space on the approximately one-acre section of Daggett Street between 16th and 7th Streets, owned by the Port of San Francisco and subject to the public trust. The Eastern Neighborhoods Community Advisory Community (ENCAC), as well as various City agencies, recommended use of the Eastern Neighborhoods Infrastructure Impact Fee to support a new open space on this publicly-owned site.
3. In 2012, the Planning Commission and Archstone Daggett Place, LLC ("Project Sponsor"), which is developing a 453-unit rental development project, entered into an in-kind agreement on the properties abutting Daggett Street, to build a new open space and shared public way in this location in exchange for a waiver of a portion of its Eastern Neighborhoods Infrastructure Impact Fee. The Planning Commission and the Project Sponsor entered into the 1000 16th Street In-Kind Improvement Agreement dated as of November 29, 2012 (the "In-Kind Agreement"). Project Sponsor will provide the additional cost of construction of the initial park improvements and shared public way and maintenance of the open space as a gift to the City.
4. The rezoning of the Daggett Street right-of-way to Public/Open Space is an essential part of ensuring that this land remains a park in perpetuity.
5. **General Plan Compliance.** The proposed Ordinance is consistent with the following Objectives and Policies of the General Plan

RECREATION AND OPEN SPACE ELEMENT

OBJECTIVE 2

INCREASE RECREATION AND OPEN SPACE TO MEET THE LONG-TERM NEEDS OF THE CITY AND BAY REGION

Policy 2.1

Prioritize acquisition of open space in high needs areas.

SHOWPLACE SQUARE/POTRERO HILL AREA PLAN

OBJECTIVE 5.1

PROVIDE PUBLIC PARKS AND OPEN SPACES THAT MEET THE NEEDS OF RESIDENTS, WORKERS, AND VISITORS

Policy 5.1

Identify opportunities to create new public parks and open spaces and provide at least one new public park or open space serving the Showplace/Potrero.

Policy 5.2

Require new residential development and commercial development to provide, or contribute to the creation of publicly accessible open space.

6. **Planning Code Section 101 Findings.** The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:
1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;
The proposed Ordinance would likely benefit neighborhood-serving retail, as the proposed Daggett Park would be a place for the community to congregate, and therefore may improve opportunities for resident employment in and ownership of neighborhood-serving retail.
 2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;
The proposed Ordinance would improve neighborhood character by providing a new public park.
 3. That the City's supply of affordable housing be preserved and enhanced;
The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing.
 4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;
The proposed Ordinance will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.
 5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for

resident employment and ownership in these sectors be enhanced;

The proposed Ordinance would not adversely affect our industrial and service sectors or future opportunities for resident employment and ownership in these sectors.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The proposed Ordinance would not have an impact on City's preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

The proposed Ordinance would not adversely affect the City's landmarks and historic buildings.

8. That our parks and open space and their access to sunlight and vistas be protected from development;

The proposed Ordinance would help facilitate the creation of a new City park, and would not have an impact on other parks and open spaces and their access to sunlight and vistas.

8. **Planning Code Section 302 Findings.** The Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby recommends that the Board ADOPT the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on July 2, 2015.

Jonas Ionin
Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED: July 2, 2015

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

TO: Monique Moyer, Executive Director, Port
Mohammed Nuru, Director, Public Works
John Updike, Real Estate

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

DATE: June 30, 2015

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following substitute legislation, introduced by Supervisor Cohen on June 16 2015:

File No. 150586

Ordinance amending the Planning Code by revising the Zoning Map to rezone a portion of Daggett Street between 16th Street and 7th Street from Urban Mixed Use/68-X Height and Bulk District to Public Use/Open Space as part of the establishment of Daggett Park; and making findings under the California Environmental Quality Act, and 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: Amy Quesada, Commission Secretary
Frank Lee, Secretary to Director

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

June 29, 2015

Planning Commission
Attn: Jonas Ionin
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Commissioners:

On June 16, 2015, Supervisor Cohen introduced the following legislation:

File No. 150586

Ordinance amending the Planning Code by revising the Zoning Map to rezone a portion of Daggett Street between 16th Street and 7th Street from Urban Mixed Use/68-X Height and Bulk District to Public Use/Open Space as part of the establishment of Daggett Park; and making findings under the California Environmental Quality Act, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

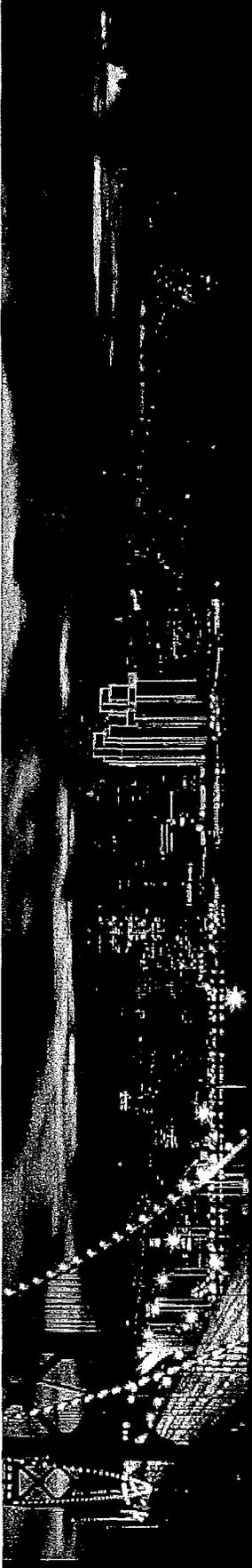
The proposed ordinance is being transmitted pursuant to Planning Code Section 302(b) for public hearing and recommendation. The ordinance is pending before the Land Use and Transportation Committee and will be scheduled for hearing upon receipt of your response.

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

c: John Rahaim, Director of Planning
Aaron Starr, Acting Manager of Legislative Affairs
AnMarie Rodgers, Senior Policy Manager
Scott Sanchez, Zoning Administrator
Sarah Jones, Chief, Major Environmental Analysis
Jeanie Poling, Environmental Planning
Joy Navarrete, Environmental Planning

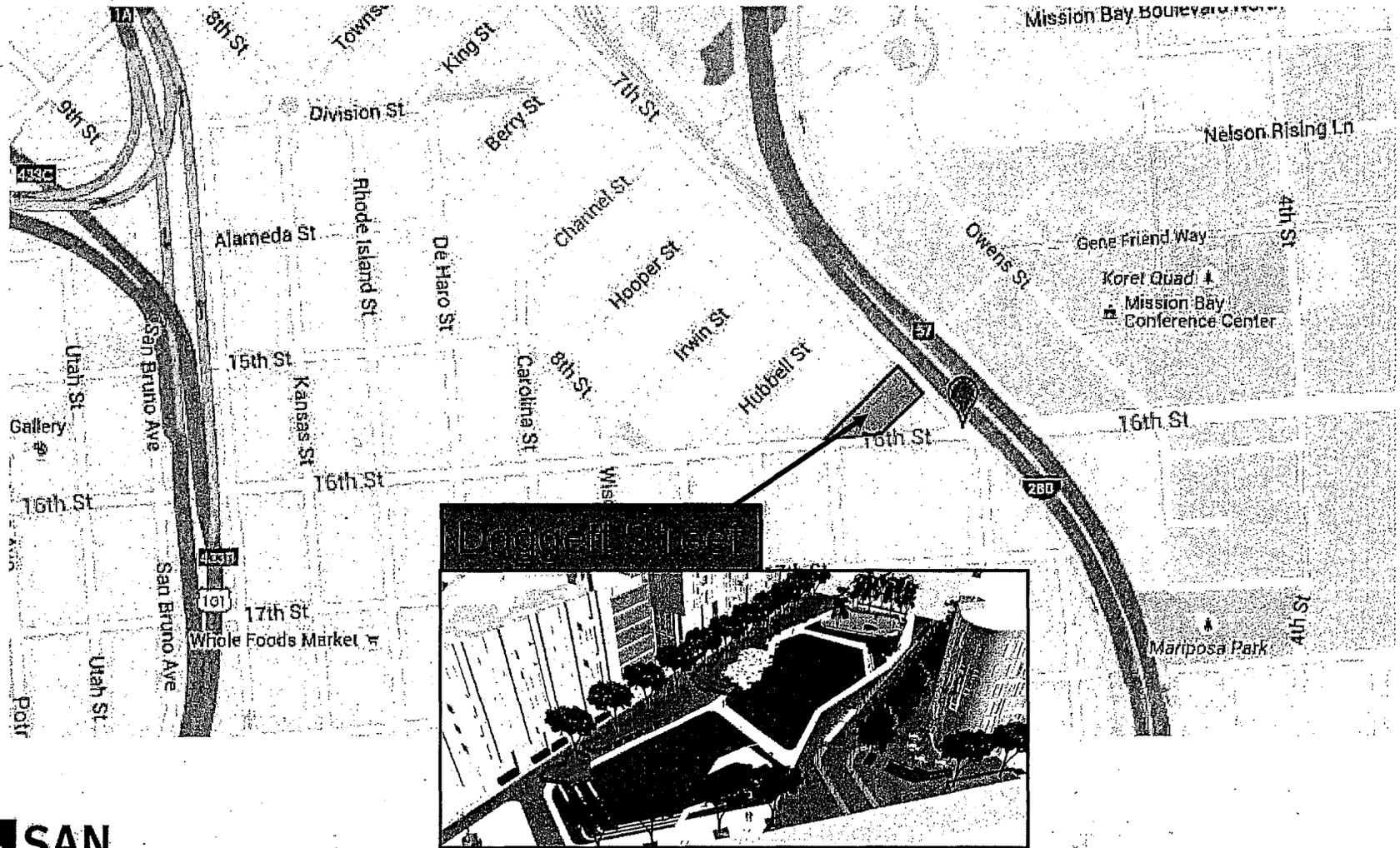


Daggett Shared Public Way and Open Space

SF Board Of Supervisors Land Use Committee
September 14th, 2015

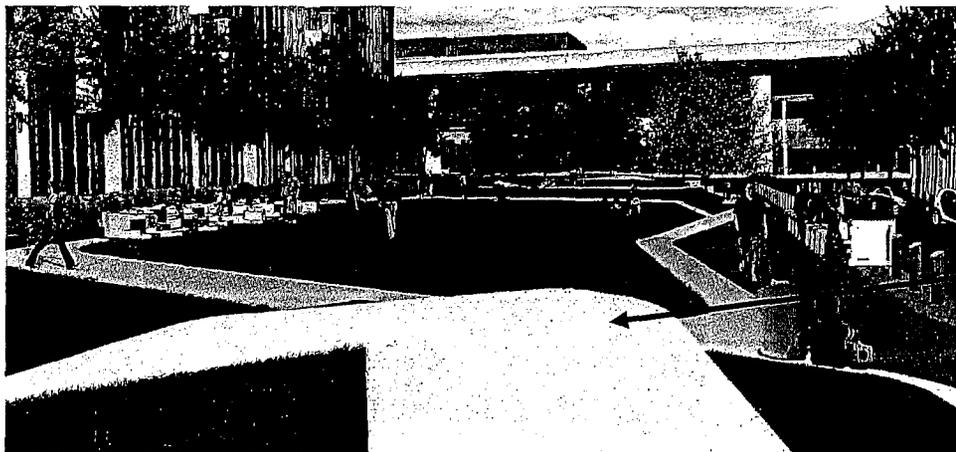


Project Location



96

The Daggett Project: Overview



Daggett Shared Public Way and Open Space:

- Total area almost 0.9 acres:
 - Daggett open space
 - Daggett Street shared public way



Amenities and design features include:

- Ample seating opportunities
- Universal accessibility
- A fenced-off dog run
- “Mission Marsh Bears”, a public art piece
- Drought-resistant trees and landscaping
- One-way “Shared Public Way” to create a pedestrian-oriented environment while allowing vehicle access

Daggett Project Timeline and Actions

2009: Community Priority

Eastern Neighborhoods Community Advisory Committee (ENCAC) identified need and prioritizes the project

2011: Partnership

City partnered with land owner via a development in-kind fee waiver for a portion of the project costs

Developer gifts balance of improvements and the maintenance to the City

On-going: City Process

City has coordinated internally and worked with State to utilize Daggett Street Right of Way (RoW)

Pending BoS Approvals

Open Space opens Summer 2016

Eastern Neighborhoods Background

- The Eastern Neighborhoods Area Plan identifies open space need.
- Development in the Eastern Neighborhoods pays the Eastern Neighborhoods Infrastructure Impact Fee or project sponsors may propose to directly provide community improvements to the City in lieu of fee payments.
- **“Eastern Neighborhoods Infrastructure Prioritization Memorandum of Understanding” (2009)** between seven City agencies listed the implementation of one new open space project in the Showplace Square area as one of the seven priority projects for funding in the Eastern Neighborhoods.
 - The June 2010 Eastern Neighborhoods Area Plan prioritized Daggett between 16th and 7th for open space.
 - In 2011 the Planning Commission entered into an in-kind improvement agreement with the sponsor and approved a fee waiver.

Daggett Open Space Background

- Public meetings, workshops and approvals around this project:
 - **May 16 2011:** The Eastern Neighborhoods Community Advisory Committee (“ENCAC”) Showplace Open Space Plan meeting
 - **July 18, 2011:** The ENCAC considered In-Kind Agreement for Daggett, included design presentation
 - **September 7, 2011:** Additional public meeting on Daggett design.
 - Art Commission’s Civic Design Review, which are public meetings
 - **January 1, 2012:** Phase I Design Review
 - **February 13, 2012:** Phase II Design Review
- In 2011 and again in 2015:
 - ENCAC supported the use of the Eastern Neighborhoods Infrastructure Impact fee via an In-Kind Agreement between the City and Project Sponsor

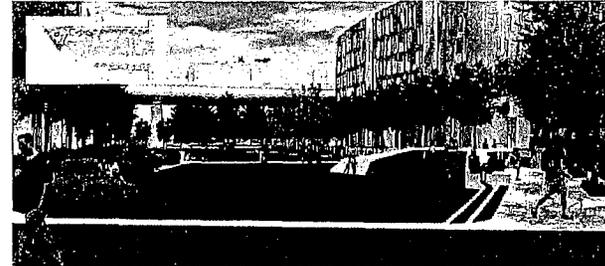


100



Daggett Project Process

- Realize one of the main community infrastructure needs: more open space to support local growth
- A local-serving open space on Daggett would not be Public Trust compliant
 - City utilized the SB 815 to lift the Public Trust (State Lands action, 2014); City awarded State Housing-Related Parks grant: \$1.6 million and local \$75,000 to fill funding gap
- Project keeps open space 100% publically accessible, and would be proposed to BoS to be adopted via Plaza Program



The Plaza Program

- **Plaza Program established 2014 as Chapter 94 of Admin Code**
- **Involve community-based stewards**
 - Support local stewardship efforts
 - All plazas and potential plaza stewards need Board of Supervisor adoption/approval
- **Coordinate City efforts**
 - Streamline event permitting processes to encourage activation
 - Provide a long-term “home” for existing plaza projects created through various City programs:
 - City Plazas: Real Estate jurisdiction – as a license agreement
 - Street Plaza: Public Works jurisdiction – as a Plaza Encroachment permit
- **A City Plaza requires a rezone (unless unfeasible) to Public (P) and Open Space (OS) height and bulk designation**

City Management

In-Kind Maintenance Agreement

Maintenance covenant/declaration recorded to developer's land:

Runs with the land

Daggett Open Space

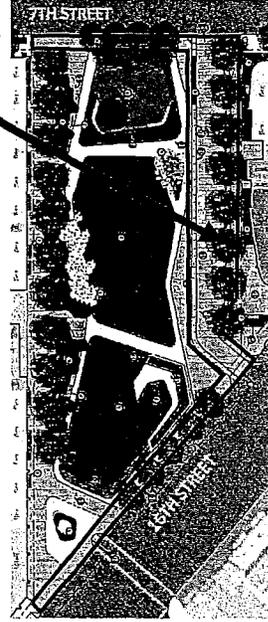
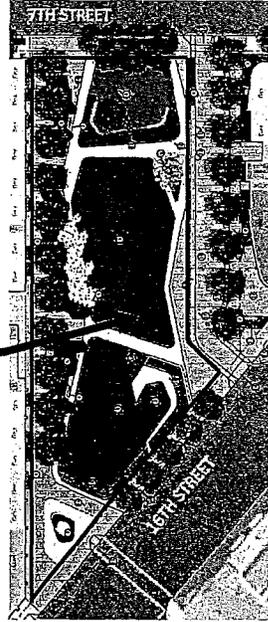
(Real Estate Jurisdiction zoned P/OS):

Maintenance License Agreement would allow property owner to enter land to maintain Plaza Program Steward License Agreement would allow use (events, etc.)

Shared Public Way

(Public Works Right of Way Jurisdiction):

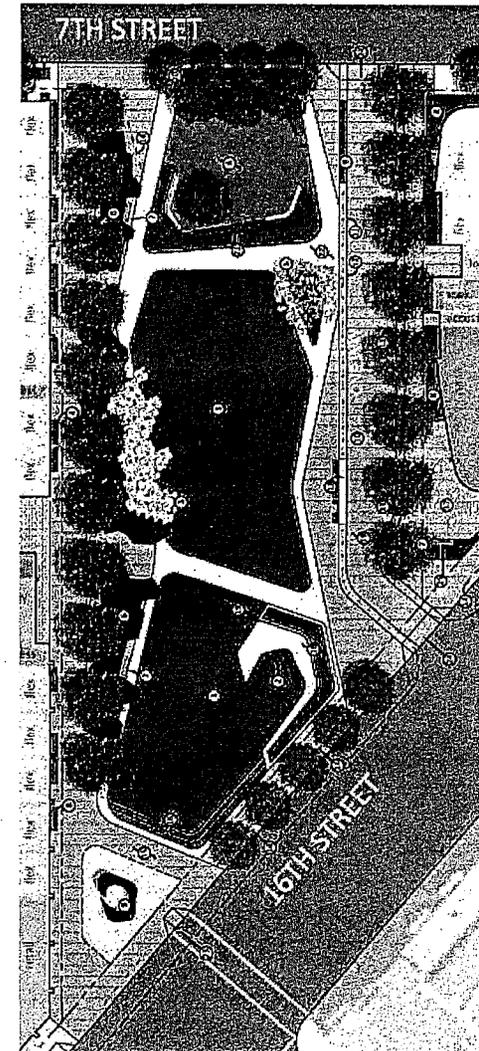
Adjacent property owner right to maintain through a Major Encroachment Permit



Improvement Cost and In-Kind Fee Waiver

Detail	Balance
Total Improvement Costs	\$4,899,999
Less Shared Public Way Cost (Required for project)	(\$963,036)
Total Open Space Improvement Cost	\$3,936,963
Less fee waiver	(\$2,369,144)
Remainder: Is considered by law a gift to City, which requires City acceptance	\$1,567,819

- Additional gift: Perpetual maintenance



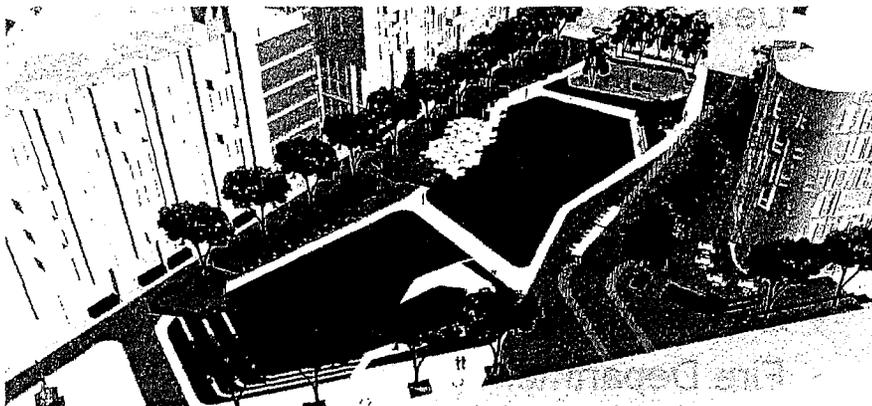
Approvals before this Board today

Daggett Rezone Ordinance: File # 150586

1. **Rezone land to Public (P) and Open Space Height 1. and bulk designation Open Space (OS)**
2. **Affirming California Environmental Quality Act**
3. **Make findings of consistency with the General Plan**

Main Daggett Ordinance: File # 150644

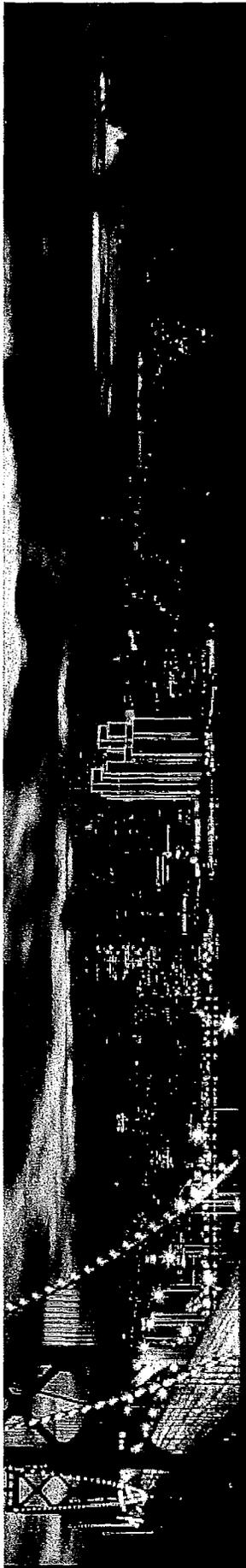
1. **Memorandum of Understanding (MOU) between Port and Real Estate Division for land transfer and funding**
2. **Summary Street vacation of open space area of Daggett Street**
3. **Interdepartmental Transfer from Port to Real Estate Division and Public Works**
4. **Public Works Director's Order for various sidewalk and street grade modifications**
5. **Gift Acceptance for balance of improvements**
6. **Public Works Director's Order for Major Encroachment permit (Shared Public Way)**
7. **Director's of Public Works to accept other required public improvements**
8. **Directory of Property to execute a license agreement for the maintenance of the vacation area**
9. **Affirming California Environmental Quality Act**
10. **Make findings of consistency with the General Plan**



105

Project Collaboration and Partnerships

- Community partners
 - Eastern Neighborhoods Community Advisory Committee
- Private partners
 - Equity Residential
- State
 - California State Lands Commission
- San Francisco City and County
 - Port of San Francisco
 - Office of Economic and Workforce Development (OEWD)
 - Planning Department
 - Public Works
 - Real Estate Division (RED)
 - Public Utilities Commission (SFPUC)
 - Art Commission (SFAC)
 - Fire Department (SFFD)
 - Department of Building Inspection (DBI)
 - Metropolitan Transportation Authority (MTA)



Thank you!

 **SAN
FRANCISCO**
Office of Economic and Workforce Development



September 14, 2015

Re: Daggett Park
To BOS Land Use Committee

The Potrero Dogpatch Merchants Association (PDMA) respectfully urges you to approve the ordinances that will enable the construction of Daggett Park. This proposed park is a sorely-needed open space for the northern part of Potrero/ Showplace. Currently, the sole open space in that neighborhood is the somewhat decrepit Jackson Park, a space that is primarily used as a baseball field. Daggett Park will be open to the whole neighborhood; it has been very attractively designed, it was unanimously approved at the ENCAC and it will be an asset to both current and future residents of the area.

Yours sincerely,

Keith Goldstein
President, PDMA

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:

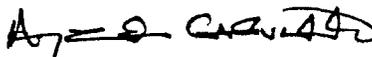
Date: Monday, September 14, 2015

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. 150586. Ordinance amending the Planning Code by revising the Zoning Map to rezone a portion of Daggett Street between 16th Street and 7th Street from Urban Mixed Use/68-X Height and Bulk District to Public Use/Open Space as part of the establishment of Daggett Park; and making findings under the California Environmental Quality Act, and 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, September 11, 2015.


Angela Calvillo
Clerk of the Board

DATED: August 31, 2015
POSTED/PUBLISHED: September 4, 2015

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

NOTIFICACIÓN DE AUDIENCIA PÚBLICA

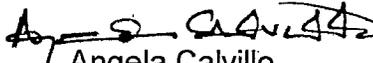
COMITÉ DEL USO DEL TERRENO Y EL TRANSPORTE

Fecha: lunes, 14 de septiembre de 2015

Hora: 1:30 p.m.

Lugar: Cámara Legislativa, Sala 250, ubicada en la Alcaldía
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

Asunto: **Archivo No. 150586.** Ordenanza que modifica el Código de Planificación mediante la revisión del Mapa de Zonificación para re-zonificar una porción de la Calle Daggett entre las Calles 16 y 7 de Uso Mixto Urbano/Distrito de Altura y Densidad 68-X a Uso Público/Espacio Abierto como parte del establecimiento del Parque Daggett; y formulando conclusiones bajo la Ley de Calidad Ambiental de California, y conclusiones de la consistencia con el Plan General, y las ocho políticas prioritarias del Código de Planificación, Sección 101.1.


Angela Calvillo
Secretaria de la Junta

FECHADO: 31 de agosto de 2015

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

公聽會通知

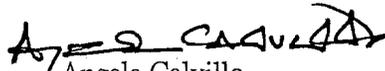
土地使用與交通運輸委員會

日期: 2015年9月14日星期一

時間: 下午1時30分

地點: 市政廳, 立法會議廳 250 室, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA

議題: 檔案號碼 150586。該項條例修訂規劃法規，通過修改區域劃分圖改劃位於16街夾7街之間的Daggett街區，將其從市區混合使用/68-X Height and Bulk區改為公共使用/休憩用地以作為Daggett公園興建的一部分；並依據「加州環境質量法」（California Environmental Quality Act）、與總體計劃相一致的調查結果及規劃法第101.1條款之八項優先政策而作出裁斷。


Angela Calvillo
市參事委員會書記

日期: August 31, 2015

New Order



Your Order is sent.

Customer Information

Customer Name	S.F. BD OF SUPERVISORS (NON-CONSECUTIVE)	Master Id	52704
Address	1 DR CARLTON B GOODLETT PL #244	Phone	4155547704
City	SAN FRANCISCO	Fax	4155547714
State - Zip	CA - 94102		

Product Information

Legal GOVERNMENT - GOVT PUBLIC NOTICE

Order Information

Attention Name	AA	Billing Reference No.	95441
			<input type="button" value="Save"/>
Ad Description	091415 150586 Zoning Map	Sale/Hrg/Bid Date	

Special Instructions

Orders Created

Order No.	Newspaper Name	Publishing Dates	Ad	Price Description	Price	Ad Status
2790209	SAN FRANCISCO EXAMINER 10%, CA Billed To: CCSF BD OF SUPERVISORS (OFFICIAL NOTICES) Created For: CCSF BD OF SUPERVISORS (OFFICIAL NOTICES)	09/04/2015	Depth : 5.57" Lines : 67	\$3.75 67 lines * 1 Inserts[\$251.25] \$ 10% set aside [\$-25.13]	\$226.12	Sent
Order No.		Newspaper			View	
2790209		SAN FRANCISCO EXAMINER 10%			View Ad In PDF	

NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE SEPTEMBER 14, 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. 150586. Ordinance amending the Planning Code by revising the Zoning Map to rezone a portion of Daggett Street between 16th Street and 7th Street from Urban Mixed Use/68-X Height and Bulk District to Public Use/Open Space as part of the establishment of Daggett Park; and making findings under the California Environmental Quality Act, and 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, September 11, 2015. Angela Calvillo, Clerk of the Board

**NOTICE OF PUBLIC
HEARING BOARD OF
SUPERVISORS OF THE
CITY AND COUNTY OF
SAN FRANCISCO LAND
USE AND TRANSPORTA-
TION COMMITTEE
SEPTEMBER 14, 2015 -
1:30 PM LEGISLATIVE
CHAMBER, ROOM 250,
CITY HALL, 1 DR. CARL-
TON 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. 150586, Ordinance amending the Planning Code by revising the Zoning Map to rezone a portion of Daggett Street between 16th Street and 7th Street from Urban Mixed Use/68-X Height and Bulk District to Public Use/Open Space as part of the establishment of Daggett Park; and making findings under the California Environmental Quality Act, and 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, September 11, 2015. Angela Calvillo, Clerk of the Board

SAN FRANCISCO EXAMINER • DALY CITY INDEPENDENT • SAN MATEO WEEKLY • REDWOOD CITY TRIBUNE • ENQUIRER-BULLETIN • FOSTER CITY PROGRESS • MILLBRAE - SAN BRUNO SUN • BOUTIQUE & VILLAGER

GOVERNMENT

NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE SEPTEMBER 14, 2015 - 1:30 PM LEGISLATIVE CHAMBER, ROOM 350, CITY HALL 1 DR. CARLTON GODDLETT PLACE, SF. CA NOTICE IS HEREBY GIVEN THAT THE LAND USE AND TRANSPORTATION COMMITTEE will hold a public hearing to consider the following proposal to amend the Planning Code to revise a portion of Duggett Street between 16th Street and 7th Street from Urban Mixed Use/B-K Height and Floor District to Public Use Open Space as part of the establishment of Duggett Park and making findings under the California Environmental Quality Act, and findings of consistency with the General Plan, and the slight priority policies of Planning Code, Section 101.1, in accordance with Administrative Code, Section 67.7, 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 of 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 344, 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, September 11, 2015. Angela Calvillo, Clerk of the Board

BULK SALES

NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE (LIC. C. 6101 et seq., and B & C, 24073 et seq., and B & C, 0271501858)
Notice is hereby given that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made. The names and addresses of the Seller/Licensee are: SUSHI SADA LLC, 1861 EL CAMINO REAL, BURLINGAME, CA 94010. The business is known as: SUSHI SADA. The names and addresses of the Buyer/Transferee are: GOLD DRAGON SUSHI SADA, INC, 1861 EL CAMINO REAL, BURLINGAME, CA 94010. As listed by the Seller/Licensee, all other business names and addresses used by the Seller/Licensee within three (3) years before the date such sale was sent or delivered to the Buyer/Transferee are: NONE. The assets to be sold are described in general as: STOCK IN TRADE, INVENTORY, FURNITURE, FIXTURES AND EQUIPMENT, GOODWILL AND TRADE NAME and are located at: 1861 EL CAMINO REAL, BURLINGAME, CA 94010. The kind of license to be transferred is: Type: 41-ON-SALE BEER AND WINE-EATING PLACE License Number: 589678 now issued for the premises located at: 1861 EL CAMINO REAL, BURLINGAME, CA 94010. The anticipated date of the sale is: SEPTEMBER 23, 2015 at the office of: FIDELITY NATIONAL TITLE CO, 2039 GATEWAY PL, STE 100, SAN JOSE, CA 95110, PHONE (408)437-4313, FAX (408)392-9272. If it has been agreed between the Seller/Licensee and the intended Buyer/Transferee, as required by Sec. 24073 of the Business and Professions Code, that the consideration for the transfer of the business and license is to be paid only

after the transfer has been approved by the Department of Alcoholic Beverage Control. IN WITNESS WHEREOF, the undersigned has executed this document on the date(s) set forth below.
Date: AUGUST 6, 2015
GOLD DRAGON SUSHI SADA, INC
LW5790115 EXAMINER
9/4/15
NFEN-27914568
EXAMINER - BOUTIQUE & VILLAGER

NOTICE OF BULK SALE (subject to Com. C. 6106.2)
The following definitions and designations shall apply in this Notice without regard to number or paragraph.
SELLER: RBFB Enterprises, LLC
3115 Jefferson Avenue, Redwood City, CA 94061
BUYER: Randolph S. Manrao
3115 Jefferson Avenue, Redwood City, CA 94061
BUSINESS: AB & W MARKET
3115 Jefferson Avenue, Redwood City, CA 94061
DATE OF CONSUMMATION: September 23, 2015
LAST DAY TO FILE CLAIMS: September 22, 2015
INTENTION TO TRANSFER: ESCROW HOLDER: WILLIAM H. DUNN, Attorney at Law, 1850 Dell Avenue, Suite 204, Campbell, CA 95008
Notice is hereby given that Seller intends to make a bulk sale of the assets of the above described Business to Buyer including all stock in trade, furniture, and equipment used in said Business, to be consummated at the office of the Escrow Holder at the time of consummation or thereafter. Creditors of the Seller may file claims with the Escrow Holder on or before the last day to file claims stated above. This sale is subject to California Commercial Code 6106.2. Seller has used the following other business names and addresses within the last three years so far as known to Buyer: None
Randolph S. Manrao
BY: WILLIAM H. DUNN
Agent for Buyer
9/4/15
SPEN-2791330F
EXAMINER - REDWOOD CITY TRIBUNE

BULK SALES

NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE (LIC. C. 6101 et seq., and B & C, 24073 et seq., and B & C, 0271501858)
Notice is hereby given that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made. The names and addresses of the Seller/Licensee are: SUSHI SADA LLC, 1861 EL CAMINO REAL, BURLINGAME, CA 94010. The business is known as: SUSHI SADA. The names and addresses of the Buyer/Transferee are: GOLD DRAGON SUSHI SADA, INC, 1861 EL CAMINO REAL, BURLINGAME, CA 94010. As listed by the Seller/Licensee, all other business names and addresses used by the Seller/Licensee within three (3) years before the date such sale was sent or delivered to the Buyer/Transferee are: NONE. The assets to be sold are described in general as: STOCK IN TRADE, INVENTORY, FURNITURE, FIXTURES AND EQUIPMENT, GOODWILL AND TRADE NAME and are located at: 1861 EL CAMINO REAL, BURLINGAME, CA 94010. The kind of license to be transferred is: Type: 41-ON-SALE BEER AND WINE-EATING PLACE License Number: 589678 now issued for the premises located at: 1861 EL CAMINO REAL, BURLINGAME, CA 94010. The anticipated date of the sale is: SEPTEMBER 23, 2015 at the office of: FIDELITY NATIONAL TITLE CO, 2039 GATEWAY PL, STE 100, SAN JOSE, CA 95110, PHONE (408)437-4313, FAX (408)392-9272. If it has been agreed between the Seller/Licensee and the intended Buyer/Transferee, as required by Sec. 24073 of the Business and Professions Code, that the consideration for the transfer of the business and license is to be paid only

CIVIL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. E59568
Superior Court of California, County of SAN MATEO
Petition of Andrea Hyegene Kim for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner Andrea Hyegene Kim filed a petition with this court for a decree changing names as follows:
Andrea Hyegene Kim to Andrea Hyegene Kim
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at

least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
Notice of Hearing:
Date: 10/30/2015, Time: 9:00 AM, Dept: PJ
The address of the court is 400 County Center, Redwood City CA 94063
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: EXAMINER - REDWOOD CITY TRIBUNE
Date: 9/24/15
John Grandstaff, Judge of the Superior Court
9/4, 9/11, 9/18, 9/25/15
EXAMINER - REDWOOD CITY TRIBUNE

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT
File No. 266305
The following person(s) is (are) doing business as:
ARTECHO AV, 2484 Alameda de las Pulgas, Woodside, CA 94061, County of San Mateo
Mailing address: 50 Woodside Plaza #60B, Redwood City, CA 94061
Basel Salem Zaru, 2464 Alameda de las Pulgas, Woodside, CA 94061
This business is conducted by an individual
The registrant(s) commenced to transact business under the fictitious business name or names listed above on N/A. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
S/ Basel Zaru
This statement was filed with the County Clerk of San Mateo County on August 4, 2015
Mark Church, County Clerk
GLENN S. CHANGTIN, Deputy Clerk
9/4, 9/11, 9/18, 9/25/15
NFEN-2791704F
EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT
File No. 266535
The following person(s) is (are) doing business as:
RAMOS'S SALON & BOUTIQUE, 341 Eaten Ave, So. San Francisco, CA 94089, County of San Mateo
Yanira Ramos De Castro, 1721 Marcos Polo Way, Burlingame, CA 94010
This business is conducted by an individual
The registrant(s) commenced to transact business under the fictitious business name or names listed above on N/A. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
S/ Yanira Ramos De Castro

This statement was filed with the County Clerk of San Mateo County on August 25, 2015
Mark Church, County Clerk / Glenn S. Changtin, Deputy Clerk
9/4, 9/11, 9/18, 9/25/15
NFEN-2789661F
EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT
File No. 266496
The following person(s) is (are) doing business as:
C G U LANDSCAPE ARCHITECTURE, 34 Escamyo Dr., So. San Fran, CA 94080, County of San Mateo
Corazon G. Unana, 34 Escamyo Dr., So. San Fran, CA 94080
This business is conducted by an individual
The registrant(s) commenced to transact business under the fictitious business name or names listed above on N/A. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
S/ Corazon G. Unana
This statement was filed with the County Clerk of San Mateo County on August 20, 2015
Mark Church, County Clerk
GLENN S. CHANGTIN, Deputy Clerk
9/4, 9/11, 9/18, 9/25/15
NFEN-2787878F
EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT
File No. 266377
The following person(s) is (are) doing business as:
LINK ED GLOBAL, 6 Skyline Dr., Redwood City, CA 94062, County of San Mateo
Ellen S. Spencer, 6 Skyline Dr., Redwood City, CA 94062
This business is conducted by an individual
The registrant(s) commenced to transact business under the fictitious business name or names listed above on N/A. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
S/ Ellen S. Spencer

This statement was filed with the County Clerk of San Mateo County on August 10, 2015
Mark Church, County Clerk / Glenn S. Changtin, Deputy Clerk
8/21, 8/28, 9/4, 9/11/15
NFEN-2786475F
EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT
File No. 266417
The following person(s) is (are) doing business as:
TOP CONSULTING, 102 Widesview Ct., Redwood City, CA 94062, County of San Mateo
Rachel Parikh, 102 Widesview Ct., Redwood City, CA 94062
This business is conducted by an individual
The registrant(s) commenced to transact business under the fictitious business name or names listed above on 01/31/2014
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
S/ Rachel M. Parikh
This statement was filed with the County Clerk of San Mateo County on August 12, 2015
Mark Church, County Clerk
GLENN S. CHANGTIN, Deputy Clerk
8/21, 8/28, 9/4, 9/11/15
NFEN-2785918F
EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT
File No. A-036152-00
Fictitious Business Name(s):
My Home Joy, 3251 20th Ave, San Francisco, CA 94132, County of San Francisco
Registered Owner(s):
Inhouse LLC, 760 Parker Ln #120, Oakland, CA 94621; (CA)
The business is conducted by a corporation

This statement was filed with the County Clerk of San Mateo County on August 10, 2015
Mark Church, County Clerk / Glenn S. Changtin, Deputy Clerk
8/21, 8/28, 9/4, 9/11/15
NFEN-2786475F
EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT
File No. 266416
The following person(s) is (are) doing business as:
SHEER PROPERTY GROUP, 1511 Notre Dame Ave., Belmont, CA 94002, County of San Mateo
Holly Bailey, 1511 Notre Dame Ave., Belmont, CA 94002
Eleanor Our, 2333 Redding Way, Upland, CA 91784
Roger Bailey, 2333 Redding Way, Upland, CA 91784
Eleanor Bailey, 2333 Redding Way, Upland, CA 91784
This business is conducted by Copartners
The registrant(s) commenced to transact business under the fictitious business name or names listed above on 5/18/2009
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
S/ Holly Bailey
This statement was filed with the County Clerk of San Mateo County on August 12, 2015
Mark Church, County Clerk
GLENN S. CHANGTIN, Deputy Clerk
8/21, 8/28, 9/4, 9/11/15
NFEN-2788473F
EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT
File No. 266336
The following person(s) is (are) doing business as:
ARTIFICIAL GRASS, 851 California Dr., Burlingame, CA 94010, County of San Mateo;
Jorge Jimenez Zamora, 1711 Southgate Dr., Palatka, CA 94024
This business is conducted by an individual
The registrant(s) commenced to transact business under the fictitious business name or names listed above on N/A. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
S/ Jorge Jimenez Zamora
This statement was filed with the County Clerk of San Mateo County on July 29, 2015
Mark Church, County Clerk
GLENN S. CHANGTIN, Deputy Clerk
8/14, 8/21, 8/28, 9/4/15
NFEN-2783968F
EXAMINER - BOUTIQUE & VILLAGER

This statement was filed with the County Clerk of San Mateo County on August 10, 2015
Mark Church, County Clerk / Glenn S. Changtin, Deputy Clerk
8/21, 8/28, 9/4, 9/11/15
NFEN-2786475F
EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT
File No. 266336
The following person(s) is (are) doing business as:
ARTIFICIAL GRASS, 851 California Dr., Burlingame, CA 94010, County of San Mateo;
Jorge Jimenez Zamora, 1711 Southgate Dr., Palatka, CA 94024
This business is conducted by an individual
The registrant(s) commenced to transact business under the fictitious business name or names listed above on N/A. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
S/ Jorge Jimenez Zamora
This statement was filed with the County Clerk of San Mateo County on July 29, 2015
Mark Church, County Clerk
GLENN S. CHANGTIN, Deputy Clerk
8/14, 8/21, 8/28, 9/4/15
NFEN-2783968F
EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT
File No. 266336
The following person(s) is (are) doing business as:
ARTIFICIAL GRASS, 851 California Dr., Burlingame, CA 94010, County of San Mateo;
Jorge Jimenez Zamora, 1711 Southgate Dr., Palatka, CA 94024
This business is conducted by an individual
The registrant(s) commenced to transact business under the fictitious business name or names listed above on N/A. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
S/ Jorge Jimenez Zamora
This statement was filed with the County Clerk of San Mateo County on July 29, 2015
Mark Church, County Clerk
GLENN S. CHANGTIN, Deputy Clerk
8/14, 8/21, 8/28, 9/4/15
NFEN-2783968F
EXAMINER - BOUTIQUE & VILLAGER

The registrant(s) commenced to transact business under the fictitious business name or names listed above on 8/4/15. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
S/ Derrick F. Scott, CEO
This statement was filed with the County Clerk of San Mateo County on August 6, 2015
Mark Church, County Clerk
GLENN S. CHANGTIN, Deputy Clerk
8/14, 8/21, 8/28, 9/4/15
NFEN-2782998F
EXAMINER - BOUTIQUE & VILLAGER

GOVERNMENT

CITY COUNCIL, CITY OF SOUTH SAN FRANCISCO, ORDINANCE SUMMARY
AN ORDINANCE ADDING CHAPTER 15.62 TO THE SOUTH SAN FRANCISCO MUNICIPAL CODE TO COMPLY WITH AB 2188 REGARDING THE SMALL RESIDENTIAL ROOFTOP SOLAR ENERGY REVIEW PROCESS
1. SUMMARY
The City Council of the City of South San Francisco ("City") adopted an ordinance adding Chapter 15.62 of the South San Francisco Municipal Code ("Ordinance") to comply with AB 2188, regarding small residential rooftop solar energy system review processes. The ordinance complies with the requirements of AB 2188, by directing the City Building Division to administratively approve such applications. Its adoption would permit the City to continue to receive funds from state-sponsored grant or loan programs for solar energy. 2. This Ordinance Summary was prepared pursuant to Government Code section 38933. The City Council ordered preparation of this Ordinance Summary by the City Attorney. 3. The City Council introduced the Ordinance at its regular meeting held July 22, 2015 and it was adopted at the regular meeting of August 28, 2015. The full text of the ordinance is available for review in the Office of the South San Francisco City Clerk during regular business hours. The vote was recorded as follows:
AYES: Councilmembers Mateuono, Gupta, and Normandy, Vice Mayor Addigo and Mayor Garbarino. NOES: None. ABSTAIN: None. ABSENT: None. S/ Kirsten Martelli, City Clerk
City of South San Francisco
9/4/15
NFEN-2791666F
EXAMINER - SO. SAN FRANCISCO

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. [150586]
- 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):

[COHEN]

Subject:

[PLANNING/ZONING MAP - Rezoning Daggett St. TO public /open space zoning]

The text is listed below or attached:

[Attached]

Signature of Sponsoring Supervisor: [*Malick*]

For Clerk's Use Only: