

File No. 110845

Committee Item No. 2

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Economic Development Date December 5, 2011

Board of Supervisors Meeting

Date _____

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
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| <input type="checkbox"/> | <input type="checkbox"/> | Budget Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
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| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
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OTHER (Use back side if additional space is needed)

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Environmental Review Determination, dtd 11/2/11</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Planning Commission Resolution No. 18483</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Hearing Notice</u> |
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Completed by: Alisa Miller Date December 2, 2011

Completed by: _____ Date _____

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

1 [Zoning Map - Rezoning of 312 Connecticut Street]

2
3 **Ordinance amending the San Francisco Zoning Map Sheet No. ZN08 to: 1) rezone Block**
4 **No. 4035, Lot No. 003 (312 Connecticut Street) from RH-2 to NC-2; and 2) making**
5 **environmental findings, Planning Code Section 302 findings, and findings of**
6 **consistency with the General Plan and the Priority Policies of Planning Code Section**
7 **101.1.**

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

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

13 (a) The Planning Department has determined that the actions contemplated in this
14 ordinance comply with the California Environmental Quality Act (California Public Resources
15 Code Section 21000 et seq.). Said determination is on file with the Clerk of the Board of
16 Supervisors in File No. 110845 and is incorporated herein by reference.

17 (b) Pursuant to Planning Code Section 302, this Board finds that the actions
18 contemplated in this ordinance will serve the public necessity, convenience, and welfare for
19 the reasons set forth in Planning Commission Resolution No. 18483 and the Board
20 incorporates such reasons herein by reference. A copy of Planning Commission Resolution
21 No. 18483 is on file with the Clerk of the Board of Supervisors in File No. 110845.

22 (c) This Board finds that the actions contemplated in this ordinance are consistent with
23 the General Plan and with the Priority Policies of Planning Code Section 101.1 for the reasons
24 set forth in Planning Commission Resolution No. 18483 and the Board hereby
25 incorporates such reasons herein by reference.

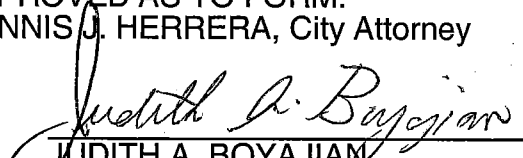
1 Section 2. Sheet ZN08 of the Zoning Map of the City and County of San Francisco
2 is hereby amended, as follows:

<u>Description of Property</u>	<u>Use District</u> <u>to be Superseded</u>	<u>Use District</u> <u>Hereby Approved</u>
Block 4035, Lot 003	RH-2	NC-2

3
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5
6
7 Section 3. Effective Date. This ordinance shall become effective 30 days from the
8 date of passage.

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

11 By:


12 JUDITH A. BOYAJIAN
13 Deputy City Attorney
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SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

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

Case No.: 2011.0864E
Project Title: 312 Connecticut Street – Board of Supervisor’s File No. 110845
Zoning: RH-2 [Residential House, Two Family] Use District
40-X Height and Bulk District
Block/Lot: 4035/003
Lot Size: 3,367 square feet
Staff Contact: Sarah Jones – 415.575.9034
Sarah.B.Jones@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The proposed project is a Board of Supervisors ordinance (BOS File No. 110845) to rezone the parcel located at 312 Connecticut Street from RH-2 (Residential House, Two-Family Use District) to NC-2 (Small-Scale Neighborhood Commercial Use District). The project site is located on the block surrounded by 18th Street, Arkansas Street, and 19th Street in San Francisco’s Potrero Hill Neighborhood. No new development is proposed. The project would require an amendment to the San Francisco Section Map ZN08.

(Continued on next page)

EXEMPT STATUS:

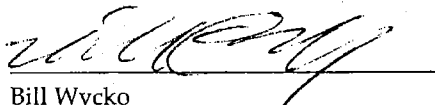
General Rule Exclusion (State CEQA Guidelines, Section 15061(b)(3))

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Bill Wycko
Environmental Review Officer


Date

cc: Supervisor Malia Cohen, District 10
Aaron Starr, Current Planning Division

Virna Byrd, M.D.F.

PROJECT DESCRIPTION (continued):

The property is currently a religious institution owned by the Gurdjieff Group. The building contains one dwelling unit. The rest of the property is used to hold meetings and gatherings for the Gurdjieff Group. Prior to its current use, the property operated as a theater. The proposed project involves the rezoning of the project site to conform to its longstanding existing use. The rezoning would involve an Amendment to the Zoning Map of the San Francisco Planning Code, which would require recommendation by the Planning Commission and approval by the Board of Supervisors. No development is proposed as part of this project.

REMARKS (continued):

Planning Code Section 711.1 describes NC-2 as follows: "The NC-2 District is intended to serve as the City's Small-Scale Neighborhood Commercial Use District. These districts are linear shopping streets which provide convenience goods and services to the surrounding neighborhoods as well as limited comparison shopping goods for a wider market. The range of comparison goods and services offered is varied and often includes specialty retail stores, restaurants, and neighborhood-serving offices. NC-2 Districts are commonly located along both collector and arterial streets which have transit routes."

The proposed project would change the zoning of the subject lot from RH-2 (Moderate Density Residential, Mixed) District to NC-2 (Small-Scale Neighborhood Commercial Use) District. Adjacent properties and corner lots at 18th and Connecticut Street are currently zoned NC-2. More specifically, on 18th Street, the following addresses are zoned NC-2: 1424 -1426, 1434, 1459, 1521, 1523, 1510, and 1532. On Connecticut Street, the following addresses are zoned NC-2: 286-288, 293, 300, 315, and 317. Planning Code Section 206.2 describes RH-2 as follows: "The overall density of units is greater and the mixture of building types and unit sizes is more pronounced. Building widths and scales remain moderate, and considerable outdoor space is still available. The unit density permitted requires careful design of new structures in order to provide adequate amenities for the residents. Where nonresidential uses are present, they tend to offer services for wider areas."

CEQA Guidelines Section 15061(b)(3) establishes the general rule that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment the activity is not subject to CEQA.

The proposed project would change the zoning controls of the project site, as summarized in the following table:

Zoning Control	Existing Zoning: RH-2	Proposed Zoning: NC-2
Maximum dwelling unit density	Two dwelling units per lot (up to one unit per 1500 square feet of lot area with conditional use approval)	One dwelling unit per 800 square ft
Front setback requirements	Based upon average of adjacent buildings; up to 15 feet or 15% of lot depth	None required.
Zoning Control	Existing Zoning: RH-2	Proposed Zoning: NC-2
Required rear yard	45% of lot depth, except of reductions based upon average of adjacent buildings; if averaged, last 10 feet is limited to height of 30 feet.	Required at the second story and above and at all residential levels. 25% of the lot depth or 15 feet whichever is greater.
Usable open space requirements per dwelling unit	125 square feet per unit if all private: common space substituted must be one-third greater.	Generally, either 100 sq. ft. if private, or 133 sq. ft. if common
Commercial Use	Not permitted.	Permitted at a floor area ratio limit of 2.5 times the lot area.
Residential Parking	Generally 1 space per dwelling unit	Generally 1 space per dwelling unit
Commercial Parking	Not applicable	Generally none required if less than 5,000 square feet

The rezoning would allow more density than exists on the project site, although no development is proposed as part of this project. The maximum number of dwelling units that could potentially be developed would increase from 2 to 4 units.¹ The proposed rezoning would also allow up to 5,892 square feet of commercial use, which is not permitted under the existing zoning.²

Land Use: The surrounding area is developed with a mix of NC-2 and RH-2. The proposed rezoning would not create a new or substantially more intensive use that what presently exists in the project vicinity, nor substantially alter the development potential or pattern in this area. Primary differences between the existing zoning on the site and the proposed NC-2 zoning include incrementally greater development intensity and/or residential density, and the potential for greater encroachment into the rear yard from new development. The potential impacts of increased development on the site with regard to transportation are discussed below. Greater rear encroachment could have some effect on neighboring properties, but any such effects would not have the potential to be significant in the context of existing development around the site. Any future development would require separate CEQA review. The potential increase in development density on the project site would not physically divide an established

¹ Maximum dwelling unit density: $3,367/1500 = 2$ units under RH-2 District Zoning. $3,367/800 = 4$ units under NC-2 District Zoning.

² Basic floor area ratio: $3,367 \times 2.5 = 8417$ square feet. However, retail is only permitted on the first and second levels, and the second level requires a 25% rear yard, thus the maximum retail possible at the project site would be $3367 + (3367 \times 0.75) = 5892$ square feet.

community, conflict with any applicable land use, plan, policy, or regulation, or have a substantial impact upon the existing character of the vicinity.

Traffic/Trip Generation: Although the rezoning would potentially allow more density, no development is proposed as part of this project. The proposed zoning would allow for a potential maximum for development of an additional 2 residential units and 5,892 square feet of commercial space on the project site. The trip generation rate for residential and retail uses in the Planning Department's *Transportation Impact Analysis Guidelines for Environmental Review* (October 2002) provides a conservative estimate of the maximum possible traffic impacts.

With the maximum potential of development under RH-2 (2 residential units), the project site currently generates 15 average daily person trips and 3 p.m. peak hour person-trips. If the project site were to be developed with the maximum possible residential and commercial uses, which would include the allowance for 2 additional residential units (4 units total) and 5,892 square feet of commercial as determined above, the site would generate a maximum of 884 average daily person trips, including 80 daily person trips during the p.m. peak hour. These p.m. peak-hour person-trips would be distributed among various modes of transportation including 28 automobile person-trips, 13 transit trips, 28 walking trips, and 10 by other means including bicycle, motorcycle, and taxi. If the site were to be developed with the maximum possible residential and commercial uses, the proposed zoning would add a negligible increment to the cumulative long-term traffic increase on the neighborhood's roadway network. Any proposal for development would be subject to environmental review. Thus, the proposed rezoning would not substantially affect the neighborhood's existing transportation and circulation conditions.

Neighborhood Concerns: A "Notification of Project Receiving Environmental Review" was mailed on September 6, 2011, to community organizations and potentially interested parties, requesting comments concerning the potential environmental effects of this project. Several inquires from the public were made asking about the nature of the proposed development at the project site. No development is proposed as part of this project. Future development would require separate CEQA review. One member of the public asked for the rationale for the proposed rezoning. The Board of Supervisors proposes the project site conform to its longstanding existing use. No other comments were received.

Conclusion: CEQA State Guidelines Section 15061(b)(3) provides an exemption from environmental review where it can be seen with certainty that the proposed project would not have a significant impact on the environment. As discussed above, the project would not result in significant environmental effects. Thus, the proposed project is appropriately exempt from environmental review under the General Rule Exclusion (CEQA Guidelines Section 15601(b)(3)).



SAN FRANCISCO PLANNING DEPARTMENT

November 16, 2011

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

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

**Re: Transmittal of Board File No. 110845; Planning Case No. 2011.0864Z
312 Connecticut Street—Map amendment rezoning the subject property from RH-2 to NC-2
Planning Commission Recommendation: *Approval***

Dear Ms. Calvillo:

On November 10, 2011, 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 San Francisco Zoning Map Sheet No. ZN08 to: 1) rezone Block No. 4035, Lot No. 003 (312 Connecticut Street) from RH-2 (Residential, House, Two-Family) to NC-2 (Neighborhood Commercial, Small-Scale); and 2) making environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.

An exemption from Environmental Review under the General Rule Exclusion found in the State CEQA Guidelines Section 15061 (b)(3) was issued for the Project on November 2, 2011.

At the November 10 hearing, the Commission adopted Resolution Number 18483 with a recommendation of approval to the Board of Supervisors for the proposed rezoning.

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 Malia Cohen

Attachments [one copy of each of the following]
Planning Commission Resolution Number 18483
Draft Ordinance
Planning Commission Executive Summary



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 18483

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

HEARING DATE NOVEMBER 10, 2011

Date: November 2, 2011
Case No.: 2011.0864Z
Project Address: 312 Connecticut Street
Current Zoning: RH-2 (Residential, House, Two-Family)
40-X Height and Bulk District
Proposed Zoning: NC-2 (Neighborhood Commercial, Small-Scale)
40-X Height and Bulk District
Project Sponsor: Supervisor Malia Cohen
Staff Contact: Aaron Starr - (415) 558-6362
aaron.starr@sfgov.org

RECOMMENDING THAT THE BOARD OF SUPERVISORS APPROVE A PROPOSED ORDINANCE TO AMEND THE SAN FRANCISCO ZONING MAP SHEET NO. ZN08 TO 1) REZONE BLOCK NO. 4035, LOT NO. 003 (312 CONNECTICUT STREET) FROM RH-2 TO NC-2 AND TO MAKE AND ADOPT ENVIRONMENTAL FINDINGS AND FINDINGS OF CONSISTENCY WITH THE PRIORITY POLICIES OF PLANNING CODE SECTION 101.1 AND THE GENERAL PLAN.

WHEREAS, on July 20, 2011, Supervisor Cohen introduced an Ordinance under Board of Supervisors (hereinafter "Board") File Number 110845 amending the San Francisco Zoning Map Sheet No. ZN08 to: 1) rezone Block No. 4035, Lot No. 003 (312 Connecticut Street) from RH-2 (Residential, House, Two-Family) to NC-2 (Neighborhood Commercial, Small-Scale); and 2) making environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.

The Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance for Application No. 2011.0864Z on November 10, 2011; and,

The Commission adopted the resolution on November 10, 2011, to approve the map amendment rezoning Block No. 4035, Lot No. 003 (312 Connecticut Street) from RH-2 (Residential, House, Two-Family) to NC-2 (Neighborhood Commercial; and,

An exemption from Environmental Review under the General Rule Exclusion found in the State CEQA Guidelines Section 15061 (b)(3) was issued for the Project on November 2, 2011; and

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 by Department staff and other interested parties; and

The Project Site consists of one Assessor's parcel (Lot 003) of approximately 3,300 square feet in area on Assessor's Block 4035. The parcel is located on the west side of Connecticut Street between 18th Street and 19th Street, and currently contains a two-story commercial structure; and

The proposed map change has been found to be consistent with the following relevant Objectives and Policies of the General Plan:

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.3:

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

The subject property is directly adjacent to an existing vibrant neighborhood commercial district; the proposed rezoning will rezone a property for commercial use in accordance with a generalized commercial land use plan.

OBJECTIVE 2:

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1:

Seek to retain existing commercial and industrial activity and to attract new such activity to the City.

Rezoning the subject property from RH-2 to NC-2 has the potential to bring additional commercial activity to the subject NC-2 Zoning district, which in turn will bring more foot traffic and activity to district having a positive effect on existing commercial activity.

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 map change has the potential to enhance the neighborhood-serving retail uses by bring more foot traffic and activity to the area if and when a commercial use is established in the subject building.

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

The existing site does not include a residential unit. There are no proposed changes to the existing building under this proposal. The subject building was originally constructed as a commercial building and this rezoning will allow it to maintain that character.

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

The proposal will not impact the City's supply of affordable housing.

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

The proposal will not impact the MUNI transit or overburden streets of 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 map change could enhance the economic base of the city by allowing a commercial establishment, consistent with the NC-2 Zoning controls, to be established in the existing building.

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

Any potential development on the subject property must meet current building code requirements. The proposed amendments will not alter any such requirements.

7. That the landmarks and historic buildings be preserved;

The proposed amendment would not impact any historic buildings.

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

The proposed map change would not alter the allowable height on the subject property. There are currently no plans to alter the existing building, other than internal improvements. The proposed amendment will not have any adverse impact on adjacent open space or parks.

NOW THEREFORE BE IT RESOLVED that the Commission hereby recommends that the Board APPROVE the proposed Ordinance as described in this Resolution No. 18483 to rezone Lot 003 in Assessor's Block 4035 from RH-2 to NC-2.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on November 10, 2011.

Resolution No. 18483
Hearing Date: November 10, 2011

CASE NO. 2011.0864Z
312 Connecticut Street

Linda D. Avery
Commission Secretary

AYES: Commissioners Moore, Sugaya, Fong, Antonini, Miguel and Borden

NOES: none

ABSENT: Olague

ADOPTED: November 10, 2011



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Zoning Map Amendment HEARING DATE: NOVEMBER 10, 2011

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: November 2, 2011
Case No.: 2011.0864Z
Project Address: 312 Connecticut Street
Current Zoning: RH-2 (Residential, House, Two-Family)
40-X Height and Bulk District
Proposed Zoning: NC-2 (Neighborhood Commercial, Small-Scale)
40-X Height and Bulk District
Project Sponsor: Supervisor Malia Cohen
Staff Contact: Aaron Starr – (415) 558-6362
aaron.starr@sfgov.org
Recommendation: **Recommendation of Approval**

PROJECT DESCRIPTION

The proposed Ordinance would amend the San Francisco Zoning Map Sheet No. ZN08 to rezone Block No. 4035, Lot No. 003 (312 Connecticut Street) from RH-2 (Residential, House, Two-Family) to NC-2 (Neighborhood Commercial, Small-Scale).

SITE DESCRIPTION AND PRESENT USE

The Subject Property is Lot 003 in Assessor's Block 4035 and located on the west side of Connecticut Street between 18th Street and 19th Street. The lot is approximately 33' wide by 100' deep, for a lot area of 3,300 square feet. The project site is developed with a two-story building that covers the entire lot. The building appears to have originally been a commercial space and is currently occupied by a church.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The site is located in an RH-2 (Residential House, Two-Family) Zoning District and 40-X Height and Bulk District. The subject property is located one lot in from 18th Street and directly next to an NC-2 (Neighborhood Commercial, Small Scale) District that runs along 18th Street between Connecticut Street and Texas Street. While the majority of the NC-2 District is along 18th Street, some parcels that front on Connecticut and Texas Streets are also part of this NC-2 District.

ENVIRONMENTAL REVIEW

The Project was determined on November 2, 2011 to exempt from Environmental Review under the General Rule Exclusion [Section 15061(b)(3) of the CEQA Guidelines].

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	September 23, 2011	September 23, 2011	20 days
Posted Notice	10 days	October 3, 2011	September 29, 2011	15 days
Mailed Notice	10 days	October 3, 2011	October 3, 2011	10 days

PUBLIC COMMENT

As of October 13, 2011, the Department has not received any public comment on the proposal.

ISSUES AND OTHER CONSIDERATIONS

- The subject property was zoned C-2 (Community Business) prior to the Neighborhood Commercial Zoning controls. It was rezoned to residential (RH-2) when the neighborhood zoning controls were enacted.
- According to the property owner, the proposed rezoning will help secure financing in order to make needed improvements to the property; the church will remain in the building after the rezoning.

REQUIRED COMMISSION ACTION

The proposed Ordinance is before the Commission so that it may recommend adoption, rejection, or adoption with modifications to the Board of Supervisors.

BASIS FOR RECOMMENDATION

- The property was originally developed as a commercial property and was zoned C-2 (Community Business) prior to the adoption of the neighborhood commercial zoning controls.
- The subject property is connected physically and visually to the existing neighborhood commercial district along 18th Street.
- There does not appear to be any neighborhood opposition to the proposed map change and no housing will be lost due to this proposal.

RECOMMENDATION: Recommendation of Approval

Attachments:

Draft Resolution
Draft Legislation
Environmental Determination
Parcel, Sanborn and Zoning Maps
Aerial Photos
Context Photograph

Attachment Checklist

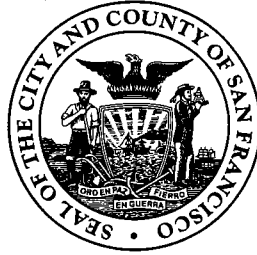
- | | |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary | <input type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Resolution | Drawings: <u>Existing Conditions</u> |
| <input checked="" type="checkbox"/> Environmental Determination | <input type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input type="checkbox"/> Height & Bulk Map | <input type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | <input type="checkbox"/> Correspondence |
| <input checked="" type="checkbox"/> Sanborn Map | <input checked="" type="checkbox"/> Draft Legislation |
| <input checked="" type="checkbox"/> Aerial Photo | |
| <input checked="" type="checkbox"/> Context Photos | |
| <input type="checkbox"/> Site Photos | |

Exhibits above marked with an "X" are included in this packet

Planner's Initials

AS: I:\Board of Supervisors\Reference\templates\BOS initiated rezoning\Executive Summary - Approval.doc

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 & ECONOMIC DEVELOPMENT COMMITTEE

NOTICE IS HEREBY GIVEN THAT the Land Use and Economic Development 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, December 5, 2011
- Time:** 1:00 p.m.
- Location:** Committee Room 263 located at City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA
- Subject:** File No. 110845. Ordinance amending the San Francisco Zoning Map Sheet No. ZN08 to: 1) rezone Block No. 4035, Lot No. 003 (312 Connecticut Street) from RH-2 to NC-2; and 2) making environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.

In accordance with Section 67.7-1 of the San Francisco Administrative Code, persons who are unable to attend the hearing on these matters may submit written comments to the City prior to the time the hearing begins. These comments will be made a part of the official public records in these matters, 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, Room 244, City Hall, 1 Dr. Carlton Goodlett Place, San Francisco, 94102. Information relating to this matter is available in the Office of the Clerk of the Board and agenda information relating to this matter will be available for public review on Friday, December 2, 2011.

A handwritten signature in black ink, appearing to read "Angela Calvillo".

Angela Calvillo, Clerk of the Board

DATED: November 18, 2011
POSTED/MAILED: November 23, 2011