

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 19, 2018

File No. 180645

Lisa Gibson
Environmental Review Officer
Planning Department
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Ms. Gibson:

On June 12, 2018, Supervisor Kim introduced the following proposed legislation:

File No. 180645

Ordinance amending the Planning Code and Zoning Map to rezone the building at 175 Golden Gate Avenue (De Marillac Academy), Assessor's Parcel Block No. 0349, Lot No. 011, from RC-4 (Residential-Commercial, High Density) to C-3-G (Commercial, Downtown General); designating the building for preservation purposes as a Category III, Contributory Building; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "Erica Major".

By: Erica Major, Assistant Clerk
Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning
Laura Lynch, Environmental Planning

Categorically Exempt under CEQA Guidelines Section 15308 or Class 3 Actions by Regulatory Agencies for Protection of the Environment. Any project that would result from potential TDRs is speculative and would require separate environmental review.

1 [Planning Code, Zoning Map - Rezoning, Preservation Designation - 175 Golden Gate
2 Avenue]

3 **Ordinance amending the Planning Code and Zoning Map to rezone the building at**
4 **175 Golden Gate Avenue (De Marillac Academy), Assessor's Parcel Block No. 0349, Lot**
5 **No. 011, from RC-4 (Residential-Commercial, High Density) to C-3-G (Commercial,**
6 **Downtown General); designating the building for preservation purposes as a Category**
7 **III, Contributory Building; affirming the Planning Department's determination under the**
8 **California Environmental Quality Act; and making findings of consistency with the**
9 **General Plan, and the eight priority policies of Planning Code, Section 101.1, and**
10 **findings of public necessity, convenience, and welfare under Planning Code,**
11 **Section 302.**

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

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

20 Section 1. Findings.

21 (a) The Planning Department has determined that the actions contemplated in this
22 ordinance comply with the California Environmental Quality Act (California Public Resources
23 Code Sections 21000 et seq.). This Board adopts this determination as its own. Said
24 determination is on file with the Clerk of the Board of Supervisors in File No. _____ and is
25 incorporated herein by reference.

(b) On _____, the Historic Preservation Commission, in Resolution
No. _____, adopted findings that the actions contemplated in this ordinance are

1 consistent, on balance, with the City's General Plan and eight priority policies of Planning
2 Code Section 101.1. On _____, the Planning Commission, in Resolution No.
3 _____, likewise adopted findings that the rezoning is consistent, on balance, with the City's
4 General Plan and eight priority policies of Planning Code Section 101.1. The Board adopts
5 both of these findings as its own. Copies of said Resolutions are on file with the Clerk of the
6 Board of Supervisors in File No. _____, and are incorporated herein by reference.

7 (c) On _____, the Planning Commission, in Resolution No. _____, adopted
8 findings pursuant to Planning Code Section 302 that the proposed zoning reclassification and
9 map amendment will serve the public necessity, convenience, and welfare. On _____,
10 the Historic Preservation Commission, in Resolution No. _____, likewise adopted
11 findings pursuant to Planning Code Section 302 that the proposed amendment to Article 11
12 will serve the public necessity, convenience, and welfare. The Board adopts both of these
13 findings as its own. Copies of said Resolutions are on file with the Clerk of the Board of
14 Supervisors in File No. _____.

15 (d) On _____, the Historic Preservation Commission, in Resolution No.
16 _____, recommended that the Board of Supervisors approve the designation of the
17 building at 175 Golden Gate Avenue (De Marillac Academy), Assessor's Block No. 0349, Lot
18 No. 011, as a Contributory, Category III building as defined in Planning Code Article 11. A
19 copy of said Resolution is on file with the Clerk of the Board of Supervisors in File No.
20 _____ and is incorporated herein by reference.

21
22 Section 2. Amendment to Zoning Map.

23 In accordance with Planning Code Sections 106 and 302, the following changes are
24 hereby adopted as amendments to Zoning Use District Map ZN01 of the Zoning Map of the
25 City and County of San Francisco:

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Description of Property	Use District To Be Superseded	Use District Hereby Approved
175 Golden Gate Avenue, Assessor's Block No. 0349, Lot No. 011	RC-4	C-3-G

Section 3. Designation of Category III (Contributory) Building.

(a) The Board of Supervisors hereby finds that the property identified in subsection (b) is located outside a designated Conservation District; is at least 40 years old; is judged to be a Building of Individual Importance; and is rated either Very Good in Architectural Design or Excellent or Very Good in Relationship to the Environment, and, after this ordinance has been adopted, will be located in a C-3 district. For these reasons, the Board finds that designating the following property as Category III (Contributory) will further the purposes of and conform to the standards set forth in Article 11 of the Planning Code.

(b) Pursuant to Sections 1102 and 1106 of the Planning Code, the following property is hereby designated Category III (Contributory):

Address	Assessor's Block No.	Assessor's Lot No.	Name of Building
175 Golden Gate Avenue	0349	011	De Marillac Academy

(c) Appendix C of Article 11 of the Planning Code is hereby amended to include this property.

1 (d) This property shall be subject to further controls and procedures pursuant to the
2 Planning Code, including Article 11.

3
4 Section 4. Effective Date. This ordinance shall become effective 30 days after
5 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
6 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
7 of Supervisors overrides the Mayor's veto of the ordinance.

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

12 By: 
13 ANDREA RUIZ-ESQUIDE
Deputy City Attorney

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LEGISLATIVE DIGEST

[Planning Code, Zoning Map - Rezoning, Preservation Designation - 175 Golden Gate Avenue]

Ordinance amending the Planning Code and Zoning Map to rezone the building at 175 Golden Gate Avenue (De Marillac Academy), Assessor's Parcel Block No. 0349, Lot No. 011, from RC-4 (Residential-Commercial, High Density) to C-3-G (Commercial, Downtown General); designating the building for preservation purposes as a Category III, Contributory Building; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Existing Law

Currently, 175 Golden Gate Avenue (De Marillac Academy), Assessor's Block No. 0349, Lot No. 011, is zoned RC-4 (Residential-Commercial, High Density), and although it is adjacent to the C-G-3 (Commercial, Downtown General), but not within the Downtown zoning district. It does not have a preservation status under either Articles 10 or 11 of the Planning Code.

Amendments to Current Law

This Ordinance amends the Planning Code and the Zoning Map to rezone 175 Golden Gate Avenue (De Marillac Academy), Assessor's Block No. 0349, Lot No. 011, from RC-4 (Residential-Commercial, High Density) to C-3-G (Commercial, Downtown General). It also classifies the building at that address as a Category III, Contributory building under Article 11 of the Planning Code.

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