

File No. 170296 Committee Item No. 7
 Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS
 AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation Committee Date June 26, 2017

Board of Supervisors Meeting _____ Date _____
 Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
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| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Introduction Form |
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| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
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OTHER (Use back side if additional space is needed)

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Referral CEQA 032917 |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Response CEQA 040517 |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | CEQA Determination 051217 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Hearing Notice 062617 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Committee Report Request Memo 062217 |
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Completed by: Erica Major Date June 22, 2017
 Completed by: _____ Date _____

1 [Planning Code, Zoning Map - Corona Heights Large Residence Special Use District]

2
3 **Ordinance amending the Planning Code and Sectional Maps SU06 and SU07 of the**
4 **Zoning Map to create the Corona Heights Large Residence Special Use District (the**
5 **area within a perimeter established by Market Street, Clayton Street, Ashbury Street,**
6 **Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of Assessor's**
7 **Parcel No. 2620, Lot No. 063, the eastern property line of Assessor's Parcel No. 2619,**
8 **Lot No. 001A, and Douglass Street; and all additional parcels fronting States Street), to**
9 **promote and enhance neighborhood character and affordability by requiring**
10 **Conditional Use authorization for large residential developments in the district;**
11 **affirming the Planning Department's determination under the California Environmental**
12 **Quality Act; making findings of consistency with the General Plan, and the eight**
13 **priority policies of Planning Code, Section 101.1; and adopting findings of public**
14 **necessity, convenience, and welfare under Planning Code, Section 302.**

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

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

23 Section 1. Findings.

24 (a) The Planning Department has determined that the actions contemplated in this
25 ordinance comply with the California Environmental Quality Act (California Public Resources
Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of

1 Supervisors in File No. 170296 and is incorporated herein by reference. The Board affirms
2 this determination.

3 (b) On _____, the Planning Commission, in Resolution No. _____,
4 adopted findings that the actions contemplated in this ordinance are consistent, on balance,
5 with the City's General Plan and eight priority policies of Planning Code Section 101.1. The
6 Board adopts these findings [OR, this determination] as its own. A copy of said Resolution
7 [OR determination] is on file with the Clerk of the Board of Supervisors in File No.
8 _____, and is incorporated herein by reference.

9 (c) On _____, the Planning Commission, in Resolution No. _____, approved
10 this legislation, recommended it for adoption by the Board of Supervisors, and adopted
11 findings that it will serve the public necessity, convenience, and welfare. Pursuant to Planning
12 Code Section 302, the Board adopts these findings as its own. A copy of said Resolution is
13 on file with the Clerk of the Board of Supervisors in File No. _____, and is incorporated by
14 reference herein.

15
16 Section 2. The Planning Code is hereby amended by adding Section 249.77, to read
17 as follows:

18 **SEC 249.77. CORONA HEIGHTS LARGE RESIDENCE SPECIAL USE DISTRICT.**

19 (a) **General.** *A special use district entitled the "Corona Heights Large Residence Special*
20 *Use District," consisting of the area within a perimeter established by Market Street, Clayton Street,*
21 *Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of parcel*
22 *2620/063, the eastern property line of parcel 2619/001A, and Douglass Street; and in addition, all*
23 *additional parcels fronting States Street, which includes RH-1, RH-2, and RH-3 Use Districts, is hereby*
24 *established for the purposes set forth below. The boundaries of the Corona Heights Large Residence*
25

1 Special Use District are designated on Sectional Maps No. SU06 and No. SU07 of the Zoning Map of
2 the City and County of San Francisco.

3 (b) Purpose. To protect and enhance existing neighborhood character, encourage new
4 infill housing at compatible densities and scale, and provide for thorough assessment of proposed
5 large-scale residences that could adversely impact the area and affordable housing opportunities, the
6 following controls in subsections (c)-(f) are imposed in the Corona Heights Large Residence Special
7 Use District.

8 (c) Controls. All applicable provisions of the Planning Code shall continue to apply in the
9 Corona Heights Large Residence Special Use District, except as otherwise provided in this Section
10 249.77.

11 (d) Conditional Use Authorizations. For all parcels zoned RH-1, RH-2, or RH-3 within the
12 Corona Heights Large Residence Special Use District, the following developments shall require a
13 Conditional Use authorization:

14 (1) Residential development on a vacant parcel that will result in total gross floor area
15 exceeding 3,000 square feet;

16 (2) Residential development on a developed parcel that will result in total gross floor
17 area in excess of 3,000 square feet and a cumulative increase in gross floor area, including all
18 development performed on the parcel in the preceding five years, of:

19 (A) more than 75% without increasing the existing legal unit count as it existed
20 five years prior; or

21 (B) more than 100% if increasing the existing legal unit count.

22 (3) Residential development, either as an addition to an existing building or as a new
23 building, that results in less than 45% rear yard depth.

24 (e) In acting on any application for Conditional Use authorization within the Corona
25 Heights Large Residence Special Use District, the Commission shall consider the Conditional Use

1 authorization requirements set forth in subsection 303(c) and, in addition, shall consider whether facts
2 are presented to establish, based on the record before the Commission, one or more of the following:

- 3 (1) The proposed project promotes housing affordability by increasing housing supply;
4 (2) The proposed project maintains affordability of any existing housing unit; or
5 (3) The proposed project is compatible with existing development.

6
7 Section 3. The San Francisco Planning Code is hereby amended by amending
8 Sectional Maps SU06 and SU07 of the Zoning Map of the City and County of San Francisco,
9 as follows:

10

<u>Description of Property</u>	<u>Special Use District Hereby Approved</u>
All parcels within a perimeter established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of parcel 2620/063, the eastern property line of parcel 2619/001A, and Douglass Street; and in addition, all additional parcels fronting States Street	Corona Heights Large Residence Special Use District

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

1 Section 5. Applicability Date. This ordinance shall apply to any City permits approved
2 on or after March 21, 2017.

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

7 By:


8 ROBB W. KAPLA
Deputy City Attorney

9 n:\egana\as2017\1700443\01186253.docx

REVISED LEGISLATIVE DIGEST

(Substituted, 4/25/2017)

[Planning Code, Zoning Map - Corona Heights Large Residence Special Use District]

Ordinance amending the Planning Code and Sectional Maps SU06 and SU07 of the Zoning Map to create the Corona Heights Large Residence Special Use District (the area within a perimeter established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of Assessor's Parcel No. 2620, Lot No. 063, the eastern property line of Assessor's Parcel No. 2619, Lot No. 001A, and Douglass Street; and all additional parcels fronting States Street), to promote and enhance neighborhood character and affordability by requiring Conditional Use authorization for large residential developments in the district; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code Section 302.

Existing Law

Under the Planning Code, the parcels within the area established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of parcel 2620/063, the eastern property line of parcel 2619/001A, and Douglass Street, and in addition, all additional parcels fronting States Street ("SUD Area") are subject to RH-1, RH-2, and RH-3 zoning controls. Properties located within the SUD Area that are zoned RH-1 are permitted to cover up to 75% of the lot without seeking a Variance or Conditional Use authorization. Properties zoned RH-2 and RH-3 within the SUD Area are permitted to cover more than 55% of lot without seeking a Variance or Conditional Use authorization. For all properties, regardless of zoning classification, within the SUD Area, there are no requirements for Conditional Use authorization based on the size of a proposed addition.

Interim Controls

On March 9, 2017, the Board of Supervisors adopted Resolution 76-15, which first outlined the SUD Area and established Interim Controls for the area. The Interim Controls required Conditional Use authorization for any residential development that resulted in: (1) greater than 55% lot coverage; (2) total residential square footage exceeding 3,000 gross square feet on a vacant parcel; or (3) total existing gross square footage on a developed parcel in excess of 3,000 square feet and by (a) more than 75% without increasing the existing legal unit count or (b) more than 100% if increasing the existing legal unit count. Resolution 461-16 extended the Interim Controls for an additional six months through March 20, 2017.

Amendments to Current Law

The proposed legislation amends the Planning Code to add section 249.77, titled the Corona Heights Large Residence Special Use District ("Corona Heights SUD"), and amends Sectional Maps SU06 and SU07 to create the Corona Heights SUD in the City's Zoning Map.

The Corona Heights SUD permanently codifies the Conditional Use authorization requirements established in the Interim Controls with three changes. First, the Corona Heights SUD clarifies that the lot coverage trigger pertains to the rear yard setback and not total lot coverage, as was the case in the Interim Controls. Second, the Corona Heights SUD will consider cumulative development over the last five years when determining whether the 75% (no increase in units) or 100% (increase in units) triggers apply for already developed parcels with greater than 3,000 square feet of gross floor area. This change ensures that development will not be able to use incremental permitting to avoid the Conditional Use authorization requirement. Finally, the Corona Heights SUD requires that, in addition to the criteria in Planning Code section 303(c), the Planning Commission shall consider the development's impacts on housing affordability and its compatibility with existing development before authorizing the conditional use.

The proposed legislation is a substitute for legislation introduced on March 21, 2017. This version of the legislation includes properties fronting on State Street in the SUD Area and clarifies that the Corona Heights SUD shall apply to permits approved on or after March 21, 2017.

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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

May 3, 2017

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

Dear Commissioners:

On April 25, 2017, Supervisor Sheehy introduced the following **substitute** legislation:

File No. 170296-2

Ordinance amending the Planning Code and Sectional Maps SU06 and SU07 of the Zoning Map to create the Corona Heights Large Residence Special Use District (the area within a perimeter established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of Assessor's Parcel No. 2620, Lot No. 063, the eastern property line of Assessor's Parcel No. 2619, Lot No. 001A, and Douglass Street; and all additional parcels fronting States Street), to promote and enhance neighborhood character and affordability by requiring Conditional Use authorization for large residential developments in the district; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

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 that reads "Alisa Somera".

By: Alisa Somera, Legislative Deputy Director
Land Use and Transportation Committee

c: John Rahaim, Director of Planning
Aaron Starr, Acting Manager of Legislative Affairs
Scott Sanchez, Zoning Administrator
Lisa Gibson, Acting Environmental Review Officer
AnMarie Rodgers, Senior Policy Advisor
Jeanie Poling, Environmental Planning
Joy Navarrete, Environmental Planning

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

Joy
Navarrete

Digitally signed by Joy Navarrete
DN: cn=Joy Navarrete, o=Planning,
ou=Environmental Planning,
email=joy.navarrete@sfgov.org, c=US
Date: 2017.05.12 15:37:09 -0700

BOARD of SUPERVISORS



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

March 29, 2017

File No. 170296

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

Dear Ms. Gibson:

On March 21, 2017, Supervisor Sheehy introduced the following proposed legislation:

File No. 170296

Ordinance amending the Planning Code and Sectional Maps SU06 and SU07 of the Zoning Map, retroactive to March 21, 2017, to create the Corona Heights Large Residence Special Use District (the area within a perimeter established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of Assessor's Parcel Block No. 2620, Lot No. 063, the eastern property line of Assessor's Parcel Block No. 2619, Lot No. 001A, and Douglass Street), to promote and enhance neighborhood character and affordability by requiring Conditional Use authorization for large residential developments in the district; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting 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

Alisa Somera
For By: Alisa Somera, Legislative Deputy Director
Land Use and Transportation Committee

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

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

Joy
Navarrete

Digitally signed by Joy Navarrete
DN: cn=Joy Navarrete, o=Planning,
ou=Environmental Planning,
email=joy.navarrete@sfgov.org,
c=US
Date: 2017.04.05 15:17:55 -07'00'

BOARD of SUPERVISORS



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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, June 26, 2017

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. 170296. Ordinance amending the Planning Code and Sectional Maps SU06 and SU07 of the Zoning Map to create the Corona Heights Large Residence Special Use District (the area within a perimeter established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of Assessor's Parcel No. 2620, Lot No. 063, the eastern property line of Assessor's Parcel No. 2619, Lot No. 001A, and Douglass Street; and all additional parcels fronting States Street), to promote and enhance neighborhood character and affordability by requiring Conditional Use authorization for large residential developments in the district; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

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 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 B. 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, June 23, 2017.


Angela Calvillo, Clerk of the Board

DATED/PUBLISHED/POSTED: June 16, 2017

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ALISA SOMERA
CCSF BD OF SUPERVISORS (OFFICIAL NOTICES)
1 DR CARLTON B GOODLETT PL #244
SAN FRANCISCO, CA 94102

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE
Ad Description 06.26.17 Land Use - 170296 Zoning Map

To the right is a copy of the notice you sent to us for publication in the SAN FRANCISCO EXAMINER. Thank you for using our newspaper. Please read this notice carefully and call us with ny corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

06/16/2017

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an

EXM# 3022315

NOTICE OF PUBLIC HEARING
BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO
LAND USE AND TRANSPORTATION COMMITTEE
MONDAY, JUNE 26, 2017 - 1:30 PM
LEGISLATIVE CHAMBER, ROOM 250, CITY HALL
1 DR. CARLTON B. GOODLETT PLACE, SAN FRANCISCO, 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. 170296. Ordinance amending the Planning Code and Sectional Maps SU06 and SU07 of the Zoning Map to create the Corona Heights Large Residence Special Use District (the area within a perimeter established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of Assessor's Parcel No. 2620, Lot No. 063, the eastern property line of Assessor's Parcel No. 2619, Lot No. 001A, and Douglass Street; and all additional parcels fronting States Street), to promote and enhance neighborhood character and affordability by requiring Conditional Use authorization for large residential developments in the district; affirming the Planning Department's determination under the California Environmental Quality Act, making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302. 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 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 B. Goodlett Place, Room 244, San

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May 3, 2017

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

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File No. 170296-2

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Angela Calvillo, Clerk of the Board

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By: Alisa Somera, Legislative Deputy Director
Land Use and Transportation Committee

- c: John Rahaim, Director of Planning
Aaron Starr, Acting Manager of Legislative Affairs
Scott Sanchez, Zoning Administrator
Lisa Gibson, Acting Environmental Review Officer
AnMarie Rodgers, Senior Policy Advisor
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May 3, 2017

File No. 170296-2

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

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File No. 170296-2

Ordinance amending the Planning Code and Sectional Maps SU06 and SU07 of the Zoning Map to create the Corona Heights Large Residence Special Use District (the area within a perimeter established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of Assessor's Parcel No. 2620, Lot No. 063, the eastern property line of Assessor's Parcel No. 2619, Lot No. 001A, and Douglass Street; and all additional parcels fronting States Street), to promote and enhance neighborhood character and affordability by requiring Conditional Use authorization for large residential developments in the district; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

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Angela Calvillo, Clerk of the Board

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By: Alisa Somera, Legislative Deputy Director
Land Use and Transportation Committee

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


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MEMORANDUM

TO: Olson Lee, Director, Mayor's Office of Housing and Community Development
Tom Hui, Director, Department of Building Inspection
Nadia Sesay, Interim Executive Director, Office of Community Investment and Infrastructure

FROM:  Alisa Somera, Legislative Deputy Director
Land Use and Transportation Committee

DATE: May 3, 2017

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following **substitute** legislation, introduced by Supervisor Sheehy on April 25, 2017:

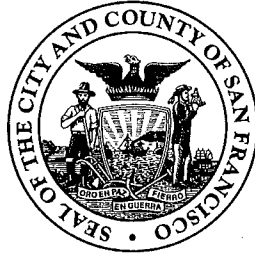
File No. 170296-2

Ordinance amending the Planning Code and Sectional Maps SU06 and SU07 of the Zoning Map to create the Corona Heights Large Residence Special Use District (the area within a perimeter established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of Assessor's Parcel No. 2620, Lot No. 063, the eastern property line of Assessor's Parcel No. 2619, Lot No. 001A, and Douglass Street; and all additional parcels fronting States Street), to promote and enhance neighborhood character and affordability by requiring Conditional Use authorization for large residential developments in the district; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

If you have 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 or by email at: alisa.somera@sfgov.org.

c: Eugene Flannery, Mayor's Office of Housing and Community Development
Kate Hartley, Mayor's Office of Housing and Community Development
William Strawn, Department of Building Inspection
Carolyn Jayin, Department of Building Inspection

BOARD of SUPERVISORS



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March 29, 2017

File No. 170296

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

Dear Ms. Gibson:

On March 21, 2017, Supervisor Sheehy introduced the following proposed legislation:

File No. 170296

Ordinance amending the Planning Code and Sectional Maps SU06 and SU07 of the Zoning Map, retroactive to March 21, 2017, to create the Corona Heights Large Residence Special Use District (the area within a perimeter established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of Assessor's Parcel Block No. 2620, Lot No. 063, the eastern property line of Assessor's Parcel Block No. 2619, Lot No. 001A, and Douglass Street), to promote and enhance neighborhood character and affordability by requiring Conditional Use authorization for large residential developments in the district; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting 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 "Alisa Somera".

For By: Alisa Somera, Legislative Deputy Director
Land Use and Transportation Committee

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

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

March 29, 2017

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

Dear Commissioners:

On March 21, 2017, Supervisor Sheehy introduced the following legislation:

File No. 170296

Ordinance amending the Planning Code and Sectional Maps SU06 and SU07 of the Zoning Map, retroactive to March 21, 2017, to create the Corona Heights Large Residence Special Use District (the area within a perimeter established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of Assessor's Parcel Block No. 2620, Lot No. 063, the eastern property line of Assessor's Parcel Block No. 2619, Lot No. 001A, and Douglass Street), to promote and enhance neighborhood character and affordability by requiring Conditional Use authorization for large residential developments in the district; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

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

for By:  Alisa Somera, Legislative Deputy Director
Land Use and Transportation Committee

c: John Rahaim, Director of Planning
Aaron Starr, Acting Manager of Legislative Affairs
Scott Sanchez, Zoning Administrator
Lisa Gibson, Acting Environmental Review Officer
AnMarie Rodgers, Senior Policy Advisor
Jeanie Poling, Environmental Planning
Joy Navarrete, Environmental Planning

BOARD of SUPERVISORS



City Hall
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MEMORANDUM

TO: Olson Lee, Director, Mayor's Office of Housing and Community Development
Tom Hui, Director, Department of Building Inspection
Nadia Sesay, Interim Executive Director, Office of Community Investment and Infrastructure

FROM: *ll*
for Alisa Somera, Legislative Deputy Director
Land Use and Transportation Committee

DATE: March 29, 2017

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following proposed legislation, introduced by Supervisor Sheehy on March 21, 2017:

File No. 170296

Ordinance amending the Planning Code and Sectional Maps SU06 and SU07 of the Zoning Map, retroactive to March 21, 2017, to create the Corona Heights Large Residence Special Use District (the area within a perimeter established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of Assessor's Parcel Block No. 2620, Lot No. 063, the eastern property line of Assessor's Parcel Block No. 2619, Lot No. 001A, and Douglass Street), to promote and enhance neighborhood character and affordability by requiring Conditional Use authorization for large residential developments in the district; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

If you have 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 or by email at: alisa.somera@sfgov.org.

- c: Eugene Flannery, Mayor's Office of Housing and Community Development
- Kate Hartley, Mayor's Office of Housing and Community Development
- William Strawn, Department of Building Inspection
- Carolyn Jayin, Department of Building Inspection

Member, Board of Supervisor
District 2



MARK FARRELL

City and County of San Francisco

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

218
JUN 22 AM 10:05

COB
Cam Clerk
Leg. Rep

DATE: June 22, 2017
TO: Angela Calvillo
Clerk of the Board of Supervisors
FROM: Supervisor Mark Farrell
RE: Land Use and Transportation Committee
COMMITTEE REPORTS

Mark S. Farrell

Pursuant to Board Rule 4.20, as Chair of the Land Use and Transportation Committee, I have deemed the following matters are of an urgent nature and request they be considered by the full Board on Tuesday, June 27, 2017, as Committee Reports:

170702 Fee Waiver - LMC San Francisco I Holdings, LLC - 1515 South Van Ness Avenue

Ordinance approving a fee waiver under Building Code, Section 106A.4.13, for LMC San Francisco I Holdings, LLC's project at 1515 South Van Ness Avenue; and adopting findings under the California Environmental Quality Act.

170349 Administrative Code - Owner Move-In Reporting Requirements

Ordinance amending the Administrative Code regarding owner move-in and relative move-in ("OMI") evictions to require a landlord seeking to recover possession of a unit for an OMI to provide a declaration under penalty of perjury stating that the landlord intends to occupy the unit for use as the principal place of residence of the landlord or the landlord's relative for at least 36 continuous months; require a landlord to provide the tenant with a form prepared by the Rent Board to be used to advise the Rent Board of any change in address; clarify the evidentiary standard for finding that an OMI was not performed in good faith; require a landlord to file documentation with the Rent Board regarding the status of an OMI, and requiring the Rent Board to transmit a random sampling of such documentation to the District Attorney; extend from three to five years the time period after an OMI during which a landlord who intends to re-rent the unit must first offer the unit to the displaced tenant; require the Rent Board to annually notify the unit occupant of the maximum rent for the unit for five years after an OMI; and extend the statute of limitations for wrongful eviction claims based on an unlawful OMI from one year to five years.

170417 Administrative Code - Owner Move-In Evictions and Other Landlord-Tenant Matters

Ordinance amending the Administrative Code regarding owner and relative move-in ("OMI") evictions to require a landlord seeking to recover possession of a unit for an OMI to provide the tenant with an approved form to advise the Rent Board of address changes; clarify the evidentiary standard for finding that an OMI was performed in good faith; require a landlord to file documentation with the Rent Board regarding the status of the OMI, with a penalty for not filing such documentation, and requiring the Rent Board to transmit a random sampling of such documentation to the District Attorney; extend from three to five years the time period after an OMI during which a landlord who intends to re-rent the unit must first offer the unit to the displaced tenant; authorize a tenant who has been charged excess rent within five years after an OMI to sue for treble damages; as to matters not limited to OMI evictions, provide that a landlord's failure to timely file a copy of the notice to vacate with the Rent Board is a defense in an unlawful detainer proceeding; provide that a tenant waiver of rights in a buyout agreement is not enforceable if the buyout is not timely filed with the Rent Board; extend from one to three years the statute of limitations for wrongful eviction claims; authorize interested non-profit organizations to sue for wrongful eviction and collection of excess rent; and making clarifying changes.

170296 Planning Code, Zoning Map - Corona Heights Large Residence Special Use District

Ordinance amending the Planning Code and Sectional Maps SU06 and SU07 of the Zoning Map to create the Corona Heights Large Residence Special Use District (the area within a perimeter established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of Assessor's Parcel No. 2620, Lot No. 063, the eastern property line of Assessor's Parcel No. 2619, Lot No. 001A, and Douglass Street; and all additional parcels fronting States Street), to promote and enhance neighborhood character and affordability by requiring Conditional Use authorization for large residential developments in the district; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

These matters will be heard in the Land Use and Transportation Committee at a Regular Meeting on Monday, June 26, 2017, at 1:30 p.m.

Print Form

Introduction Form

By a Member of the Board of Supervisors or the Mayor

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2017 APR 25 PM 4:35
Time stamp
or meeting date

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

BY _____

- 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. [170296]
- 9. Reactivate File No. []
- 10. 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 Form.

Sponsor(s):

Sheehy

Subject:

Planning Code, Zoning Map -- Corona Heights Large Residence Special Use District

The text is listed below or attached:

Please see attached.

Signature of Sponsoring Supervisor: _____

For Clerk's Use Only:

Introduction Form

By a Member of the Board of Supervisors or the Mayor

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2017 MAR 21 PM 1:12
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)
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- 3. Request for hearing on a subject matter at Committee.
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- 9. Reactivate File No. []
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- 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 Form.

Sponsor(s):

Supervisor Sheehy

Subject:

Planning Code, Zoning Map - Corona Heights Large Residence Special Use District

The text is listed below or attached:

Ordinance amending the Planning Code and Sectional Maps SU06 and SU07 of the Zoning Map, retroactive to March 21, 2017, to create the Corona Heights Large Residence Special Use District (the area within a perimeter established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of parcel 2620/063, the eastern property line of parcel 2619/001A, and Douglass Street), to promote and enhance neighborhood character and affordability by requiring Conditional Use authorization for large residential developments in the district; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code Section 302.

Signature of Sponsoring Supervisor:

A handwritten signature in black ink, appearing to be "J. M. [unclear]", written over a horizontal line.

For Clerk's Use Only: