

File No. 110302

Committee Item No. 4

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Economic Development Date May 16, 2011

Board of Supervisors Meeting Date _____

Cmte Board

- | | | |
|-------------------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <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 |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form (for hearings) |
| <input type="checkbox"/> | <input 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 type="checkbox"/> | Public Correspondence |

OTHER (Use back side if additional space is needed)

- | | | |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Planning Commission Motion No. 18270 and Resolution No. 18271</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>California Environmental Quality Act Findings</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Mitigation Monitoring and Reporting Program</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Figures 1 + 2</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |

} see
File 110300

Completed by: Alisa Somera Date May 13, 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 [Planning Code - Zoning Map Amendment - Parkmerced]

2
3 **Ordinance amending the San Francisco Planning Code by amending Sectional Maps**
4 **ZN13, HT13, and SU13, of the Zoning Map of the City and County of San Francisco, to**
5 **reflect the Parkmerced Special Use District; adopting findings, including environmental**
6 **findings, Section 302 findings, and findings of consistency with the General Plan and**
7 **the priority policies of Planning Code Section 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 Section 1. Findings. The Board of Supervisors of the City and County of San Francisco
14 hereby finds and determines that:

15 (a) In accordance with the actions contemplated herein, this Board adopts findings
16 pursuant to the California Environmental Quality Act (California Public Resources Code
17 Section 21000 et seq.). Said findings are on file with the Clerk of the Board of Supervisors in
18 File No. 110302 and are incorporated herein by reference as though fully set forth.

19 (b) On February 10, 2011, the Planning Commission conducted a duly
20 noticed public hearing on the proposed Zoning Map amendments and, by Resolution No.
21 18271 recommended them for approval. The Planning Commission found that the
22 proposed Zoning Map amendment was, on balance, consistent with the City's General Plan,
23 as it is proposed for amendment, and with Planning Code Section 101.1(b). A copy of said
24 Resolution are on file with the Clerk of the Board of Supervisors in File No. 110302 and
25 is incorporated herein by reference.

1 (c) The Board finds that these Planning Code amendments are on balance
 2 consistent with the General Plan and with the Priority Policies of Planning Code Section 101.1
 3 for the reasons set forth in Planning Commission Resolution No. 110302 and the
 4 Board hereby incorporates such reasons herein by reference.

5 (d) Pursuant to Planning Code Section 302, this Board finds that the Zoning Map
 6 amendments will serve the public necessity, convenience, and welfare for the reasons set
 7 forth in Planning Commission Resolution No. 18271 and the Board
 8 incorporates such reasons herein by reference.

9
 10 Section 2. The San Francisco Planning Code is hereby amended by amending
 11 Sectional Map ZN13 of the Zoning Map of the City and County of San Francisco, as follows:
 12

| <u>Description of Property</u> | <u>Use Districts to be Superseded</u> | <u>Use Districts Hereby Approved</u> |
|--|---------------------------------------|--|
| 15 Assessor's Blocks 7303 (Lot 1), 16 7303A (Lot 1), 7308 and 7309 (both 17 Lots 1), 7309A (Lot 1), 7310 and 18 7311 (both Lots 1), 7315 through 19 7319 (all Lots 1), 7320 (Lot 3), 7321 20 through 7323 (all Lots 1), 7325 and 21 7326 (both Lots 1), 7330 (Lot 1), 22 7331 (Lot 4), 7332 (Lot 4), 7333 (Lots 23 1 and 3), 7333A (Lot 1), 7333B (Lot 24 1), 7333C (Lot 1), 7333D (Lot 1), 25 7333E (Lot 1), 7334 through 7345 (all | RH-1(D), RM-1, and RM-4 | See Figure 1, Use Districts, on file with the Clerk of the Board of Supervisors in File No. <u>110302</u> and incorporated herein by reference, for the configuration of the following new use districts: Parkmerced Residential (PM-R); Parkmerced Mixed Use—Social Heart (PM-MU1); Parkmerced Mixed Use—Neighborhood |

1 Lots 1), 7345A (Lot 1), 7345B (Lot 1),
 2 7345C (Lot 1), 7356 through 7370 (all
 3 Lots 1), and their successor Blocks
 4 and Lots.

Commons (PM-MU2);
 Parkmerced School (PM-S);
 Parkmerced Community/Fitness
 (PM-CF); and Parkmerced Open
 Space (PM-OS)

6
 7 Section 3. The San Francisco Planning Code is hereby amended by amending
 8 Sectional Map HT13 of the Zoning Map of the City and County of San Francisco, as follows:
 9

| <u>Description of Property</u> | <u>Height and Bulk Districts to be Superseded</u> | <u>Height and Bulk Districts Hereby Approved</u> |
|---|---|---|
| 13 Assessor's Blocks 7303 (Lot 1), 14 7303A (Lot 1), 7308 and 7309 (both 15 Lots 1), 7309A (Lot 1), 7310 and 16 7311 (both Lots 1), 7315 through 17 7319 (all Lots 1), 7320 (Lot 3), 7321 18 through 7323 (all Lots 1), 7325 and 19 7326 (both Lots 1), 7330 (Lot 1), 20 7331 (Lot 4), 7332 (Lot 4), 7333 (Lots 21 1 and 3), 7333A (Lot 1), 7333B (Lot 22 1), 7333C (Lot 1), 7333D (Lot 1), 23 7333E (Lot 1), 7334 through 7345 (all 24 Lots 1), 7345A (Lot 1), 7345B (Lot 1), 25 7345C (Lot 1), 7356 through 7370 (all | 40-X and 130-D | See Figure 2, Height and Bulk Districts, on file with the Clerk of the Board of Supervisors in File No. <u>110302</u> and incorporated herein by reference, for the configuration of the following new height and bulk districts: 40-OS-PM; 45-PM; 65- PM; 85-PM; 95-PM; 105-PM; 115- PM; 130-PM; and 145-PM |

1 Lots 1), and their successor Blocks
2 and Lots.

3
4 Section 4. The San Francisco Planning Code is hereby amended by amending
5 Sectional Map SU13 of the Zoning Map of the City and County of San Francisco, as follows:
6

7 Description of Property

Special Use District Hereby Approved

8 Assessor's Blocks 7303 (Lot 1), 7303A (Lot 1), 7308
9 and 7309 (both Lots 1), 7309A (Lot 1), 7310 and
10 7311 (both Lots 1), 7315 through 7319 (all Lots 1),
11 7320 (Lot 3), 7321 through 7323 (all Lots 1), 7325
12 and 7326 (both Lots 1), 7330 (Lot 1), 7331 (Lot 4),
13 7332 (Lot 4), 7333 (Lots 1 and 3), 7333A (Lot 1),
14 7333B (Lot 1), 7333C (Lot 1), 7333D (Lot 1), 7333E
15 (Lot 1), 7334 through 7345 (all Lots 1), 7345A (Lot
16 1), 7345B (Lot 1), 7345C (Lot 1), 7356 through 7370
17 (all Lots 1), and their successor Blocks and Lots.

Parkmerced Special Use District

18
19 Section 5. The current configuration of Assessor Blocks and Lots will be redesigned
20 in the future to give effect to the Development Agreement for the Parkmerced development
21 project, which is the subject of Ordinance No. _____. Said Ordinance is on
22 file with the Clerk of the Board of Supervisors in File No. 110300 and is
23 incorporated by reference as though fully set forth herein. This Board intends that the land
24 use controls set forth in the Clerk's File for this Ordinance will apply to any successor
25 Assessor Blocks and Lots for the above-described property.

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

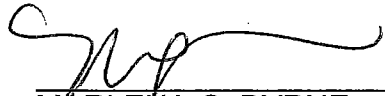
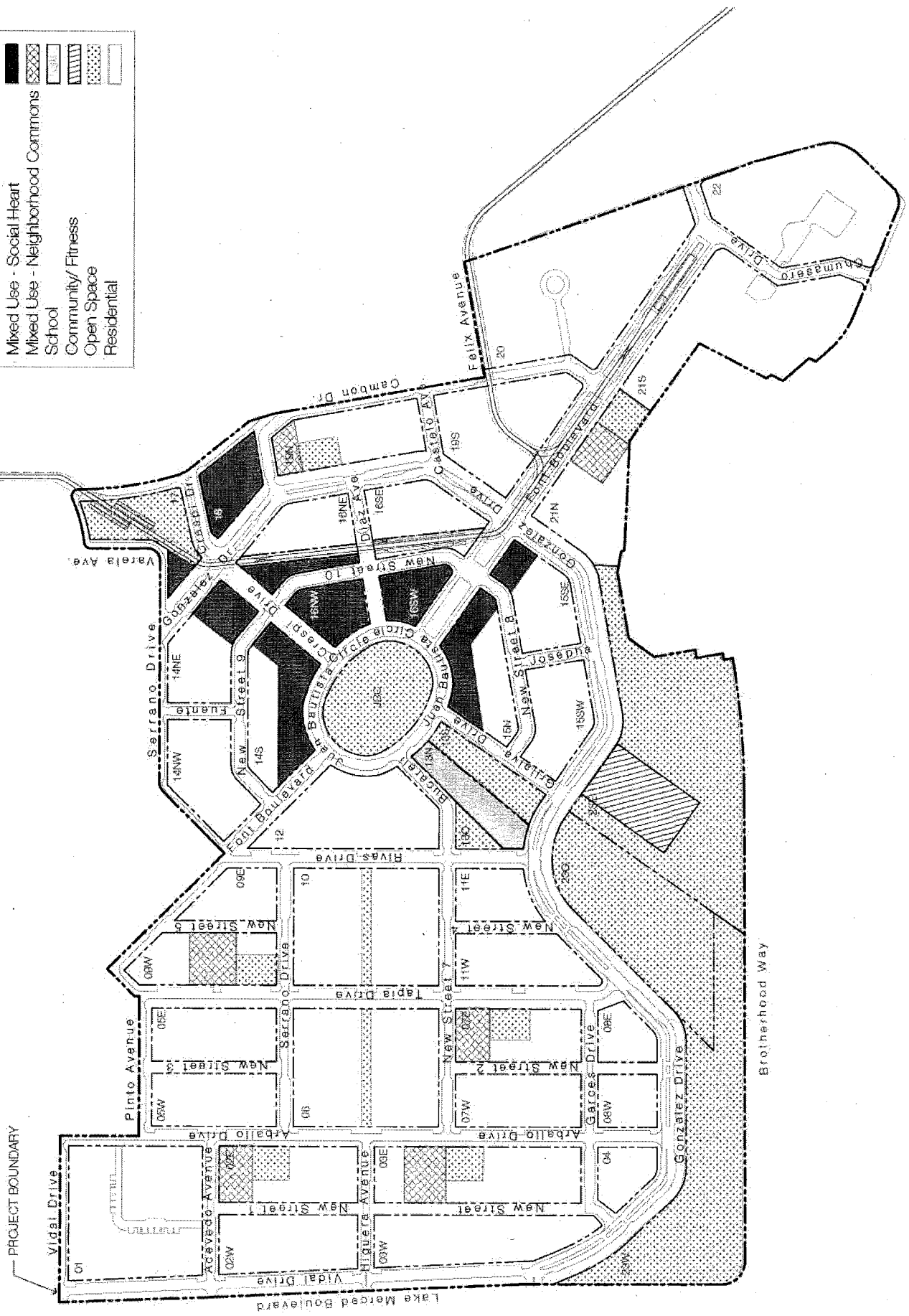
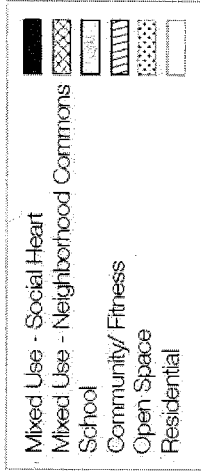






By: 
MARLENA G. BYRNE
Deputy City Attorney

Figure 1. Use Districts



| | |
|---|------------------------------|
|  | Neighborhood Fabric |
|  | 40' O.S. |
|  | 45' |
|  | 66' |
|  | Mid-Rise Buildable Envelopes |
|  | 85'-145' |

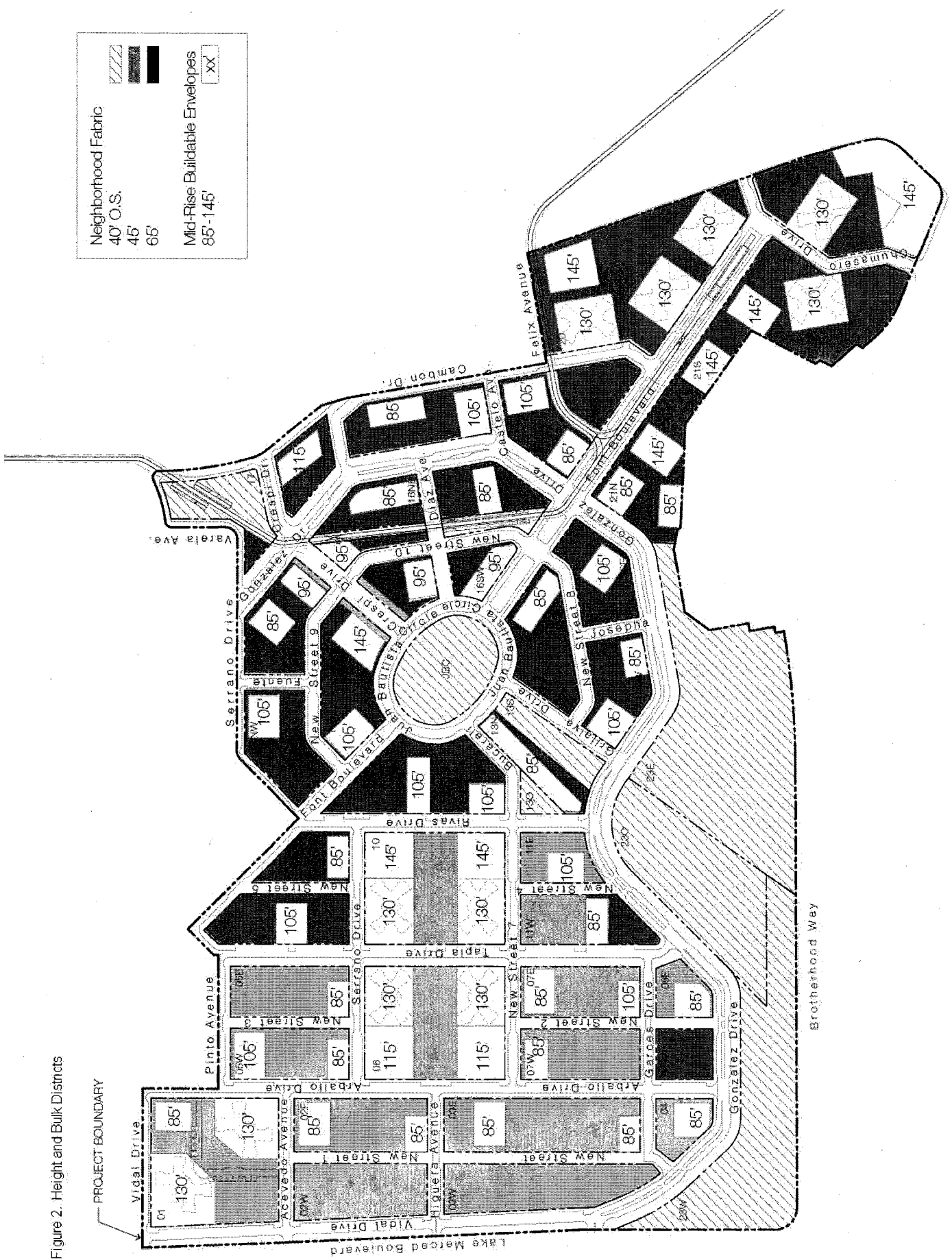


Figure 2. Height and Bulk Districts