

File No. 150271

Committee Item No. 2

Board Item No. 42

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date November 16, 2015

Board of Supervisors Meeting

Date December 1, 2015

Cmte Board

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
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| <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"/> | Memorandum of Understanding (MOU) |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
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| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 - Ethics Commission |
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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>CEQA Determination, dtd 4/3/15</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Commission Resolution No. 10303</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Notice of Public Hearing</u> |
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Completed by: Alisa Somera Date November 13, 2015

Completed by: Alisa Somera Date November 25, 2015

1 [Planning Code, Zoning Map - Rezoning Properties on Ocean Avenue]

2

3 **Ordinance amending the Planning Code and the Zoning Map to rezone properties**
4 **facing Ocean Avenue, between Phelan Avenue and Howth Street, from the RH-2**
5 **(Residential, House Districts, Two-Family) and RM-1 (Residential, Mixed Districts, Low**
6 **Density) Use Districts to the Ocean Avenue Neighborhood Commercial Transit (NCT)**
7 **District, and to include them in the existing Ocean Avenue NCT District; and adopting**
8 **findings, including environmental findings, Section 302 findings, and findings of**
9 **consistency with the General Plan, and the eight priority policies of Planning Code,**
10 **Section 101.1.**

11

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.

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

17 Section 1. Findings.

18 (a) The Planning Department has determined that the actions contemplated in this
19 ordinance comply with the California Environmental Quality Act (California Public Resources
20 Code Section 21000 et seq.). Said determination is on file with the Clerk of the Board of
21 Supervisors in File No. 150271 and is incorporated herein by reference.

22 (b) Pursuant to Planning Code Section 302, this Board finds that these Planning Code
23 amendments will serve the public necessity, convenience, and welfare for the reasons set
24 forth in Planning Commission Resolution No. 19393 and the Board incorporates such reasons
25

1 herein by reference. A copy of Planning Commission Resolution No. 19393 is on file with the
2 Board of Supervisors in File No. 150271.

3 (c) This Board finds that these Planning Code amendments are consistent with the
4 General Plan and with the priority policies of Planning Code Section 101.1 for the reasons set
5 forth in Planning Commission Resolution No., and the Board hereby incorporates such
6 reasons herein by reference.

7
8 Section 2. The Planning Code is hereby amended by revising Section 731.1, to read
9 as follows:

10 **SEC. 737.1. OCEAN AVENUE NEIGHBORHOOD COMMERCIAL TRANSIT**
11 **DISTRICT.**

12 The Ocean Avenue Neighborhood Commercial Transit District is located on Ocean
13 Avenue from ~~Phelan~~ Howth Street to Manor ~~Drive~~ Avenues. Ocean Avenue is a multi-purpose
14 transit-oriented small-scale commercial district that is modeled on the NCT-2 District. Ocean
15 Avenue was developed as a streetcar-oriented commercial district in the 1920s and continues
16 to serve this function, with the K-line streetcar on Ocean Avenue. Numerous other bus lines
17 serve the area, especially the eastern end, where the Phelan Loop serves as a major bus
18 terminus. The eastern end of the district is anchored by the main City College campus ~~at~~
19 ~~Phelan~~ and direct linkages to the Balboa Park BART/MUNI rail station a couple blocks to the
20 east, which serves as the southernmost San Francisco station for BART and the terminus of
21 the J, K, and M streetcar lines. Because of the immediate proximity of the BART/MUNI station
22 the district has quick and easy transit access to downtown.

23 The Ocean Avenue NCT District is mixed use, transitioning from a predominantly one-
24 and two-story retail district to include neighborhood-serving commercial uses on lower floors
25 and housing above. Housing density is limited not by lot area, but by the regulations on the

1 built envelope of buildings, including height, bulk, setbacks, and lot coverage, and standards
2 for residential uses, including open space and exposure, and urban design guidelines. Access
3 (i.e. driveways, garage entries) to off-street parking and loading is generally prohibited on
4 Ocean Avenue to preserve and enhance the pedestrian-oriented character and transit
5 function of the street. Residential and commercial parking are not required.

6 The Ocean Avenue NCT District is intended to provide convenience goods and
7 services to the surrounding neighborhoods as well as limited comparison shopping goods for
8 a wider market. The range of comparison goods and services offered is varied and often
9 includes specialty retail stores, restaurants, and neighborhood-serving offices. Buildings may
10 range in height, with height limits generally allowing up to four or five stories. Lots are
11 generally small to medium in size and lot consolidation is prohibited to preserve the fine grain
12 character of the district, unless the consolidation creates a corner parcel that enables off-
13 street parking to be accessed from a side street.

14 Rear yard requirements above the ground story and at residential levels preserve open
15 space corridors of interior blocks.

16 Commercial uses are required at the ground level and permitted at the second story.

17 Housing development in new buildings is encouraged above the ground story. Existing
18 residential units are protected by limitations on demolition and upper-story conversions.

19
20 Section 3. Sheet ZN12 of the Zoning Map of the City and County of San Francisco is
21 hereby amended, as follows:

Description of Property	Use District to be Superseded	Use District Hereby Approved
--------------------------------	--------------------------------------	-------------------------------------

1	Block 6946, lots 032, 033,	RM-1	Ocean Avenue
2	034, 035, 036, 037, and 057		Neighborhood Commercial -
3			Transit District
4			
5	Block 6946, lots 001, 051,	RH-2	Ocean Avenue
6	and 061		Neighborhood Commercial -
7			Transit District
8			
9	Block 6947, lots 001, 001A,	RH-2	Ocean Avenue
10	001B, 001C, 001D, 001E,		Neighborhood Commercial -
11	002, 002D, and 002E		Transit District
12			
13			

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

18
19 Section 4. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
20 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
21 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
22 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
23 additions; and Board amendment deletions in accordance with the "Note" that appears under
24 the official title of the ordinance.

25

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

3 By:

4 
5 ANDREA RUIZ-ESQUIDE
6 Deputy City Attorney

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REVISED LEGISLATIVE DIGEST

(6/2/2015, Substituted)

[Planning Code, Zoning Map - Rezoning Properties on Ocean Avenue]

Ordinance amending the Planning Code and the Zoning Map to rezone properties facing Ocean Avenue, between Phelan Avenue and Howth Street, from the RH-2 (Residential, House Districts, Two-Family) and RM-1 (Residential, Mixed Districts, Low Density) Use Districts to the Ocean Avenue Neighborhood Commercial Transit (NCT) District, and to include them in the existing Ocean Avenue NCT District; and adopting findings, including environmental findings, Section 302 findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Existing Law

The Planning Code establishes different zoning districts in different areas of the City, where some uses are allowed, some are prohibited, and some are allowed with a Conditional Use permit. One such district is the Ocean Avenue Neighborhood Commercial Transit District, which currently extends on Ocean Avenue, from Howth Street to Manor Drive. As the Code explains, this is mixed use area, "transitioning from a predominantly one- and two-story retail district to include neighborhood-serving commercial uses on lower floors and housing above. Housing density is limited not by lot area, but by the regulations on the built envelope of buildings, including height, bulk, setbacks, and lot coverage, and standards for residential uses, including open space and exposure, and urban design guidelines." (See Planning Code Section 737.1.)

Amendments to Current Law

This Ordinance would amend the Ocean Avenue Neighborhood Commercial Transit District to add properties on Ocean Avenue, from Phelan Avenue and Howth Street. These properties are in close proximity to the City College site, and are currently zoned residential and residential, mixed, low density (specifically, RH-2 and RM-1.)

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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

March 26, 2015

File No. 150271

Sarah Jones
Environmental Review Officer
Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear Ms. Jones:

On March 17, 2015, Supervisor Yee introduced the following legislation:

File No. 150271

Ordinance amending the Planning Code and the Zoning Map to rezone properties facing Ocean Avenue, between Phelan Avenue and Howth Street, from the RH-2 and RM-1 Use Districts to the Ocean Avenue Neighborhood Commercial Transit (NCT) District, and to include them in the existing Ocean Avenue NCT District; rezone properties facing Ocean Avenue, between Paloma Avenue and 19th Avenue, from NC-1 to NCT-1; and adopting findings, including environmental findings, Section 302 findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

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 "A. Calvillo".

By: Andrea Ausberry, Assistant Clerk
Land Use & Transportation Committee

Attachment

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

fined 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: 2015.04.03 15:20:50 -07'00'

3398



SAN FRANCISCO PLANNING DEPARTMENT

June 19, 2015

Ms. Angela Calvillo, Clerk
Honorable Supervisor Yee
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 Planning Department Case Number 2015-004022PCA&MAP:
Rezoning Properties on Ocean Avenue
Board File No. 150271
Planning Commission Recommendation: Approval**

Dear Ms. Calvillo and Supervisor Yee,

On June 18, 2015, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider a proposed ordinance that amends the Zoning Map to rezone properties along the south side of Ocean Avenue between Phelan Avenue and Howth Street from RH-2 (Residential, House, Two-Family) and RM-1 (Residential, Mixed, Low Density) to the Ocean Avenue Neighborhood Commercial Transit District (NCT) and include them in the existing Ocean Avenue NCT. The Planning Code would also be amended to reflect the inclusion of these properties into the description and purpose statement of the Ocean Avenue NCT. The proposed Ordinance was introduced by Supervisor Yee. At the hearing, the Planning Commission recommended approval.

The Department determined that the proposed amendments are not defined as a project under CEQA Guidelines Section 15378 and 15060(c) (2) because they do not result in a physical change in the environment.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Aaron Starr", with a long horizontal line extending to the right.

Aaron D. Starr
Manager of Legislative Affairs

Transmittal Materials

**CASE . J. 2015-004022PCA&MAP
Rezoning Properties on Ocean Avenue**

cc:

Andrea Ruiz-Esquide, Deputy City Attorney
Jen Low, Aide to Supervisor Yee
Andrea Ausberry, Board of Supervisors

Attachments:

Planning Commission Resolution
Planning Department Executive Summary



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution 19393

HEARING DATE: JUNE 18, 2015

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

Reception:
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415.558.6409

Planning
Information:
415.558.6377

Date: June 11, 2015
Project Name: Rezoning Properties on Ocean Avenue
Case Number: 2015-004022PCA MAP [Board File 150271]
Initiated by: Supervisor Yee / Re-Introduced June 2, 2015
Staff Contact: Diego R Sánchez – (415) 575-9082
diego.sanchez@sfgov.org
Recommendation: Recommend Approval

RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT A PROPOSED ORDINANCE THAT WOULD AMEND THE ZONING MAP SHEET ZN12 OF THE CITY AND COUNTY OF SAN FRANCISCO TO REZONE PROPERTIES ALONG THE SOUTH SIDE OF OCEAN AVENUE BETWEEN PHELAN AVENUE AND HOWTH STREET FROM RH-2 (RESIDENTIAL, HOUSE, TWO-FAMILY) AND RM-1 (RESIDENTIAL, MIXED, MODERATE DENSITY) TO THE OCEAN AVENUE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT AND INCLUDE THEM IN THE EXISTING OCEAN AVENUE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT; AMEND THE PLANNING CODE TO REFLECT THE INCLUSION OF THESE PROPERTIES INTO THE DESCRIPTION AND PURPOSE STATEMENT OF THE OCEAN AVENUE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT; 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.

PREAMBLE

Whereas, on June 2, 2015, Supervisor Yee re-introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 150271 that would amend the Zoning Map Sheet ZN12 of the City and County of San Francisco to rezone properties along the south side of Ocean Avenue between Phelan Avenue and Howth Street from RH-2 (Residential, House, Two-Family) and RM-1 (Residential, Mixed, Low Density) to the Ocean Avenue Neighborhood Commercial Transit District (NCT) and include them in the existing Ocean Avenue NCT; to amend the Planning Code to reflect the inclusion of these properties into the description and purpose statement of the Ocean Avenue NCT; 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 June 18, 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 with modifications of the proposed Ordinance; and

Whereas, the Planning Department (hereinafter Department) determined that the Project was not defined as a project under CEQA Guidelines Section 15378 and 15060(c) (2) because it does not result in a physical change in the environment; 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. Extending the Ocean Avenue NCT to properties along the south side of Ocean Avenue, between Phelan Avenue and Howth Street, is beneficial to the surrounding neighborhood as it encourages a larger range of non-residential uses to locate in an area that is very well served by public transit.
2. Because the Ocean Avenue NCT relaxes residential density controls, its extension to properties along the south side of Ocean Avenue, between Phelan Avenue and Howth Street, is advantageous to the City as it will help meet housing demand in an area that is very well served by public transit and in close proximity to an existing retail corridor.
3. **General Plan Compliance.** The proposed Ordinance is consistent with the following Objectives and Policies of the General Plan:

COMMERCE AND INDUSTRY ELEMENT

OBJECTIVE 6

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS

Policy 6.5

Discourage the creation of major new commercial areas except in conjunction with new supportive residential development and transportation capacity

Policy 6.6

Adopt specific zoning districts, which conform to a generalized neighborhood commercial land use and density plan.

The proposed Ordinance will extend the Ocean Avenue NCT to parcels immediately to the east. These parcels are largely residential and adjacent to multiple public transit lines. Extending the Ocean Avenue NCT also conforms to the generalized neighborhood commercial land use and density plan published in the General Plan.

HOUSING ELEMENT

OBJECTIVE 1

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING

Policy 1.6

Consider greater flexibility in number and size of units within established building envelopes in community based planning processes, especially if it can increase the number of affordable units in multi-family structures.

Extending the Ocean Avenue NCT will allow greater flexibility in the number and size of units within established building envelopes.

OBJECTIVE 11

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.3

Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

The proposed rezoning will allow for greater growth within the Ocean Avenue corridor without substantially and adversely impacting existing neighborhood character as the height and bulk controls will remain unchanged.

OBJECTIVE 12

BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.

Policy 12.1

Encourage new housing that relies on transit use and environmentally sustainable patterns of movement.

The extension of the Ocean Avenue NCT to parcels to the east will allow additional housing to be developed along a major transit and commercial corridor. This new housing will not be required to have any parking, making it likely that future residents will rely on transit, bicycling or walking as principal means of movement.

BALBOA PARK STATION AREA PLAN

OBJECTIVE 1.1

INTEGRATE THE DIVERSE USES IN THE PLAN AREA AROUND THE COMMERCIAL SPINE AND TRANSIT NODE

Policy 1.1.1

Strengthen the link between transportation and land use.

Because the Ocean Avenue NCT does not require off-street parking for any use or activity, the use of alternative modes of transportation, including walking, bicycling and public transit, are encouraged. This strengthens the link between transportation and land use.

OBJECTIVE 1.2

STRENGTHEN THE OCEAN AVENUE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

Policy 1.2.2

Encourage mixed-use residential and commercial infill within the commercial district.

Extending the Ocean Avenue NCT allows the existing properties to be redeveloped over time as mixed use properties.

OBJECTIVE 3.1

ESTABLISH PARKING STANDARDS AND CONTROLS THAT PROMOTE QUALITY OF PLACE, AFFORDABLE HOUSING AND TRANSIT-ORIENTED DEVELOPMENT

Policy 3.1.1

Provide flexibility for new residential development by eliminating minimum off-street parking requirements and establishing reasonable parking caps.

The Ocean Avenue NCT does not require off-street parking for any use and establishes maximum allowed amounts. This will provide flexibility for new residential development.

4. The proposed project is consistent with the eight General Plan priority policies set forth in Section 101.1 in that:
 - A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed Ordinance will allow a greater range of neighborhood-serving retail to locate along Ocean Avenue, thereby enhancing the existing retail corridor and providing opportunities for resident employment and ownership of such businesses.
 - B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed Ordinance will allow greater density within existing height and bulk limitations, helping to meet the City's housing demand while preserving existing neighborhood character.
 - C) The City's supply of affordable housing will be preserved and enhanced:

The proposed Ordinance will have no adverse effect on the City's supply of affordable housing.
 - D) The commuter traffic will 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.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

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

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

Preparedness against injury and loss of life in an earthquake is unaffected by the proposed Ordinance. Any new construction or alteration associated with a use would be executed in compliance with all applicable construction and safety measures.

- G) That landmark and historic buildings will be preserved:

Landmarks and historic buildings would be unaffected by the proposed Ordinance. Should a proposed use be located within a landmark or historic building, such site would be evaluated under typical Planning Code provisions and comprehensive Planning Department policies.

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

The City's parks and open space and their access to sunlight and vistas would be unaffected by the proposed Ordinance. It is not anticipated that permits would be such that sunlight access, to public or private property, would be adversely impacted.

5. **Planning Code Section 302 Findings.** The Planning 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

Resolution No. 19393
Hearing Date: June 18, 2015

CASE NO. 2015-004022PCA MAP
Rezoning Properties on Ocean Avenue

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 Planning Commission ADOPTED the foregoing Resolution on June 18, 2015.

Jonas P Ionin
Commission Secretary

AYES: Commissioners Antonini, Hillis, Moore, Richards, Wu

NAYS:

ABSENT: Commissioners Fong, Johnston

ADOPTED: June 18, 2015



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Planning Code and Zoning Map Amendments HEARING DATE: JUNE 18, 2015

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Initiated by: Supervisor Yee / Re-Introduced June 2, 2015
Staff Contact: Diego R Sánchez – (415) 575-9082
diego.sanchez@sfgov.org
Recommendation: Recommend Approval

PLANNING CODE AND ZONING MAP AMENDMENT

The proposed Ordinance would amend the Zoning Map (Sheet ZN12) to rezone properties along the south side of Ocean Avenue between Phelan Avenue and Howth Street from RH-2 (Residential, House, Two-Family) and RM-1 (Residential, Mixed, Low Density) to the Ocean Avenue Neighborhood Commercial Transit District (NCT) and include them in the existing Ocean Avenue NCT. The Planning Code would also be amended to reflect the inclusion of these properties into the description and purpose statement of the Ocean Avenue NCT.

The Way It Is Now:

1. Properties along the south side of Ocean Avenue between Phelan Avenue and Howth Street are zoned RH-2 and RM-1.
2. The RH-2 and RM-1 districts are residential districts that allow only a small range of non-residential uses. They also regulate residential density based on lot area and require off-street parking to be provided at minimum quantities based on particular uses or activities.

The Way It Would Be:

1. Properties along the south side of Ocean Avenue between Phelan Avenue and Howth Street would be zoned Ocean Avenue NCT.
2. The Ocean Avenue NCT would allow a large range of non-residential uses to locate along the south side of Ocean Avenue between Phelan Avenue and Howth Street. Residential density would be regulated by physical envelope controls, including height, bulk, rear yards, front setbacks, open space and exposure. Off-street parking would not be required for any use or activity.

ISSUES AND CONSIDERATIONS

The Purpose of Neighborhood Commercial Transit (NCT) Districts

NCT Districts are relatively new neighborhood commercial districts typically located along or adjacent to public transit lines and infrastructure. They are intended to capture the synergy between existing transit service, retail uses, institutional uses and housing.¹ As with the older Neighborhood Commercial Districts (NCDs), NCT districts are mixed use districts that encourage non-residential uses, including retail and institutional uses, at the street level while prioritizing residential uses at the floors above. Much like the NCDs, the NCT districts also seek to maintain and promote appropriately scaled development. This is done by requiring Conditional Use authorization for new construction or enlargement of existing buildings or the establishment of non-residential uses over specified sizes.² In this way the NCT districts strive to create commercially vibrant and pedestrian friendly corridors.

One distinction of NCT districts is the manner in which residential density is regulated. Older districts rely on individual lot size to restrict the allowed number of dwelling units on a property. For example, the RM-1 district requires at least 800 square feet of lot area for each dwelling unit. On a typical 2,500 square foot lot with a 40 foot height limit, a maximum of three dwelling units are permitted. In NCT districts, density is determined by permitted height and bulk limits; rear yard requirements; open space requirements; and dwelling unit exposure requirements. Using that same typical lot and height limit as described above, and assuming a buildable area of 1,875 square feet, it is possible for two to three units could be built per floor. Assuming only three residential floors, this same typical lot would yield six to nine dwelling units in an NCT district as opposed to three in an RM-1 District. This is done in the same building envelope as the first example with the same visual impact on character and scale.

Another distinction of NCT districts is that off-street parking for any use is not required. Maximum amounts of off-street parking are established and amounts in excess are classified as either a principally permitted or conditional use, depending upon the use provisions applicable to the district in which the parking is located. This is in contrast to many of the older districts, including the RH, RM and many NCDs. In these older districts a minimum amount of off-street parking for each use or activity is required and amounts often exceed what NCT districts would allow.

Mixed Use Development and Proximity to Transit

Integrating multiple uses or activities on one property is an efficient use of land, public infrastructure and resources. This is particularly the case when mixed use properties are located along public transit lines, in proximity to transit stations, or in areas where public transit services crisscross the neighborhood. The mingling of uses brings residents closer to their daily activities and the proximity to transit allows visitors to patronize multiple destinations in one trip. This arrangement lends itself to reduced auto dependency, roadway congestion and corresponding air pollution. It also has the potential to improve the pedestrian and bicycle experience and increase transit ridership.

¹ BF 071157 introduced the first NCT districts to the Planning Code. <https://sfgov.legistar.com/View.ashx?M=F&ID=710873&GUID=68607DFA-EDB2-4A5C-B43D-9DC0A0960A6A>

² Planning Code Sections 121.1 and 121.2 outline these limits for each NCD and NCT.

Areas where mixed use properties abound are often distinguished by a unique character. The typically higher residential densities and varied housing options that accompany mixed use areas contribute to a sense of community. The type and variety of ground floor non-residential uses also contribute to an area's sense of place. In combination these two features often create a village-like feel that, when close to public transit, create an economically sustainable neighborhood.

Mixed use neighborhoods are possible in San Francisco because of the relatively compact form of the City and the operational nature of prevalent nonresidential uses. San Francisco's diminutive lot sizes and liberal lot coverage regulations inherently adjoins different properties and potentially different uses. In the case of neighborhood commercial corridors, land use regulations encourage retail sales and services, professional services and social service uses at the ground floor. These uses typically do not generate hazardous, noxious or offensive conditions that would be incompatible with other uses, including dwelling units. When there are concerns about odors or noise from particular retail uses, Building and Planning Codes require proper attenuation and notice. These are two features of the City that lend themselves to creating mixed use areas and should be capitalized upon.

In light of the benefits of integrating multiple uses on properties, combined with the physical layout of the City, it makes sense to facilitate the growth of mixed use neighborhoods. This can often be done by extending those zoning districts that allow the mixing of uses to adjacent properties. The Ocean Avenue NCT is a district that allows mixed use development and is immediately adjacent to properties in zoning districts that generally do not.

Changing Context and New Development

It is important to note some of the recent investment to the west of the subject properties along Ocean Avenue. In September 2009 the Ingleside Branch Library opened on Ocean Avenue, roughly three blocks from the subject properties. The Library improvement was part of the City's Branch Library Improvement Program (BLIP), the largest capital improvement campaign in the history of the San Francisco Public Library.

Immediately adjacent to the Ingleside Library is the Avalon Ocean Avenue apartment community. Avalon Ocean Avenue provides more than 170 new dwelling units and 30,000 square feet of retail space, featuring a Whole Foods supermarket.

On the south side of Ocean Avenue, across from the Whole Foods, is the new 280 Brighton Avenue mixed use project. This development provides 27 dwelling units as well as space for neighborhood-serving retail and commercial uses.

To the east of the Avalon Ocean Avenue is the 1100 Ocean Avenue affordable housing development. 1100 Ocean Avenue provides 71 units of supportive housing for lower income families and individuals.

The Phelan Loop, between Harold and Phelan Avenue, has also received public investment as part of its improvement. The Phelan Loop serves as a bus terminal for multiple MUNI bus lines, including the 8X, 8BX and 49. In addition, an adjacent space to the Phelan Loop will be made into a public plaza. The public plaza will serve to connect the area's businesses and residents to local schools and MUNI. It will also host community events such as street fairs and farmers' markets.

Long Range Planning Efforts in the Area

The Planning Department has undertaken two long range planning efforts in the area that encompass the subject properties. The first was the Balboa Park Station Area Plan.³ The Plan's objectives and policies are informed by the principles of improving the area's public realm; making the transit experience safer and more enjoyable; and improving the economic vitality of the Ocean Avenue Neighborhood Commercial District.

The second long range planning effort was the Ocean and Geneva Corridor Design Plan.⁴ The goal of this Plan is to improve the pedestrian experience in the Plan area while balancing the needs of the many different users. A relevant aim of the Plan was to improve the visual relationship between the sidewalk and adjacent properties.

REQUIRED COMMISSION ACTION

The Commission may approve, or approve in part, or disapprove the proposed code amendment and map change.

RECOMMENDATION

The Department recommends that the Commission recommend *approval* of the proposed Ordinance and adopt the attached Draft Resolution to that effect.

BASIS FOR RECOMMENDATION

The Department supports the rezoning of the properties along the south side of Ocean Avenue between Phelan Avenue and Howth Street from RH-2 and RM-1 districts to the Ocean Avenue NCT because the flexibility the Ocean Avenue NCT land use controls afford can better serve the current users of this stretch of Ocean Avenue. These users include nearby residents as well as the students and faculty of the flagship City College campus.

Extending the Ocean Avenue NCT is advantageous to the area because it allows a wider array of non-residential uses as well as a greater housing density along a burgeoning commercial corridor that is served by local and regional transit. As witnessed by the new development invigorating Ocean Avenue to the west of the subject properties, zoning controls that allow a mix of uses attract investment and help create a sense of place. Further, the subject properties are within walking distance of multiple MUNI bus and street car lines as well as the Balboa BART station.⁵ These conditions are all characteristic of NCT districts, which aim to maximize residential and commercial opportunities on or near major transit service. In this context, it is appropriate to extend the land use controls offered by the Ocean Avenue NCT as a means to continue this place making momentum.

Extending the Ocean Avenue NCT also helps realize the principles in the Balboa Park Station Area Plan as well as the aims of the Ocean and Geneva Corridor Design Plan. In particular, the requirement for

³ http://www.sf-planning.org/ftp/General_Plan/Balboa_Park_Station.htm

⁴ http://www.sf-planning.org/ftp/files/plans-and-programs/in-your-neighborhood/ocean_ave_corridor/OceanAvenueCorridorDesignFinalReport.pdf

⁵ The MUNI lines include the 8X, 8XB, 29, 43, 49 and 54 bus lines and the J, K and L streetcar lines.

active ground floor uses and minimal ceiling heights for ground floor non-residential uses as well as limits to the provision of off-street parking and their entrances adhere to the principles and aims in those Plans. This makes the proposed rezoning a logical step in realizing the Department's long range planning efforts.

ENVIRONMENTAL REVIEW

The proposed Ordinance is not defined as a project under CEQA Guidelines Section 15378 and 15060(c) (2) because it does not result in a physical change in the environment.

PUBLIC COMMENT

Planning Department staff received one telephone call and one email in response to the proposed Ordinance. The comments concerned the number and location of properties proposed for rezoning. Planning Department staff clarified that the properties of concern were no longer proposed for rezoning under the proposed Ordinance.

RECOMMENDATION: Recommend Approval
--

Attachments:

- Exhibit A: Draft Planning Commission Resolution
- Exhibit B: Map of Properties proposed to be rezoned to the Ocean Avenue NCT
- Exhibit C: Board of Supervisors File No. 150271



SMALL BUSINESS COMMISSION
OFFICE OF SMALL BUSINESS



CITY AND COUNTY OF SAN FRANCISCO
EDWIN M. LEE, MAYOR

July 14, 2015

Ms. Angela Calvillo, Clerk of the Board
City Hall Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File No. 150271 [Planning Code – Rezoning Properties on Ocean Avenue]

Small Business Commission Recommendation: **Approval**

Dear Ms. Calvillo,

On July 13, 2015, the Small Business Commission voted unanimously (7-0) to recommend that the Board of Supervisors approve BOS File No. 150271.

The Small Business Commission is a strong proponent of proposals such as this that promote the viability of flourishing small businesses and help fill the demand for small retail spaces. As clearly demonstrated by the success of similar legislation in the Castro, this amendment would allow greater flexibility for the transformation of garages into ground floor retail and store fronts that would contribute to the vibrancy and diversity of a robust commercial corridor.

Thank you for considering the Small Business Commission's comments. Please feel free to contact me should you have any questions.

Sincerely,

A handwritten signature in cursive script, reading "Regina Dick-Endrizzi".

Regina Dick-Endrizzi
Director, Office of Small Business

cc: Andrea Ausberry, Land Use and Transportation Committee
Nicole Elliott, Mayor's Office

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: Regina Dick-Endrizzi, Director
Small Business Commission, City Hall, Room 448

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

DATE: June 29, 2015

SUBJECT: SUBSTITUTE - REFERRAL FROM BOARD OF SUPERVISORS
Land Use and Transportation Committee

The Board of Supervisors' Land Use and Transportation Committee has received the following legislation, which is being referred to the Small Business Commission for comment and recommendation. The Commission may provide any response it deems appropriate within 12 days from the date of this referral.

File No. 150271

Ordinance amending the Planning Code and the Zoning Map to rezone properties facing Ocean Avenue, between Phelan Avenue and Howth Street, from the RH-2 (Residential, House Districts, Two-Family) and RM-1 (Residential, Mixed Districts, Low Density) Use Districts to the Ocean Avenue Neighborhood Commercial Transit (NCT) District, and to include them in the existing Ocean Avenue NCT District; and adopting findings, including environmental findings, Section 302, findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

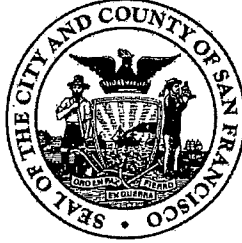
Please return this cover sheet with the Commission's response to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

RESPONSE FROM SMALL BUSINESS COMMISSION - Date: 7/14/2015

- No Comment
- Recommendation Attached

Chairperson, Small Business Commission

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

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TO: Regina Dick-Endrizzi, Director
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Please return this cover sheet with the Commission's response to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

RESPONSE FROM SMALL BUSINESS COMMISSION - Date: _____

- No Comment
- Recommendation Attached

Chairperson, Small Business Commission

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 6, 2015, Supervisor Yee introduced the following substitute legislation:

File No. 150271

Ordinance amending the Planning Code and the Zoning Map to rezone properties facing Ocean Avenue, between Phelan Avenue and Howth Street, from the RH-2 (Residential, House Districts, Two-Family) and RM-1 (Residential, Mixed Districts, Low Density) Use Districts to the Ocean Avenue Neighborhood Commercial Transit (NCT) District, and to include them in the existing Ocean Avenue NCT District; and adopting findings, including environmental findings, Section 302, findings, 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

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

File No. 150271

Sarah Jones
Environmental Review Officer
Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear Ms. Jones:

On June 2, 2015, Supervisor Yee introduced the following substitute legislation:

File No. 150271

Ordinance amending the Planning Code and the Zoning Map to rezone properties facing Ocean Avenue, between Phelan Avenue and Howth Street, from the RH-2 (Residential, House Districts, Two-Family) and RM-1 (Residential, Mixed Districts, Low Density) Use Districts to the Ocean Avenue Neighborhood Commercial Transit (NCT) District, and to include them in the existing Ocean Avenue NCT District; and adopting findings, including environmental findings, Section 302, findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

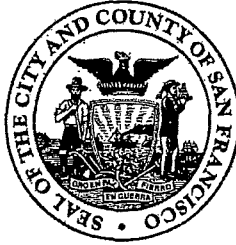
A handwritten signature in cursive script, appearing to read "A. Ausberry".

By: Andrea Ausberry, Assistant Clerk
Land Use & Transportation Committee

Attachment

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

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

March 26, 2015

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

Dear Commissioners:

On March 17, 2015, Supervisor Yee introduced the following legislation:

File No. 150271

Ordinance amending the Planning Code and the Zoning Map to rezone properties facing Ocean Avenue, between Phelan Avenue and Howth Street, from the RH-2 and RM-1 Use Districts to the Ocean Avenue Neighborhood Commercial Transit (NCT) District, and to include them in the existing Ocean Avenue NCT District; rezone properties facing Ocean Avenue, between Paloma Avenue and 19th Avenue, from NC-1 to NCT-1; and adopting findings, including environmental findings, Section 302 findings, 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 Economic Development Committee and will be scheduled for hearing upon receipt of your response.

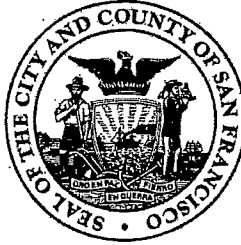
Angela Calvillo, Clerk of the Board

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

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: Regina Dick-Endrizzi, Director
Small Business Commission, City Hall, Room 448

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

DATE: March 26, 2015

SUBJECT: REFERRAL FROM BOARD OF SUPERVISORS
Land Use and Economic Development Committee

The Board of Supervisors' Land Use and Economic Development Committee has received the following legislation, which is being referred to the Small Business Commission for comment and recommendation. The Commission may provide any response it deems appropriate within 12 days from the date of this referral.

File No. 150271

Ordinance amending the Planning Code and the Zoning Map to rezone properties facing Ocean Avenue, between Phelan Avenue and Howth Street, from the RH-2 and RM-1 Use Districts to the Ocean Avenue Neighborhood Commercial Transit (NCT) District, and to include them in the existing Ocean Avenue NCT District; rezone properties facing Ocean Avenue, between Paloma Avenue and 19th Avenue, from NC-1 to NCT-1; and adopting findings, including environmental findings, Section 302 findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Please return this cover sheet with the Commission's response to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

RESPONSE FROM SMALL BUSINESS COMMISSION - Date: _____

- No Comment
- Recommendation Attached

Chairperson, Small Business Commission

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

March 26, 2015

File No. 150271

Sarah Jones
Environmental Review Officer
Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear Ms. Jones:

On March 17, 2015, Supervisor Yee introduced the following legislation:

File No. 150271

Ordinance amending the Planning Code and the Zoning Map to rezone properties facing Ocean Avenue, between Phelan Avenue and Howth Street, from the RH-2 and RM-1 Use Districts to the Ocean Avenue Neighborhood Commercial Transit (NCT) District, and to include them in the existing Ocean Avenue NCT District; rezone properties facing Ocean Avenue, between Paloma Avenue and 19th Avenue, from NC-1 to NCT-1; and adopting findings, including environmental findings, Section 302 findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

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 "A. Ausberry".

By: Andrea Ausberry, Assistant Clerk
Land Use & Transportation Committee

Attachment

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

fined 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: 2015.04.03 15:20:50 -07'00'

Ausberry, Andrea

From: Board of Supervisors, (BOS)
Sent: Monday, April 20, 2015 10:06 AM
To: BOS-Supervisors; Ausberry, Andrea
Subject: File 150271 FW: Sup. Yee's legislation to change density / zoning in D7/D11 on Ocean Ave

From: gyoshev@gmail.com [<mailto:gyoshev@gmail.com>] **On Behalf Of** Hristo Gyoshev
Sent: Friday, April 17, 2015 5:19 PM
To: Board of Supervisors, (BOS)
Subject: RE: Sup. Yee's legislation to change density / zoning in D7/D11 on Ocean Ave

Supervisor Norman Yee has submitted legislation, that looks at rezoning parcels along Ocean Ave to NCT. This would remove unit density restrictions based on lot size, and rely on height limits to control density.

Heights and changes in rezoning are being pushed (in part by development interests) without real changes in infrastructure such as the trains, frequency, capacity and right of way.

Congestion along the Ocean Ave Corridor is increasing, among other reason, due to the CCSF, SFPUC property at the Balboa Reservoir, and already-taking-place increase in density in the western side of SF.

PLEASE make sure a plan is under way (NOT to be considered or debated) for fixing the existing congest, before passing legislation that would further increase the density.

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:

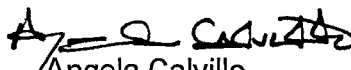
Date: Monday, November 16, 2015

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. 150271. Ordinance amending the Planning Code and the Zoning Map to rezone properties facing Ocean Avenue, between Phelan Avenue and Howth Street, from the RH-2 (Residential, House Districts, Two-Family) and RM-1 (Residential, Mixed Districts, Low Density) Use Districts to the Ocean Avenue Neighborhood Commercial Transit (NCT) District, and to include them in the existing Ocean Avenue NCT District; and adopting findings, including environmental findings, Section 302 findings, 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, November 13, 2015.


Angela Calvillo
Clerk of the Board



NOTIFICACIÓN DE AUDIENCIA PÚBLICA

JUNTA DE SUPERVISORES DE LA CIUDAD Y CONDADO DE SAN FRANCISCO COMITÉ SOBRE USO DE SUELOS Y TRANSPORTE

- Fecha:** Lunes, 16 de noviembre de 2015
- Hora:** 1:30 p.m.
- Lugar:** Cámara Legislativa, AYUNTAMIENTO, Salón 250
1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102
- Asunto:** **Nº de Expediente 150271.** Ordenanza que enmienda el Código de Planeación y de Zonificación de Mapas para volver a zonificar las propiedades en frente de la Avenida Ocean, entre las Calles Phelan y Howth, de la *clasificación de* Distrito de Uso RH-2 (Residencial, Casa de Distrito, Dos-Familias) a la *clasificación de* Distrito de Uso RM-1 (Residencial, Distrito Mixto, Baja Densidad) *para que ahora sea* el Distrito de Vecindario de Tránsito Comercial (NCT) de la Avenida Ocean, y para incluirlos en el Distrito de la Avenida Ocean NCT actual; y que adopte hallazgos, incluso hallazgos medioambientales, hallazgos conforme a la Sección 302, y hallazgos coherentes al Plan General, y las ocho políticas prioritarias de la Sección 101.1 del Código de Planificación.


Angela Calvillo
Secretaria de la Junta

FECHADO: 4 de noviembre de 2015
PUBLICADO/ANUNCIADO/ENVIADO: 6 de noviembre 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
TTD/TTY No. 5545227

公聽會通知

三藩市市及縣市參事委員會
土地使用與交通運輸委員會

- 日期: 2015年11月16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 94102
- 議題: 檔案號碼 150271。該項條例修訂規劃法規與區域劃分圖，旨在改劃位於Phelan道夾Howth街之間朝向海洋大道（Ocean Avenue）的物業，意將RH-2（雙戶住宅屋苑）和RM-1（低密度住宅混合區）使用分區改劃為海洋大道鄰里商業交通（NCT）區，並將其包括於現有的海洋大道NCT區內；並通過裁斷，包括環境裁斷、第302條裁斷，以及作出與總體計劃及規劃法規第101.1條款的八項優先政策相一致的裁斷。


Angela Calvillo
市參事委員會書記

日期: November 4, 2015
張貼/公佈: November 6, 2015

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

EXM 2814042

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE
Ad Description AS - 11.16.15 Land Use - 150271 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):

11/06/2015

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 invoice.

Table with 2 columns: Description, Amount. Rows: Publication \$285.00, NetTotal \$256.50

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NOTICE OF PUBLIC HEARING
BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO
LAND USE AND TRANSPORTATION COMMITTEE
MONDAY, NOVEMBER 16, 2015 - 1:30 PM
LEGISLATIVE CHAMBER, ROOM 250, CITY HALL
1 DR. CARLTON B. GOODLETT PL., 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. 150271. Ordinance amending the Planning Code and the Zoning Map to rezone properties facing Ocean Avenue, between Phelan Avenue and Howth Street, from the RH-2 (Residential, House Districts, Two-Family) and RM-1 (Residential, Mixed Districts, Low Density) Use Districts to the Ocean Avenue Neighborhood Commercial Transit (NCT) District, and to include them in the existing Ocean Avenue NCT District; and adopting findings, including environmental findings, Section 302 findings, 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, November 13, 2015. - Angela Calvillo, Clerk of the Board



* A 0 0 0 0 0 3 9 2 2 7 1 8 *

Print Form

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. [150271]
- 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):

Supervisor Norman Yee

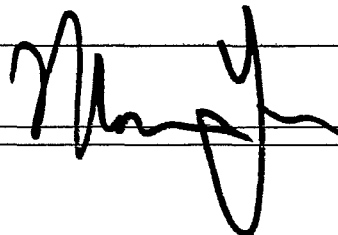
Subject:

Planning Code and Zoning Map - Rezoning Properties on Ocean Avenue

The text is listed below or attached:

See attached.

Signature of Sponsoring Supervisor:



For Clerk's Use Only:

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. []
- 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:

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Sponsor(s):

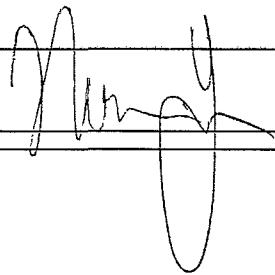
Supervisor Norman Yee

Subject:

Planning Code and Zoning Map - Rezoning Properties on Ocean Avenue

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See attached.

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