

File No. 160026

Committee Item No. 3

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date February 22, 2016

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 and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Introduction Form |
| <input checked="" type="checkbox"/> | <input 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 |
| <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"/> | Form 700 |
| <input type="checkbox"/> | <input type="checkbox"/> | Vacancy Notice |
| <input type="checkbox"/> | <input type="checkbox"/> | Information Sheet |
| <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>CEQA Determination, dtd 1/28/16</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Planning Commission Resolution No. 19564</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Notice of Public Hearing</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |

Completed by: Alisa Somera Date February 18, 2016

Completed by: _____ Date _____

[Planning Code, Zoning Map - Rezoning Noe Valley Town Square]

Ordinance amending the Planning Code by revising the Zoning Map to rezone Noe Valley Town Square, 3861-24th Street, Assessor’s Block No. 6509, Lot No. 040, from its current designation as 24th Street - Noe Valley Neighborhood Commercial District and 40-X to Public (P) and Open Space (OS); affirming the Planning Department’s determination under the California Environmental Quality Act; and making findings, including findings of public necessity, convenience, and welfare under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

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

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

Section 1. Findings.

(a) The Planning Department has determined that the actions contemplated in this 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 Supervisors in File No. 160026 and is incorporated herein by reference. The Board affirms this determination.

(b) On February 11, 2016, the Planning Commission, in Resolution No. 19564, adopted findings that the actions contemplated in this ordinance are consistent, on balance, with the City’s General Plan and eight priority policies of Planning Code Section 101.1. The

1 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of
2 the Board of Supervisors in File No. 160026, and is incorporated herein by reference.

3 (c) Under Planning Code Section 302, the Board of Supervisors finds that this
4 ordinance will serve the public necessity, convenience and welfare for the reasons set forth in
5 Planning Commission Resolution No. 19564 recommending the approval of this Zoning Map
6 Amendment, and incorporates such reasons by this reference thereto. A copy of said
7 resolution is on file with the Clerk of the Board of Supervisors in File No. 160026.

8
9 Section 2. The Planning Code is hereby amended by revising Sheet ZN07 of the
10 Zoning Map, as follows:

11

Block	Lot	To Be Superseded	Hereby Approved
6509	040	24th Street-Noe Valley Neighborhood Commercial District	P (Public)

16
17 Section 3. The Planning Code is hereby amended by revising Sheet HT07 of the
18 Zoning Map, as follows:

19

Block	Lot	To Be Superseded	Hereby Approved
6509	040	40-X	OS (Open Space)

20
21
22
23
24 Section 4. Effective Date. This ordinance shall become effective 30 days after
25 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the

1 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
2 of Supervisors overrides the Mayor's veto of the ordinance.

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

6 By: 
7 ANDREA RUIZ-ESQUIDE
8 Deputy City Attorney

9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
n:\and\as2016\9890542\01073218.doc

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

January 20, 2016

File No. 160026

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

Dear Ms. Jones:

On January 12, 2016, Supervisor Wiener introduced the following proposed legislation:

File No. 160026

Ordinance amending the Planning Code, Zoning Map, to rezone Noe Valley Town Square, 3861-24th Street, Assessor's Block No. 6509, Lot No. 040; from its current designation as 24th Street - Noe Valley Neighborhood Commercial District and 40-X to Public (P) and Open Space (OS); affirming the Planning Department's determination under the California Environmental Quality Act; and making findings, including findings of public necessity, convenience, and welfare under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script that reads "Alisa Somera".

By: Alisa Somera, Assistant Clerk
Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning
Jeanie Poling, 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: 2016.01.28 16:32:13 -08'00'



SAN FRANCISCO PLANNING DEPARTMENT

February 17, 2016

Ms. Angela Calvillo, Clerk
Honorable Supervisor Wiener
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 2016-000568MAP
Rezoning Noe Valley Town Square
Board File No. 160026
Planning Commission Recommendation: Approval**

Dear Ms. Calvillo and Supervisor Wiener,

On February 11, 2016, the Planning Commission conducted duly noticed public hearings at regularly scheduled meetings to consider the proposed Ordinance that would amend Planning Code by revising the zoning map to rezone Noe Valley Town Square, 3861-24th Street, Assesor's Block No. 6509, Lot No. 040 introduced by Supervisor Wiener. At the hearing the Planning Commission recommended approval.

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

Please find attached documents relating to the actions of the 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 D. Starr", written over a horizontal line.

Aaron D. Starr
Manager of Legislative Affairs

cc:
Andrea Ruiz-Esquide, Deputy City Attorney
Jeff Cretan, Aide to Supervisor Wiener
Alisa Somera, Office of the Clerk of the Board

Attachments :
Planning Commission Resolution
Planning Department Executive Summary



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 19564 HEARING DATE FEBRUARY 11, 2016

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Project Name: Rezoning Noe Valley Town Square
Case Number: 2016-000568MAP [Board File No. 160026]
Initiated by: Supervisor Wiener / Introduced January 12, 2016
Staff Contact: Kanishka Karunaratne Burns, Legislative Affairs
Kanishka.burns@sfgov.org, 415-575-8732
Reviewed by: Aaron D Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, 415-558-6362
Recommendation: Recommend Approval

RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT A PROPOSED ORDINANCE THAT WOULD AMEND THE PLANNING CODE BY REVISING THE ZONING MAP TO REZONE NOE VALLEY TOWN SQUARE, 3861-24TH STREET, ASSESSOR'S BLOCK NO. 6509, LOT NO. 040, FROM ITS CURRENT DESIGNATION AS 24TH STREET – NOE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT (NCT) AND 40-X TO PUBLIC (P) AND OPEN SPACE (OS); AFFIRMING THE PLANNING DEPARTMENT'S DETERMINATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND MAKING FINDINGS INCLUDING FINDINGS OF PUBLIC NECESSITY, CONVENIENCE, AND WELFARE UNDER PLANNING CODE SECTION 302, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN, AND THE EIGHT PRIORITY POLICIES OF PLANNING CODE, SECTION 101.1.

WHEREAS, on January 12, 2016 Supervisor Wiener introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 160026 which would amend Zoning Map Sheets ZN07 and HT07 of the Planning Code to rezone 3861-24th Street, Assessor's Block No. 6509 and Lot No. 040 from 24th Street – Noe Valley Neighborhood Commercial District and 40-X to Public and Open Space;

WHEREAS, The Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on February 11, 2016; and,

WHEREAS, the proposed Ordinance has been determined to be categorically exempt from environmental review under the California Environmental Quality Act Section 15060(c) and 15378; and

WHEREAS, the Planning 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 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 Planning Commission has reviewed the proposed Ordinance; and

MOVED, that the Planning Commission hereby recommends that the Board of Supervisors approve the proposed ordinance.

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. The proposed Ordinance will rezone a parcel that has been acquired by the Recreation and Parks Department for park purposes to be consistent with the intended use of public land to be used for open space.
2. The proposed Ordinance will rezone a parcel to ensure that the permanent use is public open and recreational space in accordance with requirements of grants awarded to the Project.
3. **General Plan Compliance.** The proposed Ordinance are consistent with the following Objectives and Policies of the General Plan:

RECREATION AND OPEN SPACE ELEMENT

OBJECTIVE 5

ENGAGE COMMUNITIES IN THE STEWARDSHIP OF THEIR RECRETION PROGRAMS AND OPEN SPACES.

Policy 5.1

Engage communities in the design and programming and improvement of their local open spaces, and in the development of recreational programs.

Policy 5.3

Facilitate the development of community-initiated or supported open spaces.

Policy 5.5

Encourage and foster stewardship of open spaces through well-run, active volunteer programs.

The proposed Ordinance is the result of community led efforts to acquire and convert a vacant lot into a public open and recreational space. The proposed Ordinance will facilitate the development of a community initiated and supported public open space by ensuring that the parcel meets its acquisition and funding obligations as a public open space.

OBJECTIVE 2

SECURE LONG-TERM RESOURCES AND MANAGEMENT FOR OPEN SPACE ACQUISITION AND RENOVATION, OPERATIONS, AND MAINTENANCE OF RECREATIONAL FACILITIES AND OPEN SPACE.

Policy 6.1

Pursue and develop innovative long-term funding mechanisms for maintenance, operation, renovation and acquisition of open space and recreation.

The proposed Ordinance is the result of innovative funding mechanisms including a grassroots fundraising campaign and State and local grants to acquire the property and convert it into a public open space.

4. **Planning Code Section 101 Findings.** The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

The proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.

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

The proposed Ordinance would not have a negative effect on housing or neighborhood character.

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

The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing.

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

The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

The proposed Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.

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

The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.

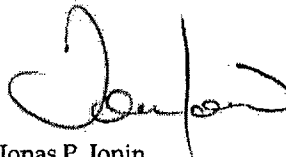
8. That our parks and open space and their access to sunlight and vistas be protected from development;

The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas and would in fact protect a park from development by rezoning it as open space.

8. **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.

NOW THEREFORE BE IT RESOLVED that the Commission hereby recommends that the Board ADOPT the proposed Ordinance described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on February 11, 2016.



Jonas P. Ionin
Commission Secretary

AYES: President Fong, Commissioners Antonini, Hillis, Moore and Richards

NOES: None

ABSENT: Commissioners Johnson and Wu

ADOPTED: February 11, 2016



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Planning Code Text & Zoning Map Amendment HEARING DATE: FEBRUARY 11, 2016

Project Name: Rezoning Noe Valley Town Square
Case Number: 2016-000568MAP [Board File No. 160026]
Initiated by: Supervisor Wiener / Introduced January 12, 2016
Staff Contact: Kanishka Karunaratne Burns, Legislative Affairs
Kanishka.burns@sfgov.org, 415-575-8732
Reviewed by: Aaron Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, 415-558-6362
Recommendation: Recommend Approval

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PLANNING CODE AMENDMENT

The proposed Ordinance would amend the Planning Code by revising the Zoning Map to rezone Noe Valley Town Square, 3861-24th Street, Assessor's Block No. 6509, Lot No. 040 (Subject Property), from its current designation as 24th Street-Noe Valley Neighborhood Commercial District (NCD) and 40-X to Public (P) and Open Space (OS).

The Way It Is Now:

The Property located at 3861 - 24th Street, Assessor's Block No. 6509, Lot No. 040 is currently zoned 24th Street-Noe Valley Neighborhood Commercial District (NCD) and 40-X Height and Bulk District. It is being used as a parking lot and weekly farmer's market.

The Way It Would Be:

The Property located at 3861 - 24th Street, Assessor's Block No. 6509, Lot No. 040 would be zoned Public (P) and Open Space (OS) Height and Bulk District. The proposed use is public open space and a weekly farmer's market.

BACKGROUND

In the summer of 2010 the Noe Valley Ministry, owners of the Subject Property at the time, announced their intent to sell the lot. In response, the Residents for Noe Valley Town Square, a 501(c)(3), under fiscal sponsorship of the San Francisco Parks Alliance, formed to advocate for public acquisition of the Property and subsequent conversion from parking lot to public open space. Residents for Noe Valley Town Square worked closely with the Park and Rec Open Space Advisory Committee (PROSAC) to have the Property acquired by the Recreation and Parks Department (RPD). By January 2013 the Property was added to the RPD acquisition roster and the community had raised \$470,000 towards the acquisition.

In June 2013 the Board of Supervisor passed a Resolution No. 171-13 authorizing the acquisition of the Property for park purposes. The Noe Valley Town Square Project (Project) was awarded a Land and Water Conservation Fund Grant from the State of California Department of Parks and Recreation (Board Resolution No. 212-15) in June 2015, a California Natural Resources Agency Grant (Board Resolution No.

512-15) in December 2015 and a San Francisco Parks Alliance Grant (Board Resolution No. 524-15) in December 2015.

ISSUES AND CONSIDERATIONS

Funding Source and Timeline

The Land and Water Conservation Fund Grant stipulates that the parcel may only be used for public outdoor recreation and the San Francisco Parks Alliance Grant requires that park construction be completed by October 2016. In order to ensure that appropriate timelines and funding obligations are met, the Recreation and Parks Department is pursuing permitting under the current zoning while simultaneously pursuing rezoning; therefore, RPD has filed building permits to begin construction on the Project and change the use from Parking Lot to Other Institution, Large – Assembly. A Variance from Planning Code Section 134 is also required under the current zoning designation and is currently under review by the Planning Department.

Open Space Needs

The Recreation and Open Space Element (ROSE) of the General Plan shows the Property within the general vicinity of a “High Needs Area” and specifically within an area that does not meet the quarter mile to a playground walkability standard. These high needs areas are defined as places with low access to open space, a conglomeration of high density, high percentage of children, youth and seniors and low income households (General Plan Policy 2.1). General Plan Policy 2.1 prioritizes the acquisition of open spaces in high needs areas. The ROSE further identifies a need to engage communities in the stewardship of their recreation programs and open spaces (Objective 5). Communities should be engaged in the design, programming and improvement of their local open spaces (Policy 5.1) and the development of community-initiated or supported open spaces should be supported (Policy 5.3). The proposed Ordinance is the result of long time community efforts to convert a parking lot into public open space. While the acquisition of the Property is complete, the proposed Ordinance fulfills the express purpose of the acquisition of the parcel for park purposes and fulfills funding obligations to ensure that the Property is a public open space in perpetuity.

REQUIRED COMMISSION ACTION

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

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 rezoning 3861-24th Street to Public and Open Space because it will allow for the creation of new public open space in accordance with the acquisition purpose, funding obligations and General Plan. The property was acquired for park purposes and the proposed rezoning will ensure that the lot is used for park purposes, as the Public and Open Space designations apply to land that is owned by a governmental agency and in some form of public use, including open space. Open Space Districts are intended to indicate a principal or exclusive purpose of open space, with future development of any character strictly limited. The property is also in the general vicinity of a high needs area and specifically

in an area below the walkability standard for a playground. The park project is community driven and represents broad community input from funding and acquisition to design and programming.

ENVIRONMENTAL REVIEW

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

PUBLIC COMMENT

As of the date of this report, the Planning Department has not received any public comment regarding the proposed Ordinance.

RECOMMENDATION: Recommendation of Approval
--

Attachments:

- Exhibit A: Draft Planning Commission Resolution
- Exhibit B: Maps
- Exhibit C: Board of Supervisors File No. 160026

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, February 22, 2016

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. 160026.** Ordinance amending the Planning Code, Zoning Map, to rezone Noe Valley Town Square, 3861-24th Street, Assessor's Block No. 6509, Lot No. 040, from its current designation as 24th Street - Noe Valley Neighborhood Commercial District and 40-X to Public (P) and Open Space (OS); affirming the Planning Department's determination under the California Environmental Quality Act; and making findings, including findings of public necessity, convenience, and welfare under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

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, February 19, 2016.


Angela Calvillo
Clerk of the Board

DATED: February 11, 2016
POSTED/PUBLISHED: February 12, 2016



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: 2016年2月22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 160026。該項條例修訂規劃法規、區劃圖，旨在將諾谷廣場（Noe Valley Town Square），24th街3861號，評估街區編號6509、地段編號040，從目前所指定用地24th街 - 諾谷鄰里商業區與40-X改劃成公共（P）與休憩（OS）用地；依據「加州環境質量法」（California Environmental Quality Act）明確規劃局的決定；並依據規劃法規第302條作出裁斷，包括公共需求、利便及福利設施的相關裁斷，以及與總體計劃及規劃法規第101.1條的八項優先政策相一致的裁斷。


Angela Calvillo
市參事委員會書記

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

NOTIFICACIÓN DE AUDIENCIA PÚBLICA

JUNTA DE SUPERVISORES DE LA CIUDAD Y CONDADO DE SAN FRANCISCO


COMITÉ DE USO DE TERRENOS Y TRANSPORTE

Fecha: Lunes, 22 de febrero de 2016

Hora: 1:30 p.m.

Lugar: Cámara Legislativa, Sala 250, localizada dentro del Ayuntamiento
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

Asunto: Expediente Núm.º 160026. Ordenanza que enmienda el Código de Planificación, Mapa de Zonificación, para la rezonificación de Noe Valley Town Square, ubicado en 3861 de la Calle 24, Lote Núm. 040 de la Cuadra Núm. 6509 del Tasador, en vez de su designación actual bajo el Distrito Comercial de Noe Valley de la calle 24 y 40-X a una designación Pública (P) y de Espacio Abierto (OS, *siglas en inglés*); afirma la determinación del Departamento de Planificación conforme con la Ley de Calidad Medioambiental de California; y realiza conclusiones, incluso las conclusiones de necesidad pública, comodidad y bienestar según la Sección 302 del Código de Planificación, y conclusiones coherentes con el Plan General, y las ocho políticas prioritarias de la Sección 101.1 del Código de Planificación.


Angela Calvillo
Secretaria de la Junta

FECHADO: 11 de febrero, 2016
Anunciado/Publicado: 12 de febrero, 2016

CALIFORNIA NEWSPAPER SERVICE BUREAU

DAILY JOURNAL CORPORATION

Mailing Address : 915 E.FIRST ST, LOS ANGELES, CA 90012
Telephone (213) 229-5300 / Fax (213) 229-5481
Visit us @ WWW.LEGALADSTORE.COM

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

CNS 2845722

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE
Ad Description AS - 02.22.16 Land Use - Meeting

To the right is a copy of the notice you sent to us for publication in the SAN FRANCISCO CHRONICLE. Please read this notice carefully and call us with any corrections. The Proof of Publication will be filed with the Clerk of the Board. Publication date(s) for this notice is (are):

02/12/2016

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.

**NOTICE OF PUBLIC HEARING
BOARD OF SUPERVISORS OF THE
CITY AND COUNTY OF SAN FRAN-
CISCO LAND USE AND TRANSPOR-
TATION COMMITTEE MONDAY, FEB-
RUARY 22, 2016 - 1:30 PM LEGISLA-
TIVE CHAMBER, ROOM 250, CITY
HALL 1 DR. CARLTON B. GOODLETT
PLACE, SAN FRANCISCO, CA**
NOTICE IS HEREBY GIVEN THAT the
Land Use and Transportation Commit-
tee 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. 160026.** Ordi-
nance amending the Planning Code,
Zoning Map, to rezone Noe Valley Town
Square, 3861-24th Street, Assessor's
Block No. 6509, Lot No. 040, from its
current designation as 24th Street - Noe
Valley Neighborhood Commercial Dis-
trict and 40-X to Public (P) and Open
Space (OS); affirming the Planning De-
partment's determination under the Cal-
ifornia Environmental Quality Act; and
making findings, including findings of
public necessity, convenience, and wel-
fare under Planning Code, Section 302,
and findings of consistency with the
General Plan, and the eight priority pol-
icies 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 An-
gela 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 re-
view on Friday, February 19, 2016. -
Angela Calvillo, Clerk of the Board

Daily Journal Corporation

Serving your legal advertising needs throughout California. Call your local

BUSINESS JOURNAL, RIVERSIDE	(951) 784-0111
DAILY COMMERCE, LOS ANGELES	(213) 229-5300
LOS ANGELES DAILY JOURNAL, LOS ANGELES	(213) 229-5300
ORANGE COUNTY REPORTER, SANTA ANA	(714) 543-2027
SAN FRANCISCO DAILY JOURNAL, SAN FRANCISCO	(800) 640-4829
SAN JOSE POST-RECORD, SAN JOSE	(408) 287-4866
THE DAILY RECORDER, SACRAMENTO	(916) 444-2355
THE DAILY TRANSCRIPT, SAN DIEGO	(619) 232-3486
THE INTER-CITY EXPRESS, OAKLAND	(510) 272-4747



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

January 20, 2016

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

Dear Commissioners:

On January 12, 2016, Supervisor Wiener introduced the following proposed legislation:

File No. 160026

Ordinance amending the Planning Code, Zoning Map, to rezone Noe Valley Town Square, 3861-24th Street, Assessor's Block No. 6509, Lot No. 040, from its current designation as 24th Street - Noe Valley Neighborhood Commercial District and 40-X to Public (P) and Open Space (OS); affirming the Planning Department's determination under the California Environmental Quality Act; and making findings, including findings of public necessity, convenience, and welfare under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

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.

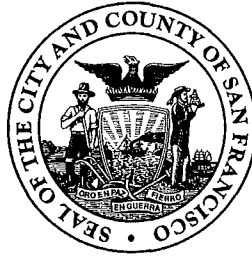
Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script that reads "Alisa Somera".

By: Alisa Somera, Assistant Clerk
Land Use and Transportation Committee

c: John Rahaim, Director of Planning
Aaron Starr, Acting Manager of Legislative Affairs
Scott Sanchez, Zoning Administrator
Sarah Jones, Chief, Major Environmental Analysis
AnMarie Rodgers, Legislative Affairs
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

January 20, 2016

File No. 160026

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

Dear Ms. Jones:

On January 12, 2016, Supervisor Wiener introduced the following proposed legislation:

File No. 160026

Ordinance amending the Planning Code, Zoning Map, to rezone Noe Valley Town Square, 3861-24th Street, Assessor's Block No. 6509, Lot No. 040, from its current designation as 24th Street - Noe Valley Neighborhood Commercial District and 40-X to Public (P) and Open Space (OS); affirming the Planning Department's determination under the California Environmental Quality Act; and making findings, including findings of public necessity, convenience, and welfare under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script that reads "Alisa Somera".

By: Alisa Somera, Assistant Clerk
Land Use and Transportation Committee

Attachment

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

MEMORANDUM

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

FROM: *AS* Alisa Somera, Assistant Clerk, Land Use and Transportation Committee
Board of Supervisors

DATE: January 20, 2016

SUBJECT: 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. 160026

Ordinance amending the Planning Code, Zoning Map, to rezone Noe Valley Town Square, 3861-24th Street, Assessor's Block No. 6509, Lot No. 040, from its current designation as 24th Street - Noe Valley Neighborhood Commercial District and 40-X to Public (P) and Open Space (OS); affirming the Planning Department's determination under the California Environmental Quality Act; and making findings, including findings of public necessity, convenience, and welfare under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

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

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. []
- 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):

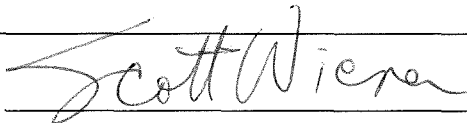
Wiener

Subject:

Planning Code, Zoning Map - Rezoning Noe Valley Town Square

The text is listed below or attached:

Ordinance amending the Planning Code by revising the Zoning Map to rezone Noe Valley Town Square, 3861 24th Street, Block 6509, Lot 040, from its current designation as 24th Street - Noe Valley Neighborhood Commercial District and 40-X to Public (P) and Open Space (OS); affirming the Planning Department's determination under the California Environmental Quality Act; and making findings, including findings of public necessity, convenience and welfare under Planning Code Section 302, and findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1.

Signature of Sponsoring Supervisor: 

For Clerk's Use Only:

Somera, Alisa (BOS)

From: glenda_sobrique@dailyjournal.com
Sent: Wednesday, February 10, 2016 10:22 AM
To: Somera, Alisa (BOS)
Subject: Confirmation of Order 2845722 for AS - 02.22.16 Land Use - Meeting

Dear Customer:

The order listed below has been received and processed. If you have any questions regarding this order, please contact your ad coordinator or the phone number listed below.

Customer Account Number: 120503

Type of Notice : GPN - GOVT PUBLIC NOTICE
Ad Description : AS - 02.22.16 Land Use - Meeting
Our Order Number : 2845722
Newspaper : SAN FRANCISCO CHRONICLE-CITY&CO. 10%
Publication Date(s) : 02/12/2016

Thank you.

GLENDА SOBRIQUE
DAILY JOURNAL CORPORATION
CALIFORNIA NEWSPAPER SERVICE BUREAU
Phone: (800) 788 7840 / (213)229-5300
Fax: (800) 540 4089 / (213)229-5481