



# SAN FRANCISCO PLANNING DEPARTMENT

November 16, 2011

Ms. Angela Calvillo, Clerk  
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 Board File No. 110845; Planning Case No. 2011.0864Z  
312 Connecticut Street—Map amendment rezoning the subject property from RH-2 to NC-2  
Planning Commission Recommendation: *Approval***

Dear Ms. Calvillo:

On November 10, 2011, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance;

The proposed Ordinance would amend the San Francisco Zoning Map Sheet No. ZN08 to: 1) rezone Block No. 4035, Lot No. 003 (312 Connecticut Street) from RH-2 (Residential, House, Two-Family) to NC-2 (Neighborhood Commercial, Small-Scale); and 2) making environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.

An exemption from Environmental Review under the General Rule Exclusion found in the State CEQA Guidelines Section 15061 (b)(3) was issued for the Project on November 2, 2011.

**At the November 10 hearing, the Commission adopted Resolution Number 18483 with a recommendation of approval to the Board of Supervisors for the proposed rezoning.**

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

Sincerely,

John Rahaim  
Director of Planning

cc: Supervisor Malia Cohen

Attachments [one copy of each of the following]  
Planning Commission Resolution Number 18483  
Draft Ordinance  
Planning Commission Executive Summary





# SAN FRANCISCO PLANNING DEPARTMENT

## Planning Commission Resolution No. 18483

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

HEARING DATE NOVEMBER 10, 2011

Reception:  
415.558.6378

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Planning  
Information:  
415.558.6377

*Date:* November 2, 2011  
*Case No.:* 2011.0864Z  
*Project Address:* 312 Connecticut Street  
*Current Zoning:* RH-2 (Residential, House, Two-Family)  
40-X Height and Bulk District  
*Proposed Zoning:* NC-2 (Neighborhood Commercial, Small-Scale)  
40-X Height and Bulk District  
*Project Sponsor:* Supervisor Malia Cohen  
*Staff Contact:* Aaron Starr – (415) 558-6362  
[aaron.starr@sfgov.org](mailto:aaron.starr@sfgov.org)

**RECOMMENDING THAT THE BOARD OF SUPERVISORS APPROVE A PROPOSED ORDINANCE TO AMEND THE SAN FRANCISCO ZONING MAP SHEET NO. ZN08 TO 1) REZONE BLOCK NO. 4035, LOT NO. 003 (312 CONNECTICUT STREET) FROM RH-2 TO NC-2 AND TO MAKE AND ADOPT ENVIRONMENTAL FINDINGS AND FINDINGS OF CONSISTENCY WITH THE PRIORITY POLICIES OF PLANNING CODE SECTION 101.1 AND THE GENERAL PLAN.**

WHEREAS, on July 20, 2011, Supervisor Cohen introduced an Ordinance under Board of Supervisors (hereinafter "Board") File Number 110845 amending the San Francisco Zoning Map Sheet No. ZN08 to: 1) rezone Block No. 4035, Lot No. 003 (312 Connecticut Street) from RH-2 (Residential, House, Two-Family) to NC-2 (Neighborhood Commercial, Small-Scale); and 2) making environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.

The Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance for Application No. 2011.0864Z on November 10, 2011; and,

The Commission adopted the resolution on November 10, 2011, to approve the map amendment rezoning Block No. 4035, Lot No. 003 (312 Connecticut Street) from RH-2 (Residential, House, Two-Family) to NC-2 (Neighborhood Commercial; and,

An exemption from Environmental Review under the General Rule Exclusion found in the State CEQA Guidelines Section 15061 (b)(3) was issued for the Project on November 2, 2011; and

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 by Department staff and other interested parties; and

The Project Site consists of one Assessor's parcel (Lot 003) of approximately 3,300 square feet in area on Assessor's Block 4035. The parcel is located on the west side of Connecticut Street between 18<sup>th</sup> Street and 19<sup>th</sup> Street, and currently contains a two-story commercial structure; and

The proposed map change has been found to be consistent with the following relevant Objectives and Policies of the General Plan:

## **NEIGHBORHOOD COMMERCE**

### **Objectives and Policies**

#### **OBJECTIVE 1:**

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

#### **Policy 1.3:**

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

*The subject property is directly adjacent to an existing vibrant neighborhood commercial district; the proposed rezoning will rezone a property for commercial use in accordance with a generalized commercial land use plan.*

#### **OBJECTIVE 2:**

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

#### **Policy 2.1:**

Seek to retain existing commercial and industrial activity and to attract new such activity to the City.

*Rezoning the subject property from RH-2 to NC-2 has the potential to bring additional commercial activity to the subject NC-2 Zoning district, which in turn will bring more foot traffic and activity to district having a positive effect on existing commercial activity.*

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 map change has the potential to enhance the neighborhood-serving retail uses by bring more foot traffic and activity to the area if and when a commercial use is established in the subject building.*

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

*The existing site does not include a residential unit. There are no proposed changes to the existing building under this proposal. The subject building was originally constructed as a commercial building and this rezoning will allow it to maintain that character.*

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

*The proposal will not impact the City's supply of affordable housing.*

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

*The proposal will not impact the MUNI transit or overburden streets of 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 map change could enhance the economic base of the city by allowing a commercial establishment, consistent with the NC-2 Zoning controls, to be established in the existing building.*

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

*Any potential development on the subject property must meet current building code requirements. The proposed amendments will not alter any such requirements.*

7. That the landmarks and historic buildings be preserved;

*The proposed amendment would not impact any historic buildings.*

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

*The proposed map change would not alter the allowable height on the subject property. There are currently no plans to alter the existing building, other than internal improvements. The proposed amendment will not have any adverse impact on adjacent open space or parks.*

NOW THEREFORE BE IT RESOLVED that the Commission hereby recommends that the Board APPROVE the proposed Ordinance as described in this Resolution No. 18483 to rezone Lot 003 in Assessor's Block 4035 from RH-2 to NC-2.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on November 10, 2011.

Linda D. Avery  
Commission Secretary

AYES: Commissioners Moore, Sugaya, Fong, Antonini, Miguel and Borden

NOES: none

ABSENT: Olague

ADOPTED: November 10, 2011



# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary Zoning Map Amendment HEARING DATE: NOVEMBER 10, 2011

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

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*Case No.:* **2011.0864Z**  
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*Current Zoning:* RH-2 (Residential, House, Two-Family)  
40-X Height and Bulk District  
*Proposed Zoning:* NC-2 (Neighborhood Commercial, Small-Scale)  
40-X Height and Bulk District  
*Project Sponsor:* Supervisor Malia Cohen  
*Staff Contact:* Aaron Starr – (415) 558-6362  
[aaron.starr@sfgov.org](mailto:aaron.starr@sfgov.org)  
*Recommendation:* **Recommendation of Approval**

### PROJECT DESCRIPTION

The proposed Ordinance would amend the San Francisco Zoning Map Sheet No. ZN08 to rezone Block No. 4035, Lot No. 003 (312 Connecticut Street) from RH-2 (Residential, House, Two-Family) to NC-2 (Neighborhood Commercial, Small-Scale).

### SITE DESCRIPTION AND PRESENT USE

The Subject Property is Lot 003 in Assessor's Block 4035 and located on the west side of Connecticut Street between 18<sup>th</sup> Street and 19<sup>th</sup> Street. The lot is approximately 33' wide by 100' deep, for a lot area of 3,300 square feet. The project site is developed with a two-story building that covers the entire lot. The building appears to have originally been a commercial space and is currently occupied by a church.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The site is located in an RH-2 (Residential House, Two-Family) Zoning District and 40-X Height and Bulk District. The subject property is located one lot in from 18<sup>th</sup> Street and directly next to an NC-2 (Neighborhood Commercial, Small Scale) District that runs along 18<sup>th</sup> Street between Connecticut Street and Texas Street. While the majority of the NC-2 District is along 18<sup>th</sup> Street, some parcels that front on Connecticut and Texas Streets are also part of this NC-2 District.

### ENVIRONMENTAL REVIEW

The Project was determined on November 2, 2011 to exempt from Environmental Review under the General Rule Exclusion [Section 15061(b)(3) of the CEQA Guidelines].

**HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	September 23, 2011	September 23, 2011	20 days
Posted Notice	10 days	October 3, 2011	September 29, 2011	15 days
Mailed Notice	10 days	October 3, 2011	October 3, 2011	10 days

**PUBLIC COMMENT**

As of October 13, 2011, the Department has not received any public comment on the proposal.

**ISSUES AND OTHER CONSIDERATIONS**

- The subject property was zoned C-2 (Community Business) prior to the Neighborhood Commercial Zoning controls. It was rezoned to residential (RH-2) when the neighborhood zoning controls were enacted.
- According to the property owner, the proposed rezoning will help secure financing in order to make needed improvements to the property; the church will remain in the building after the rezoning.

**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.

**BASIS FOR RECOMMENDATION**

- The property was originally developed as a commercial property and was zoned C-2 (Community Business) prior to the adoption of the neighborhood commercial zoning controls.
- The subject property is connected physically and visually to the existing neighborhood commercial district along 18<sup>th</sup> Street.
- There does not appear to be any neighborhood opposition to the proposed map change and no housing will be lost due to this proposal.

**RECOMMENDATION: Recommendation of Approval**

**Attachments:**

- Draft Resolution
- Draft Legislation
- Environmental Determination
- Parcel, Sanborn and Zoning Maps
- Aerial Photos
- Context Photograph



## Attachment Checklist

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary           | <input type="checkbox"/> Project sponsor submittal    |
| <input checked="" type="checkbox"/> Draft Resolution            | Drawings: <u>Existing Conditions</u>                  |
| <input checked="" type="checkbox"/> Environmental Determination | <input type="checkbox"/> Check for legibility         |
| <input checked="" type="checkbox"/> Zoning District Map         | Drawings: <u>Proposed Project</u>                     |
| <input type="checkbox"/> Height & Bulk Map                      | <input type="checkbox"/> Check for legibility         |
| <input checked="" type="checkbox"/> Parcel Map                  | <input type="checkbox"/> Correspondence               |
| <input checked="" type="checkbox"/> Sanborn Map                 | <input checked="" type="checkbox"/> Draft Legislation |
| <input checked="" type="checkbox"/> Aerial Photo                |   |
| <input checked="" type="checkbox"/> Context Photos              |   |
| <input type="checkbox"/> Site Photos                            |   |

Exhibits above marked with an "X" are included in this packet

\_\_\_\_\_  
Planner's Initials

AS: I:\Board of Supervisors\Reference\templates\BOS initiated rezoning\Executive Summary - Approval.doc