

File No. 160426

Committee Item No. 1

Board Item No. 35

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date September 20, 2016

Board of Supervisors Meeting

Date _____

Cmte Board

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Legislative Digest |
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| <input type="checkbox"/> | <input type="checkbox"/> | Memorandum of Understanding (MOU) |
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OTHER

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | CEQA Determination |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Planning Commission Resolution No. 19725 |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Notice of Public Hearing |
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Completed by: Alisa Somera

Date September 16, 2016

Completed by: V. Young 971

Date 9/21/16

1 [Planning Code, Zoning Map - Rezoning Midtown Terrace Neighborhood]

2
3 Ordinance amending the Planning Code by revising the Zoning Map to rezone all lot
4 numbers in Assessor's Block Nos. 2780, 2783, 2784, 2785, 2786, 2787, , 2790, 2791,
5 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2820, 2822, 2822A, 2822B, 2823, 2823A, 2823B,
6 2823C, 2824, 2825, 2833, 2834, 2835, 2836; all lots in Block 2643B except lots 5 and 8;
7 all lots in Block 2781 except lot 22; all lots in Block 2782 except lot 27; all lots in Block
8 2788 except lot 27; all lots in Block 2789 except lot 29; and lots 1, 2, 9, 12, 13, 14, 15, 16,
9 17, 23, and 24 of Assessor's Block 2821, from their current designation as Residential,
10 House: One-Family (RH-1) to Residential, House: One-Family (Detached Dwellings)
11 (RH-1(D)); revising the Zoning Map to rezone Lot number 8 in Assessor's Block No.
12 2643B from its current designation as Public to RH-1(D); amending the Planning Code
13 to exempt the above blocks and lots from the requirements for Accessory Dwelling
14 Units in RH-1(D) zoning districts; affirming the Planning Department's determination
15 under the California Environmental Quality Act; and making findings, including
16 findings of public necessity, convenience, and welfare under Planning Code Section
17 302, and findings of consistency with the General Plan and the eight priority policies of
18 Planning Code Section 101.1.

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

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

25 Section 1. Findings.

1 (a) The neighborhood of Midtown Terrace, generally bounded by Twin Peaks
2 Boulevard to the east, Twin Peaks Reservoir and the lands of Sutro Tower to the north,
3 Clarendon Avenue, Laguna Honda Hospital, and the Juvenile Detention Center to the west,
4 and Portola Avenue to the south, is characterized by lots of greater width and area than many
5 other parts of the City, with single-family homes that have side yards. The neighborhood is
6 also characterized by open space and landscaping at the front and rear of homes. Midtown
7 Terrace was originally developed in the mid-1950's by a single developer on 150 acres, and
8 the homes have similar building styles on streets that follow the contours of the western slope
9 of Twin Peaks. The homes in Midtown Terrace are detached homes with side yards on lots of
10 greater than 25 feet in width. Thus, as built, the Midtown Terrace neighborhood conforms to
11 the definition of Residential, House: One-Family (Detached Dwellings) (RH-1(D)) in Planning
12 Code Section 209.1.

13 (b) The current zoning for Midtown Terrace is generally Residential, House One-family
14 (RH-1). Under Planning Code section 209.1, RH-1 districts are generally occupied by single-
15 family housing on lots 25 feet in width without side yards that, while built on separate lots,
16 have the appearance of small-scale row housing. Thus, Midtown Terrace, as developed in the
17 1950's and continuing to the present time, does not conform to the definition of RH-1 districts
18 in the Planning Code.

19 (c) Lot 8 in Assessor's Block 2643B is currently zoned Public. However, that lot is
20 occupied by a single-family detached home.

21 (d) The changes in this ordinance are to conform the Planning Code use designation to
22 the as-built neighborhood character of Midtown Terrace. The rezoning would involve the
23 following streets, which are located in their entirety in the Midtown Terrace neighborhood:
24 Aquavista, Cityview, Clairview, Dellbrook, Farview, Gladeview, Greenview, Knollview,

5

1 Longview, Marview, Midcrest, Mountview, Olympia, Panorama, Skyview, and Starview
2 Streets.

3 (e) The changes herein do not preclude the City from meeting its housing needs under
4 its current Regional Housing Needs Assessment, because none of the lots herein are vacant,
5 near vacant, or underdeveloped, and therefore were not included in the 2014 Housing
6 Element's calculation of housing construction potential.

7 Section 2. Other Findings

8 (a) The Planning Department has determined that the actions contemplated in this
9 ordinance comply with the California Environmental Quality Act (California Public Resources
10 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
11 Supervisors in File No. 160426 and is incorporated herein by reference. The Board affirms
12 this determination.

13 (b) On August 11, 2016, the Planning Commission, in Resolution No. 19725, adopted
14 findings that the actions contemplated in this ordinance are consistent, on balance, with the
15 City's General Plan and the eight priority policies of Planning Code Section 101.1. The Board
16 adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the
17 Board of Supervisors in File No. 160426, and is incorporated herein by reference.

18 (c) Under Planning Code Section 302, the Board of Supervisors finds that this
19 ordinance will serve the public necessity, convenience, and welfare for the reasons set forth in
20 Planning Commission Resolution No. 19725 recommending the approval of this Zoning Map
21 Amendment, and incorporates such reasons by this reference thereto. A copy of said
22 resolution is on file with the Clerk of the Board of Supervisors in File No. 160426.

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24 Section 3. The Planning Code is hereby amended by revising Sheet ZN06 of the
25 Zoning Map, as follows:

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Block	Lot(s)	To Be Superseded	Hereby Approved
2643B	ALL, except lots 5 and 8	RH-1	RH-1(D)
2780	ALL	RH-1	RH-1(D)
2781	ALL except lot 22	RH-1	RH-1(D)
2782	ALL, except lot 27	RH-1	RH-1(D)
2783	ALL	RH-1	RH-1(D)
2784	ALL	RH-1	RH-1(D)
2785	ALL	RH-1	RH-1(D)
2786	ALL	RH-1	RH-1(D)
2787	ALL	RH-1	RH-1(D)
2788	ALL, except lot 27	RH-1	RH-1(D)
2789	ALL, except lot 29	RH-1	RH-1(D)
2790	ALL	RH-1	RH-1(D)
2791	ALL	RH-1	RH-1(D)
2792	ALL	RH-1	RH-1(D)
2793	ALL	RH-1	RH-1(D)
2794	ALL	RH-1	RH-1(D)
2795	ALL	RH-1	RH-1(D)
2796	ALL	RH-1	RH-1(D)
2797	ALL	RH-1	RH-1(D)
2798	ALL	RH-1	RH-1(D)
2820	ALL	RH-1	RH-1(D)

Block	Lot(s)	To Be Superseded	Hereby Approved
2821	Lots 1, 2, 9, 12, 13, 14, 15, 16, 17, 23, and 24	RH-1	RH-1(D)
2822	ALL	RH-1	RH-1(D)
2822A	ALL	RH-1	RH-1(D)
2822B	ALL	RH-1	RH-1(D)
2823	ALL	RH-1	RH-1(D)
2823A	ALL	RH-1	RH-1(D)
2823B	ALL	RH-1	RH-1(D)
2823C	ALL	RH-1	RH-1(D)
2824	ALL	RH-1	RH-1(D)
2825	ALL	RH-1	RH-1(D)
2833	ALL	RH-1	RH-1(D)
2834	ALL	RH-1	RH-1(D)
2835	ALL	RH-1	RH-1(D)
2836	ALL	RH-1	RH-1(D)

Section 4. The Planning Code is hereby amended by revising Sheet ZN06 of the Zoning Map, as follows:

Block	Lot	To Be Superseded	Hereby Approved
2643B	8	P	RH-1(D)

1 Section 5. The Planning Code is hereby amended by revising Section 207 to read as
2 follows:

3 **SEC. 207 DWELLING UNIT DENSITY LIMITS**

4 * * * *

5 **(c) Exceptions to Dwelling Unit Density Limits.** An exception to the calculations
6 under this Section shall be made in the following circumstances:

7 * * * *

8 **(5) Accessory Dwelling Units in RH-1(D) Zoning Districts.**

9 * * * *

10 **(B) Controls on Construction.** Except as specified in subsection (c)(5)(C), aAn
11 Accessory Dwelling Unit in an RH-1(D) zoning district shall be allowed only as mandated by
12 Section 65852.2 of the California Government Code and only in strict compliance with the
13 requirements of subsection (b) of Section 65852.2, as that state law is amended from time to
14 time.

15 (C) This subsection (c)(5) shall not apply to the blocks and lots rezoned from RH-1 and
16 P to RH-1(D) in the ordinance in Board of Supervisors File No. 160426, which ordinance
17 rezoned the neighborhood of Midtown Terrace, generally bounded by Twin Peaks Boulevard
18 to the east, Twin Peaks Reservoir and the lands of Sutro Tower to the north, Clarendon
19 Avenue, Laguna Honda Hospital, and the Juvenile Detention Center to the west, and Portola
20 Avenue to the south. Notwithstanding any provision to the contrary, such blocks and lots shall
21 be governed by subsection 207(c)(4).

22 **(CD) Department Report.** In the report required by subsection (c)(4)(I)(iii), the
23 Department shall include a description and evaluation of the number and types of units being
24 developed pursuant to this subsection (c)(5), their affordability rates, and such other
25

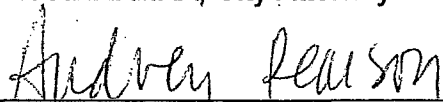
1 information as the Director or the Board of Supervisors determines would inform decision
2 makers and the public.

3 Section 6. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
4 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
5 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
6 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
7 additions, and Board amendment deletions in accordance with the "Note" that appears under
8 the official title of the ordinance.

9 Section 57. Effective Date. This ordinance shall become effective 30 days after
10 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
11 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
12 of Supervisors overrides the Mayor's veto of the ordinance.

13
14 APPROVED AS TO FORM:
15 DENNIS J. HERRERA, City Attorney

16 By:


17 AUDREY WILLIAMS PEARSON
18 Deputy City Attorney

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LEGISLATIVE DIGEST
(Revised 9/19/16)

[Planning Code, Zoning Map - Rezoning Midtown Terrace Neighborhood]

Ordinance amending the Planning Code by revising the Zoning Map to rezone all lot numbers in Assessor's Block Nos. 2780, 2783, 2784, 2785, 2786, 2787, , 2790, 2791, 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2820, 2822, 2822A, 2822B, 2823, 2823A, 2823B, 2823C, 2824, 2825, 2833, 2834, 2835, 2836; all lots in Block 2643B except lots 5 and 8; all lots in Block 2781 except lot 22; all lots in Block 2782 except lot 27; all lots in Block 2788 except lot 27; all lots in Block 2789 except lot 29; and lots 1, 2, 9, 12, 13, 14, 15, 16, 17, 23, and 24 of Assessor's Block 2821, from their current designation as Residential, House: One-Family (RH-1) to Residential, House: One-Family (Detached Dwellings) (RH-1(D)); revising the Zoning Map to rezone Lot number 8 in Assessor's Block No. 2643B from its current designation as Public to RH-1(D); amending the Planning Code to exempt the above blocks and lots from the requirements for Accessory Dwelling Units in RH-1(D) zoning districts; 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.

Existing Law

Most blocks and lots in the neighborhood of Midtown Terrace - generally bounded by Twin Peaks Boulevard to the east, Twin Peaks Reservoir and the lands of Sutro Tower to the north, Clarendon Avenue, Laguna Honda Hospital and the Juvenile Detention Center to the west, and Portola Avenue to the south - are currently zoned Residential, House District: One-Family (RH-1). Block 2643B lot 8 is zoned Public, but is occupied by a single family, detached home.

Only Accessory Dwelling Units that strictly comply with the requirements of Government Code section 65852.2 are allowed in RH-1(D) zoning districts.

Amendments to Current Law

This ordinance rezones the Midtown Terrace neighborhood from RH-1 to Residential, House District, One-Family (Detached Dwelling) (RH-1(D)). Lot 8 in Block 2643B is rezoned from Public to RH-1(D). The rezoned blocks and lots would not be subject to the requirement that only Accessory Dwelling Units that strictly comply with the requirements of Government Code section 65852.2 are allowed in RH-1(D) zoning districts.

Background Information

The homes in Midtown Terrace are detached homes with side yards on lots of greater than 25 feet in width. As built, the Midtown Terrace neighborhood conforms to the definition of Residential, House: One-Family (Detached Dwellings) (RH-1(D)) in Planning Code section 209.1. Most parcels in the neighborhood are currently zoned as RH-1, a zoning designation that does not require side yards. This ordinance rezones the neighborhood such that its zoning conforms to the definitions in the Planning Code.

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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

May 3, 2016

File No. 160426

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

Dear Ms. Jones:

On April 26, 2016, Supervisor Yee introduced the following proposed legislation:

File No. 160426

Ordinance amending the Planning Code by revising the Zoning Map to rezone all lot numbers in Assessor's Parcel Block Nos. 2643B, 2780, 2781, 2782, 2783, 2784, 2785, 2786, 2787, 2788, 2789, 2790, 2791, 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2820, 2821, 2822, 2822A, 2822B, 2823, 2823A, 2823B, 2823C, 2824, 2825, 2833, 2834, 2835, 2836, from their current designation as Residential, House District: One-Family (RH-1) to Residential, House: One-Family (Detached Dwellings) (RH-1(D)); 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, appearing to read "A. Ausberry".

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

Attachment

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

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

Joy
Navarrete

Digitally signed by Joy Navarrete
DN: cn=Joy Navarrete, o=Planning,
ou=Environmental Planning,
email=joy.navarrete@sfgov.org,
c=US
Date: 2016.05.06 11:58:30 -07'00'



SAN FRANCISCO PLANNING DEPARTMENT

September 1, 2016

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 2016-006221MAP
Rezoning Midtown Terrace from RH-1 to RH-1(D)
Board File No. 160426
Planning Commission Recommendation: Approval**

Dear Ms. Calvillo and Supervisor Yee,

On August 11, 2016, the Planning Commission conducted duly noticed public hearings at regularly scheduled meetings to consider the proposed Ordinance, introduced by Supervisor Yee that would rezone the Midtown Terrace Neighborhood from RH-1 to RH-1(D) and rezone 70 Skyview Way from P (Public) to RH-1(D). 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".

Aaron D. Starr
Manager of Legislative Affairs

cc:
Audrey W. Pearson, Deputy City Attorney
Jen Low, Aide to Supervisor Yee
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. 19725 HEARING DATE AUGUST 11, 2016

Project Name: Rezoning Midtown Terrace
Case Number: 2016-006221MAP [Board File No. 160426]
Initiated by: Supervisor Yee / Introduced April 26, 2016,
Reintroduced July 26, 2016
Staff Contact: Aaron Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, 415-558-6362

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

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Planning
Information:
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RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT A PROPOSED ORDINANCE THAT WOULD AMEND THE PLANNING CODE BY REVISING THE ZONING MAP TO REZONE MIDTOWN TERRACE NEIGHBORHOOD FROM RH-1 TO RH-1(D) (ALL LOT NUMBERS IN ASSESSOR'S BLOCK NOS. 2780, 2783, 2784, 2785, 2786, 2787, , 2790, 2791, 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2820, 2822, 2822A, 2822B, 2823, 2823A, 2823B, 2823C, 2824, 2825, 2833, 2834, 2835, 2836; ALL LOTS IN BLOCK 2643B EXCEPT LOTS 5 AND 8; ALL LOTS IN BLOCK 2781 EXCEPT LOT 22; ALL LOTS IN BLOCK 2782 EXCEPT LOT 27; ALL LOTS IN BLOCK 2788 EXCEPT LOT 27; ALL LOTS IN BLOCK 2789 EXCEPT LOT 29; AND LOTS 1, 2, 9, 12, 13, 14, 15, 16, 17, 23, AND 24 OF ASSESSOR'S BLOCK 2821, FROM THEIR CURRENT DESIGNATION AS RESIDENTIAL, HOUSE: ONE-FAMILY (RH-1) TO RESIDENTIAL, HOUSE: ONE-FAMILY (DETACHED DWELLINGS) (RH-1(D)); AND REVISING THE ZONING MAP TO REZONE LOT NUMBER 8 IN ASSESSOR'S BLOCK NO. 2643B FROM ITS CURRENT DESIGNATION AS PUBLIC TO RH-1(D); ADOPTING FINDINGS, INCLUDING ENVIRONMENTAL FINDINGS, PLANNING CODE SECTION 302 FINDINGS, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.

WHEREAS, on July 26, 2016 Supervisors Yee introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 160426, which would amending the Planning Code by revising the Zoning Map to rezone Midtown Terrace neighborhood from RH-1 to RH-1(D); and

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

WHEREAS, 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; 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 Commission finds that existing neighborhood character fits within the definition of RH-1(D) district because the neighborhood was developed as a single development with detached, single-family homes. This character remains intact today. The average lot size is significantly larger than the average lot size in RH-1 Districts, the lots are wider than average, and the development is made up of two-story, single-family, detached homes with landscaped front setbacks.
2. The Commission finds that the proposed rezoning would not significantly downzone the area. While rezoning to RH-1(D) would eliminate the possibility of having two units per lot if there was more than 6,000 sq. ft. of lot area, only 28 properties, or about 3.5% of the total number of lots, could have taken advantage of this. Further, some of these lots have enough width to be subdivided into two lots, and RH-1(D) districts are eligible to add ADUs under the State ADU program. The State's ADU program allows more flexibility for adding ADUs than the City's program.
3. The Commission finds that there is significant public support for the rezoning.
4. The Commission finds that the proposed ordinance will bring the zoning of 70 Skyview Way into compliance with the existing use.
5. **General Plan Compliance.** The proposed Ordinance is consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

OBJECTIVE 11

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

POLICY 11.4

Continue to utilize zoning districts which conform to a generalized residential land use and density plan and the General Plan.

POLICY 11.5

Ensure densities in established residential areas promote compatibility with prevailing neighborhood character.

POLICY 11.9

Foster development that strengthens local culture sense of place and history.

The proposed rezoning is consistent with the existing character of the neighborhood; the proposed density will be in character with the prevailing neighborhood character; and the proposed rezoning will maintain the historic development pattern of the Midtown Terrace neighborhood strengthening the neighborhood's sense of place and history.

6. **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 help preserve existing housing and 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.

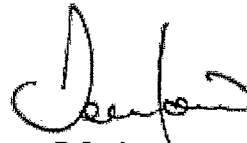
8. That our parks and open space and their access to sunlight and vistas be protected from development;

The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.

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 August 11, 2016.



Jonas P. Ionin
Commission Secretary

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

NOES: None

ABSENT: Johnson and Wu

ADOPTED: August 11, 2016



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Zoning Map Amendment HEARING DATE: AUGUST 11, 2016 EXPIRATION DATE: OCTOBER 24, 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 Midtown Terrace
Case Number: 2016-006221PCA [Board File No. 160426]
Initiated by: Supervisor Yee / Introduced April 26, 2016,
Reintroduced July 26, 2016
Staff Contact: Aaron Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, 415-558-6362
Recommendation: **Recommend Approval**

PLANNING CODE AMENDMENT

Ordinance amending the Planning Code by revising the Zoning Map to rezone Midtown Terrace neighborhood from RH-1 to RH-1(D) (all lot numbers in Assessor's Block Nos. 2780, 2783, 2784, 2785, 2786, 2787, , 2790, 2791, 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2820, 2822, 2822A, 2822B, 2823, 2823A, 2823B, 2823C, 2824, 2825, 2833, 2834, 2835, 2836; all lots in Block 2643B except lots 5 and 8; all lots in Block 2781 except lot 22; all lots in Block 2782 except lot 27; all lots in Block 2788 except lot 27; all lots in Block 2789 except lot 29; and lots 1, 2, 9, 12, 13, 14, 15, 16, 17, 23, and 24 of Assessor's Block 2821, from their current designation as Residential, House: One-Family (RH-1) to Residential, House: One-Family (Detached Dwellings) (RH-1(D)); and revising the Zoning Map to rezone Lot number 8 in Assessor's Block No. 2643B from its current designation as Public to RH-1(D))

The Way It Is Now:

1. The Midtown Terrace Neighborhood is currently zoned RH-1 (Residential House, One Family)/40-X.
2. Lot 8 in Assessor's block 2643B (70 Skyview Way) is zoned P (Public)/40-X

The Way It Would Be:

1. The Midtown Terrace Neighborhood would be zoned RH-1(D) (Residential House, One Family, Detached)/40-X.
2. Lot 8 in Assessor's Block 2643B (70 Skyview Way) would be zoned RH-1(D) (Residential House, One Family, Detached)/40-X.

ISSUES AND CONSIDERATIONS

History

The land occupied by Midtown Terrace (approximately 150 acres) was once part of Rancho San Miguel, a large 4,400-acre parcel originally granted in 1846 to Don Jose de Jesus Noe, the first mayor of Yerba Buena. The land then changed hands several times, with ownership eventually being acquired by Adolph Sutro, a prominent engineer and developer and San Francisco's mayor from 1894 to 1896. To transform its "bleak" appearance, Sutro had eucalyptus trees planted on a significant portion of his property, which eventually became Sutro Forest. After Sutro's death in 1898, family squabbles and legal battles ensued over the land. His heirs eventually sold the area to developers and the various West of Twin Peaks neighborhoods began to take shape, being built on the "City Beautiful" concept of landscaped residential parks featuring detached single family homes.¹

The Neighborhood

Midtown Terrace is a neighborhood in central San Francisco, on the western slope of Twin Peaks. It was developed in the late 1950s through the 1960s and features two-story, detached, single-family homes arranged in rows on terraced streets. The homes are rendered in various modern vernacular styles, and typically have landscaped front setbacks. The neighborhood's suburban character is reinforced by the open space that surrounds the neighborhood. Clarendon Avenue where it joins Twin Peaks Boulevard borders the neighborhood on the north and west. Panorama Drive winds through the neighborhood. Portola Drive borders the neighborhood's southern edge. Sutro Tower is on the northern side of Midtown Terrace, and the winding portion of Twin Peaks Boulevard that takes viewers to the Twin Peaks lookout forms the neighborhood's eastern edge. The Midtown Terrace Recreation Center is on Olympia Way at Clarendon.

The lots in the area are wider and larger than a typical San Francisco lot. A standard lot width in San Francisco is 25 feet, and most lots in Midtown Terrace measure 33 feet wide, while the curvilinear street pattern creates larger corner lots with significantly more street frontage than typical. Lots are also much larger than the typical San Francisco lot, which is 2,500 sq. ft. The average lot size for the Midtown Terrace neighborhood is 3,798 sq. ft., and only 7 lots are 2,500 sq. ft. or smaller.

70 Skyview Way

This property is currently developed with a single-family, two-story detached home constructed in 1962. The lot is currently zoned P (Public), which specifically does not allow housing. Directly adjacent to this property is another lot that is also zoned P, and is occupied by a pump station owned by the Recreation and Parks Department. The subject property also abuts public open space. It's not clear how 70 Skyview Way was able to be developed with a single-family home with its current zoning designation; however it's likely that the property was developed along with the other homes in the area and the P designation was a clerical error that went unnoticed. The proposed ordinance would fix this error by rezoning it from P to RH-1(D).

¹Bell, Rex. "A Brief History of Midtown Terrace." <http://www.outsidelands.org/midtown-terrace.php>. Web 7/26/2016

RH-1(D) Districts

RH-1(D) districts are characterized by lots of greater width and area than in other parts of the City, and by single-family houses with side yards. The structures are relatively large, but rarely exceed 35 feet in height. Ground level open space and landscaping at the front and rear are usually abundant. Much of the development has been in sizable tracts with similarities of building style and narrow streets following the contours of hills. In some cases private covenants have controlled the nature of development and helped to maintain the street areas.

RH-1 vs. RH-1(D)

1. The primary difference between RH-1 and RH-1(D) is that the latter requires a side setback for lots that are 28 feet and wider. The width of the side setback depends on width of lot. Per Section 133 of the Planning Code, minimum side yards are required as follows:
 - For lots with a width of less than 28 feet: none;
 - For lots with a width of 28 feet or more but less than 31 feet: one side yard equal to the amount by which the lot width exceeds 25 feet, or the same total amount in the form of two side yards, one of which shall be at least three feet;
 - For lots with a width of 31 feet or more but less than 40 feet: two side yards each of three feet
 - For lots with a width of 40 feet or more but less than 50 feet: two side yards each of four feet;
 - For lots with a width of 50 feet or more: two side yards each of five feet.
2. RH-1 zoning districts lots can have up to one unit for every 3,000 sq. ft. of lot area with Conditional Use authorization. RH-1(D) lots can only have one unit no matter how large the lot is.
3. While RH-1(D) lots are excluded from the City's ADU program, RH-1(D) properties are permitted to have ADUs under the State's ADU program (Section 65852.2 of the California Government Code). In some cases the State's ADU program is more permissive because it allows dwelling units to be expanded in order to add ADUs; it does not have a prohibition on using existing living space to add an ADU; and it allows new detached structures for ADUs so long as the new structure complies with local height and setback requirements. It does have a size limit of 1,200 sq. ft. for detached ADUs- the City's program does not have a numeric size limit, but also doesn't allow new structures to be built for detached ADUs- and the State limits additions to existing structures to 30% of the existing living area when adding an ADU.
4. RH-1(D) lots are also required to be 33 feet wide, whereas RH-1 lots, like all other lots in the City, have a 25 foot width requirement.
5. RH-1(D) lots have a minimum lot area of 4,000 square feet; RH-1 district, like all other districts in the city, have a minimum lot area of 2,500. To note, not all properties in RH-1 District comply with the minimum lot size and not all RH-1(D) District comply with the minimum lot size. Minimum lot sizes are used to prohibit subdivisions that would result in uncharacteristically small lots for the district. Not meeting the minimum lot size does not prevent someone from developing their property or expanding their home.

IMPLEMENTATION

The Department has determined that this ordinance will not impact our current implementation procedures.

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 is recommending approval of the proposed ordinance for the following reasons:

1. The existing neighborhood character fits within the definition of RH-1(D) district because the neighborhood was developed as a single development with detached, single-family homes. This character remains intact today. The average lot size is significantly larger than the average lot size in RH-1 Districts, the lots are wider than average, and the development is made up of two-story, single-family, detached homes with landscaped front setbacks.
2. The proposed rezoning would not significantly downzone the area. While rezoning to RH-1(D) would eliminate the possibility of having two units per lot if there was more than 6,000 sq. ft. of lot area, only 28 properties, or about 3.5% of the total number of lots, could have taken advantage of this. Further, some of these lots have enough width to be subdivided into two lots, and RH-1(D) districts are eligible to add ADUs under the State ADU program. The State's ADU program allows more flexibility for ADUs than the City's program.
3. This ordinance came about as a request for the Upper Terrace Neighborhood, and the Department understands that there is significant public support for the rezoning.
4. The proposed ordinance will bring the zoning of 70 Skyview Way into compliance with the existing use.

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 received one phone call asking for clarification on the rezoning of 70 Skyview Way from P to RH-1(D). The caller also expressed support for the overall project.

RECOMMENDATION: Recommendation of Approval

Executive Summary
Hearing Date: August 11, 2016

CASE NO. 2016-00622MAP
Midtown Terrace Rezoning

Attachments:

Exhibit A: Draft Planning Commission Resolution
Exhibit C: Map of Midtown Terrace
Exhibit B: Board of Supervisors File No. 160426

Somera, Alisa (BOS)

From: Anne Zelinsky <azjunius@yahoo.com>
Sent: Thursday, September 15, 2016 4:03 PM
To: 'mailto:Malia.Cohen@sfgov.org'; Bruss, Andrea (BOS)
Cc: Bruss, Andrea (BOS); Somera, Alisa (BOS); Low, Jen (BOS)
Subject: Legislation File No. 160426 - Planning Code, Zoning Map - Rezoning Midtown Terrace Neighborhood

Supervisor Cohen,

I am writing to request your support for the correction to the rezoning of Midtown Terrace from RH-1 to RH-1D. The neighborhood consists of 800 detached homes with side yards and rear yards. It is a unique neighborhood and the character of the neighborhood with single family detached mid-century homes needs to be preserved.

This zoning change is strictly to correct the zoning from the time the neighborhood was built.

Your support is greatly appreciated!

Anne Zelinsky
77 Aquavista Way
San Francisco

Somera, Alisa (BOS)

From: Joe Humphreys <joehum@gmail.com>
Sent: Tuesday, September 13, 2016 4:27 PM
To: Cohen, Malia (BOS)
Cc: Ausberry, Andrea; Somera, Alisa (BOS); Bruss, Andrea (BOS)
Subject: September 19 meeting: Zoning correction for Midtown Terrace (Legislation File No. 160426)
Attachments: midtown_should_be_RH-1(D).pdf

Dear Supervisor Cohen:

I am a homeowner in Midtown Terrace, where I have lived for the past 24 years. I understand that the proposed zoning correction for the Midtown Terrace Neighborhood is to be considered at the September 19 meeting of the Land Use Committee. I urge your support for that proposal. It would change the zoning of our neighborhood from RH-1 to RH-1(D). The San Francisco Planning Code properly makes the preservation of neighborhood character a major objective of the zoning system.

I am attaching a one-page comparison of the RH-1 vs RH-1(D) characteristics (as specified in the code) that shows clearly that the current RH1 zoning of Midtown Terrace is erroneous and that the neighborhood should be zoned as RH 1(D) which is far more consistent with the character of this neighborhood.

Along with a number of other Midtown Terrace homeowners, I walked the neighborhood and talked with many other homeowners about this issue. It was also discussed at neighborhood gatherings and was a main topic of discussion of the 2016 annual meeting of the homeowner's association. Virtually everyone I talked with strongly supported the effort to get the neighborhood rezoned as RH1(D) and many were quite surprised to learn that it is not so zoned already. We believe that the original zoning was simply a mistake.

I was gratified that the Planning Commission unanimously agreed with the community's belief that this zoning correction is appropriate. I hope you will vote to approve it also.

Sincerely,

Joseph Humphreys

20 Knollview Way
San Francisco, CA 94131-1216
415-935-3134
joehum@gmail.com

Midtown Terrace should be rezoned as RH-1 (D)

Here is how the San Francisco planning code describes RH-1 and RH-1 (D):

SEC. 209.1. RH (RESIDENTIAL, HOUSE) DISTRICTS.

These districts are intended to recognize, protect, conserve and enhance areas characterized by dwellings in the form of houses, usually with one, two or three units with separate entrances, and limited scale in terms of building width and height. Such areas tend to have similarity of building styles and predominantly contain large units suitable for family occupancy, considerable open space, and limited nonresidential uses. The RH Districts are composed of five separate classes of districts, as follows:

RH-1(D) Districts: One-Family (Detached Dwellings). These districts are characterized by lots of greater width and area than in other parts of the City, and by single-family houses with side yards. The structures are relatively large, but rarely exceed 35 feet in height. Ground level open space and landscaping at the front and rear are usually abundant. Much of the development has been in sizable tracts with similarities of building style and narrow streets following the contours of hills. In some cases private covenants have controlled the nature of development and helped to maintain the street areas.

RH-1 Districts: One-Family. These districts are occupied almost entirely by single-family houses on lots 25 feet in width, without side yards. Floor sizes and building styles vary, but tend to be uniform within tracts developed in distinct time periods. Though built on separate lots, the structures have the appearance of small-scale row housing, rarely exceeding 35 feet in height. Front setbacks are common, and ground level open space is generous. In most cases the single-family character of these districts has been maintained for a considerable time.

Based on the above statutory definitions, the grid below analyzes the appropriate classification of Midtown Terrace. As is obvious, the Midtown Terrace section of San Francisco is overwhelmingly more consistent with the statutory definition of RH-1(D) than with RH-1. Failure to zone it as RH-1(D) appears to be erroneous on its face.

Characteristics	RH-1	RH-1(D)	Midtown Terrace	MT best fits:
Width	Almost entirely 25	Greater width than other areas	Typical 33-44; almost none are as small as 25	RH-1(D)
Separation	Row houses (not detached, no side yards)	Detached / side yards	Detached / small but distinct side yards	RH 1-(D)
Building style	Uniform within tract	Similar within tract	Multiple styles but similar	RH 1(D)
House Size	Small-scale	Relatively large	Varies; typically 2 bath, 2-3 bedroom with ample downstairs expansion room	Close call but RH-1(D) is better fit.
Open space	Ground level open space generous	Abundant open space / landscaping	Some front and rear landscaping; large greenbelt rear yards	Differs from both, but certainly consistent with RH-1(D)
Street alignment	Not described (but presumably typical SF grid pattern)	Narrow streets following contour of hill.	Mostly narrow, winding streets following contour of hills.	RH-1 (D)
Covenants	Not mentioned.	Private covenants controlling nature of development.	Private covenants controlling nature of development	RH-1(D)

Somera, Alisa (BOS)

From: Joyce Mordenti <jjmordenti@aol.com>
Sent: Tuesday, September 13, 2016 10:41 AM
To: Cohen, Malia (BOS); Bruss, Andrea (BOS); Wiener, Scott; Power, Andres; Peskin, Aaron (BOS); Angulo, Sunny (BOS)
Cc: Ausberry, Andrea; Somera, Alisa (BOS); Low, Jen (BOS)
Subject: Legislation File No. 160426 - Planning Code, Zoning Map - Rezoning Midtown Terrace Neighborhood

Dear Supervisors Malia Cohen, Scott Wiener, and Aaron Peskin,

I have resided in Midtown Terrace since 1987. My parents (ages 94 and 95) live in Midtown Terrace, and I raised my family here. Midtown Terrace is a quiet community of modest detached homes, clinging to the southern and western slopes of Twin Peaks. The planned development of Midtown Terrace in the 1950's was for 817 **detached** homes, and the promotional materials and City Supervisors touted the detached character with the slogan "Country living in the heart of San Francisco." At the time, no one realized that our community of detached homes was zoned incorrectly as RH-1. Recently, investors and speculators, people who do not live in our community, started removing trees, abolishing side yards, and covering every square inch of soil with rebar and concrete, right up to their neighbor's property lines. We all wondered, "How can this be happening?" With a little investigation, we discovered that our community had been incorrectly zoned RH-1. Our quiet neighborhood of detached homes, with side yards and green landscape, is clearly RH-1(D) just like the neighboring communities in District 7. I suppose it didn't matter for the past 60 years because no one abused the incorrect zoning designation; however, we now feel the urgency to correct our zoning before it is too late.

We kindly ask for your support to correct the zoning of Midtown Terrace to RH-1(D). We need our zoning aligned to the actual character of our community of detached homes, just as it was intended when it was built.

Thank you,

Joyce Mordenti

21 Longview CT

San Francisco, CA 94131

Somera, Alisa (BOS)

From: David Grunat <grunatd@gmail.com>
Sent: Tuesday, September 13, 2016 7:19 AM
To: Ausberry, Andrea; Somera, Alisa (BOS); Cohen, Malia (BOS); Bruss, Andrea (BOS); Wiener, Scott; Power, Andres; Peskin, Aaron (BOS); Angulo, Sunny (BOS)
Subject: Midtown Terrace Rezoning

To whom it may concern:

I am a resident of Midtown Terrace. I moved to this neighborhood as I loved the feel. It is hard to impossible to find affordable single family homes that are detached in the center of the city. Based on looking at most of the other neighborhoods around us that were constructed during a similar time period, they are all RH1-D. I would hate to see this historical mistake of zoning our neighborhood as RH1 ruin the character of the neighborhood. We have canvased the neighborhood asking people for their support and have found no opposition to this. Changing the zoning won't affect any existing homes, but it ensures that future homes won't encroach on the existing. Please support this measure as it is the will of the residents who actually live in the neighborhood. I appreciate your time.

Best,

David Grunat
321 Dellbrook Avenue

Somera, Alisa (BOS)

From: Luke Swartz <lswartz@gmail.com>
Sent: Monday, September 12, 2016 10:50 AM
To: Board of Supervisors, (BOS); Cohen, Malia (BOS); Wiener, Scott; Peskin, Aaron (BOS)
Cc: Somera, Alisa (BOS); SK Trauss
Subject: Vote NO on Down-zoning Midtown Terrace

Members of the Transportation and Land Use Committee,

I am a San Francisco native, homeowner, and military veteran. I grew up around the corner from Midtown Terrace (on Glenview).

I urge you to vote NO on down-zoning the Midtown Terrace neighborhood.

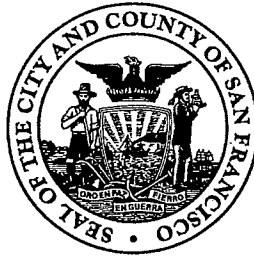
We urgently need **more** housing the City, not less. This down-zoning makes it harder to add ADUs ("in-law units") or otherwise add badly-needed housing (e.g. to the 28 larger lots eligible for 2 units today). On the contrary, we should be UP-zoning neighborhoods to allow for more density, not down-zoning them!

Please don't give in to NIMBYs who want to maintain a 1950s car-centric culture.

Sincerely,

Luke Swartz

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, September 19, 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. 160426. Ordinance amending the Planning Code by revising the Zoning Map to rezone all lot numbers in Assessor's Parcel Block Nos. 2780, 2783, 2784, 2785, 2786, 2787, 2790, 2791, 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2820, 2822, 2822A, 2822B, 2823, 2823A, 2823B, 2823C, 2824, 2825, 2833, 2834, 2835, 2836; all lots in Block No. 2643B except Lot Nos. 5 and 8; all lots in Block No. 2781 except Lot No. 22; all lots in Block No. 2782 except Lot No. 27; all lots in Block No. 2788 except Lot No. 27; all lots in Block No. 2789 except Lot No. 29; and Lot Nos. 1, 2, 9, 12, 13, 14, 15, 16, 17, 23, and 24 of Assessor's Parcel Block No. 2821, from their current designation as Residential, House: One-Family (RH-1) to Residential, House: One-Family (Detached Dwellings) (RH-1(D)); revising the Zoning Map to rezone Assessor's Parcel Block No. 2643B, Lot No. 8, from its current designation as Public to RH-1(D); 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 part of the official public record in this matter, and shall be brought to the attention of the members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board. Agenda information relating to this matter will be available for public review on Friday, September 16, 2016.


Angela Calvillo
Clerk of the Board

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Alisa Somera
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1 DR CARLTON B GOODLETT PL #244
SAN FRANCISCO, CA 94102

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE
Ad Description AS - 9/19/16 Land Use - 160426

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):

09/09/2016

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.

EXM# 2923080
NOTICE OF PUBLIC HEARING
BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO
LAND USE AND TRANSPORTATION COMMITTEE
MONDAY, SEPTEMBER 19, 2016 - 1:30 PM
CITY HALL, LEGISLATIVE CHAMBER, ROOM 250
1 DR. CARLTON B. GOODLETT PLACE, SAN FRANCISCO, CA

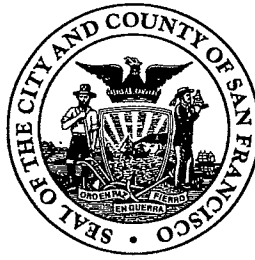
NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard: File No. 160426. Ordinance amending the Planning Code by revising the Zoning Map to rezone all lot numbers in Assessor's Parcel Block Nos. 2780, 2783, 2784, 2785, 2786, 2787, 2790, 2791, 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2820, 2822, 2822A, 2822B, 2823, 2823A, 2823B, 2823C, 2824, 2825, 2833, 2834, 2835, 2836; all lots in Block No. 2643B except Lot Nos. 5 and 8; all lots in Block No. 2781 except Lot No. 22; all lots in Block No. 2782 except Lot No. 27; all lots in Block No. 2788 except Lot No. 27; all lots in Block No. 2789 except Lot No. 29; and Lot Nos. 1, 2, 9, 12, 13, 14, 15, 16, 17, 23, and 24 of Assessor's Parcel Block No. 2821, from their current designation as Residential, House: One-Family (RH-1) to Residential, House: One-Family (Detached Dwellings) (RH-1(D)); revising the Zoning Map to rezone Assessor's Parcel Block No. 2643B, Lot No. 8, from its current designation as Public to RH-1(D); 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 part of the official

public record in this matter, and shall be brought to the attention of the members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board. Agenda information relating to this matter will be available for public review on Friday, September 16, 2016. - Angela Calvillo, Clerk of the Board



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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

August 4, 2016

File No. 160426

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

Dear Ms. Jones:

On July 26, 2016, Supervisor Yee introduced the following substitute legislation:

File No. 160426

Ordinance amending the Planning Code by revising the Zoning Map to rezone all lot numbers in Assessor's Parcel Block Nos. 2780, 2783, 2784, 2785, 2786, 2787, 2790, 2791, 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2820, 2822, 2822A, 2822B, 2823, 2823A, 2823B, 2823C, 2824, 2825, 2833, 2834, 2835, 2836; all lots in Block No. 2643B except Lot Nos. 5 and 8; all lots in Block No. 2781 except Lot No. 22; all lots in Block No. 2782 except Lot No. 27; all lots in Block No. 2788 except Lot No. 27; all lots in Block No. 2789 except Lot No. 29; and Lot Nos. 1, 2, 9, 12, 13, 14, 15, 16, 17, 23, and 24 of Assessor's Parcel Block No. 2821, from their current designation as Residential, House: One-Family (RH-1) to Residential, House: One-Family (Detached Dwellings) (RH-1(D)); revising the Zoning Map to rezone Assessor's Parcel Block No. 2643B, Lot No. 8, from its current designation as Public to RH-1(D); 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 substitute legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

Andrea Ausberry
By: Andrea Ausberry, 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

August 4, 2016

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

Dear Commissioners:

On July 26, 2016, Supervisor Yee introduced the following substitute legislation:

File No. 160426

Ordinance amending the Planning Code by revising the Zoning Map to rezone all lot numbers in Assessor's Parcel Block Nos. 2780, 2783, 2784, 2785, 2786, 2787, 2790, 2791, 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2820, 2822, 2822A, 2822B, 2823, 2823A, 2823B, 2823C, 2824, 2825, 2833, 2834, 2835, 2836; all lots in Block No. 2643B except Lot Nos. 5 and 8; all lots in Block No. 2781 except Lot No. 22; all lots in Block No. 2782 except Lot No. 27; all lots in Block No. 2788 except Lot No. 27; all lots in Block No. 2789 except Lot No. 29; and Lot Nos. 1, 2, 9, 12, 13, 14, 15, 16, 17, 23, and 24 of Assessor's Parcel Block No. 2821, from their current designation as Residential, House: One-Family (RH-1) to Residential, House: One-Family (Detached Dwellings) (RH-1(D)); revising the Zoning Map to rezone Assessor's Parcel Block No. 2643B, Lot No. 8, from its current designation as Public to RH-1(D); 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

By: 
Andrea Ausberry, 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
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: Robert Collins, Acting Executive Director, Rent Board
Olson Lee, Director, Mayor's Office of Housing and Community
Development
Tiffany Bohee, Executive Director, Office of Community Investment and
Infrastructure

FROM: *ll*
for Andrea Ausberry, Assistant Clerk
Land Use and Transportation Committee

DATE: August 4, 2016

SUBJECT: LEGISLATION SUBSTITUTED

The Board of Supervisors' Land Use and Transportation Committee has received the following substitute legislation, introduced by Supervisor Yee on July 26, 2016:

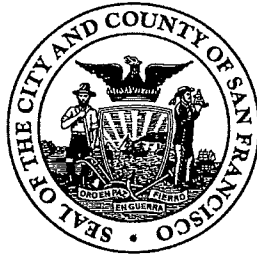
File No. 160426

Ordinance amending the Planning Code by revising the Zoning Map to rezone all lot numbers in Assessor's Parcel Block Nos. 2780, 2783, 2784, 2785, 2786, 2787, 2790, 2791, 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2820, 2822, 2822A, 2822B, 2823, 2823A, 2823B, 2823C, 2824, 2825, 2833, 2834, 2835, 2836; all lots in Block No. 2643B except Lot Nos. 5 and 8; all lots in Block No. 2781 except Lot No. 22; all lots in Block No. 2782 except Lot No. 27; all lots in Block No. 2788 except Lot No. 27; all lots in Block No. 2789 except Lot No. 29; and Lot Nos. 1, 2, 9, 12, 13, 14, 15, 16, 17, 23, and 24 of Assessor's Parcel Block No. 2821, from their current designation as Residential, House: One-Family (RH-1) to Residential, House: One-Family (Detached Dwellings) (RH-1(D)); revising the Zoning Map to rezone Assessor's Parcel Block No. 2643B, Lot No. 8, from its current designation as Public to RH-1(D); 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.

If you have comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: andrea.ausberry@sfgov.org.

- c: Eugene Flannery, Mayor's Office of Housing and Community Development
- Sophie Hayward, Mayor's Office of Housing and Community Development
- Claudia Guerra, Office of Community Investment and Infrastructure

BOARD of SUPERVISORS



City Hall
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TDD/TTY No. 554-5227

May 3, 2016

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

Dear Commissioners:

On April 26, 2016, Supervisor Yee introduced the following legislation:

File No. 160426

Ordinance amending the Planning Code by revising the Zoning Map to rezone all lot numbers in Assessor's Parcel Block Nos. 2643B, 2780, 2781, 2782, 2783, 2784, 2785, 2786, 2787, 2788, 2789, 2790, 2791, 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2820, 2821, 2822, 2822A, 2822B, 2823, 2823A, 2823B, 2823C, 2824, 2825, 2833, 2834, 2835, 2836, from their current designation as Residential, House District: One-Family (RH-1) to Residential, House: One-Family (Detached Dwellings) (RH-1(D)); 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, 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
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



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San Francisco 94102-4689
Tel. No. 554-5184
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TDD/TTY No. 554-5227

May 3, 2016

File No. 160426

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

Dear Ms. Jones:

On April 26, 2016, Supervisor Yee introduced the following proposed legislation:

File No. 160426

Ordinance amending the Planning Code by revising the Zoning Map to rezone all lot numbers in Assessor's Parcel Block Nos. 2643B, 2780, 2781, 2782, 2783, 2784, 2785, 2786, 2787, 2788, 2789, 2790, 2791, 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2820, 2821, 2822, 2822A, 2822B, 2823, 2823A, 2823B, 2823C, 2824, 2825, 2833, 2834, 2835, 2836, from their current designation as Residential, House District: One-Family (RH-1) to Residential, House: One-Family (Detached Dwellings) (RH-1(D)); 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

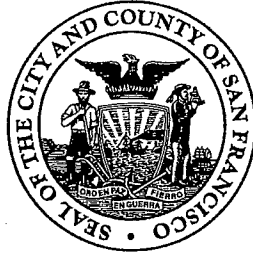
A handwritten signature in cursive script, appearing to read "A. Ausberry".

By: Andrea Ausberry, 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
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MEMORANDUM

TO: Robert Collins, Acting Executive Director, Rent Board
Olson Lee, Director, Mayor's Office of Housing and Community
Development
Tiffany Bohee, Executive Director, Office of Community Investment and
Infrastructure

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

DATE: May 3, 2016

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following proposed legislation, introduced by Supervisor Yee on April 26, 2016.

File No. 160426

Ordinance amending the Planning Code by revising the Zoning Map to rezone all lot numbers in Assessor's Parcel Block Nos. 2643B, 2780, 2781, 2782, 2783, 2784, 2785, 2786, 2787, 2788, 2789, 2790, 2791, 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2820, 2821, 2822, 2822A, 2822B, 2823, 2823A, 2823B, 2823C, 2824, 2825, 2833, 2834, 2835, 2836, from their current designation as Residential, House District: One-Family (RH-1) to Residential, House: One-Family (Detached Dwellings) (RH-1(D)); 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.

If you have comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: andrea.ausberry@sfgov.org

c: Sophie Hayward, Mayor's Office of Housing and Community Development
Eugene Flannery, Mayor's Office of Housing and Community Development
Natasha Jones, Commission on Community Investment and Infrastructure
Claudia Guerra, Commission on Community Investment and Infrastructure

Print Form

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

Introduction Form

By a Member of the Board of Supervisors or the Mayor 2016 JUL 26 PM 4:27

BY B 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. 160420
- 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, Zoning Map - Rezoning Midtown Terrace Neighborhood

The text is listed below or attached:

See attached.

Signature of Sponsoring Supervisor: Norman Yee

For Clerk's Use Only:

Print Form

Received in Board
4/26/16 -BJ
Time stamp
or meeting date

Introduction Form

By a Member of the Board of Supervisors or the Mayor

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

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Sponsor(s):

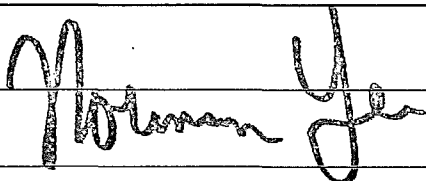
Supervisor Yee

Subject:

Planning Code, Zoning Map - Rezoning Midtown Terrace Neighborhood

The text is listed below or attached:

See attached.

Signature of Sponsoring Supervisor: 

For Clerk's Use Only:

