

BOARD of SUPERVISORS



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May 3, 2017

File No. 170296-2

Lisa Gibson
Acting Environmental Review Officer
Planning Department
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Ms. Gibson:

On April 25, 2017, Supervisor Sheehy introduced the following **substitute** legislation:

File No. 170296-2

Ordinance amending the Planning Code and Sectional Maps SU06 and SU07 of the Zoning Map to create the Corona Heights Large Residence Special Use District (the area within a perimeter established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of Assessor's Parcel No. 2620, Lot No. 063, the eastern property line of Assessor's Parcel No. 2619, Lot No. 001A, and Douglass Street; and all additional parcels fronting States Street), to promote and enhance neighborhood character and affordability by requiring Conditional Use authorization for large residential developments in the district; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

A handwritten signature in blue ink that reads "Alisa Somera".

By: Alisa Somera, Legislative Deputy Director
Land Use and Transportation Committee

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

1 [Planning Code, Zoning Map - Corona Heights Large Residence Special Use District]

2
3 **Ordinance amending the Planning Code and Sectional Maps SU06 and SU07 of the**
4 **Zoning Map to create the Corona Heights Large Residence Special Use District (the**
5 **area within a perimeter established by Market Street, Clayton Street, Ashbury Street,**
6 **Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of Assessor's**
7 **Parcel No. 2620, Lot No. 063, the eastern property line of Assessor's Parcel No. 2619,**
8 **Lot No. 001A, and Douglass Street; and all additional parcels fronting States Street), to**
9 **promote and enhance neighborhood character and affordability by requiring**
10 **Conditional Use authorization for large residential developments in the district;**
11 **affirming the Planning Department's determination under the California Environmental**
12 **Quality Act; making findings of consistency with the General Plan, and the eight**
13 **priority policies of Planning Code, Section 101.1; and adopting findings of public**
14 **necessity, convenience, and welfare under Planning Code, Section 302.**

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

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

23 Section 1. Findings.

24 (a) The Planning Department has determined that the actions contemplated in this
25 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

1 Supervisors in File No. 170296 and is incorporated herein by reference. The Board affirms
2 this determination.

3 (b) On _____, the Planning Commission, in Resolution No. _____,
4 adopted findings that the actions contemplated in this ordinance are consistent, on balance,
5 with the City's General Plan and eight priority policies of Planning Code Section 101.1. The
6 Board adopts these findings [OR, this determination] as its own. A copy of said Resolution
7 [OR determination] is on file with the Clerk of the Board of Supervisors in File No.
8 _____, and is incorporated herein by reference.

9 (c) On _____, the Planning Commission, in Resolution No. _____, approved
10 this legislation, recommended it for adoption by the Board of Supervisors, and adopted
11 findings that it will serve the public necessity, convenience, and welfare. Pursuant to Planning
12 Code Section 302, the Board adopts these findings as its own. A copy of said Resolution is
13 on file with the Clerk of the Board of Supervisors in File No. _____, and is incorporated by
14 reference herein.

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16 Section 2. The Planning Code is hereby amended by adding Section 249.77, to read
17 as follows:

18 **SEC 249.77. CORONA HEIGHTS LARGE RESIDENCE SPECIAL USE DISTRICT.**

19 **(a) General. A special use district entitled the "Corona Heights Large Residence Special**
20 **Use District," consisting of the area within a perimeter established by Market Street, Clayton Street,**
21 **Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of parcel**
22 **2620/063, the eastern property line of parcel 2619/001A, and Douglass Street; and in addition, all**
23 **additional parcels fronting States Street, which includes RH-1, RH-2, and RH-3 Use Districts, is hereby**
24 **established for the purposes set forth below. The boundaries of the Corona Heights Large Residence**
25

1 Special Use District are designated on Sectional Maps No. SU06 and No. SU07 of the Zoning Map of
2 the City and County of San Francisco.

3 (b) Purpose. To protect and enhance existing neighborhood character, encourage new
4 infill housing at compatible densities and scale, and provide for thorough assessment of proposed
5 large-scale residences that could adversely impact the area and affordable housing opportunities, the
6 following controls in subsections (c)-(f) are imposed in the Corona Heights Large Residence Special
7 Use District.

8 (c) Controls. All applicable provisions of the Planning Code shall continue to apply in the
9 Corona Heights Large Residence Special Use District, except as otherwise provided in this Section
10 249.77.

11 (d) Conditional Use Authorizations. For all parcels zoned RH-1, RH-2, or RH-3 within the
12 Corona Heights Large Residence Special Use District, the following developments shall require a
13 Conditional Use authorization:

14 (1) Residential development on a vacant parcel that will result in total gross floor area
15 exceeding 3,000 square feet;

16 (2) Residential development on a developed parcel that will result in total gross floor
17 area in excess of 3,000 square feet and a cumulative increase in gross floor area, including all
18 development performed on the parcel in the preceding five years, of:

19 (A) more than 75% without increasing the existing legal unit count as it existed
20 five years prior; or

21 (B) more than 100% if increasing the existing legal unit count.

22 (3) Residential development, either as an addition to an existing building or as a new
23 building, that results in less than 45% rear yard depth.

24 (e) In acting on any application for Conditional Use authorization within the Corona
25 Heights Large Residence Special Use District, the Commission shall consider the Conditional Use

1 authorization requirements set forth in subsection 303(c) and, in addition, shall consider whether facts
2 are presented to establish, based on the record before the Commission, one or more of the following:

3 (1) The proposed project promotes housing affordability by increasing housing supply;

4 (2) The proposed project maintains affordability of any existing housing unit; or

5 (3) The proposed project is compatible with existing development.

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7 Section 3. The San Francisco Planning Code is hereby amended by amending
8 Sectional Maps SU06 and SU07 of the Zoning Map of the City and County of San Francisco,
9 as follows:

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<u>Description of Property</u>	<u>Special Use District Hereby Approved</u>
All parcels within a perimeter established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of parcel 2620/063, the eastern property line of parcel 2619/001A, and Douglass Street; and in addition, all additional parcels fronting States Street	Corona Heights Large Residence Special Use District

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22 Section 4. Effective Date. This ordinance shall become effective 30 days after
23 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
24 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
25 of Supervisors overrides the Mayor's veto of the ordinance.

1 Section 5. Applicability Date. This ordinance shall apply to any City permits approved
2 on or after March 21, 2017.

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

7 By: 
8 ROBB W. KAPLA
9 Deputy City Attorney

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