



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Zoning Map Amendment

HEARING DATE: SEPTEMBER 8, 2016

EXPIRATION DATE: N/A

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: **Height Rezoning of 1493-1497 Potrero Avenue**
Case Number: **2015-014314MAP** [Board File No. TBD]
Initiated by: Jim Abrams
Staff Contact: Aaron Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, 415-558-6362
Recommendation: **Approval with Modifications**

PLANNING CODE AMENDMENT

The proposed Ordinance would amend the Planning Code to revise Section Map HT08 of the Zoning Map to rezone the Height and Bulk Designation for 1493-1497 Potrero Avenue, Block 4277, Lot 16, from OS (Open Space) to 55-X.

The Way It Is Now:

1493-1497 Potrero Avenue is currently zoned MUR (Mixed Use Residential) with a Height and Bulk designation of **OS (Open Space)**.

The Way It Would Be:

1493-1497 Potrero Avenue would be zoned MUR (Mixed Use Residential) with a Height and Bulk designation of **55-X**.

BACKGROUND

Continued From July 28 Hearing

This rezoning was continued from the Commission's July 28th hearing at the request of the Recreation and Parks Department, which owns property directly adjacent to the subject property. Since then, Planning Staff has discussed the proposed rezoning with Recreation and Parks Department Staff and explained the history of the property's rezoning, and the rationale for the Department's recommendation. In response, the Recreation and Parks Department sent a letter about the proposed rezoning, which is attached to this packet and labeled as Exhibit D.

Easter Neighborhoods Rezoning

On December 19, 2008 then Mayor, Gavin Newsom, signed the Easter Neighborhoods Rezoning ordinance (Board File 081154), which amended Zoning Map Sheets ZN01, ZN07, ZN08, HT01, HT07, HT08 and SU08 of the Planning Code. These amendments revised use and height-and-bulk districts within the four Eastern Neighborhoods Planning Areas comprised of the East South of Market, Mission, Showplace Square/Potrero Hill and Central Waterfront Area Plans. Included in this rezoning was the

subject property, which was zoned M-1/40-X prior to this rezoning (See Exhibit B). The ordinance rezoned the subject property to MUR/OS.

The Department believes that the OS designation was a mistake and that the 40-X designation should have been maintained. The OS designation is reserved for properties that are zoned P (Public) and intended to be used as open space. Further, at the same time the property's height and bulk designation was changed to OS, the property's zoning was changed to MUR.

ISSUES AND CONSIDERATIONS

Property Location and Description

1493-1497 Potrero is located at the north east intersection of Potrero and Caesar Chavez, next to an elevated maze of roadways. The subject property is also located within the Showplace Square/Potrero Area Plan. 1493 Potrero is currently developed with a one-story industrial type building constructed in 1963. Based on the Department records, the property contains two residential units in addition to a public assembly space. The only active permit is one to obtain final inspection for work approved under a permit from 1988, which was issued to renovate the kitchen and bathrooms in the two residential units on site. There was also a project review meeting back in 2010 to discuss the potential development opportunities on this site, but there is no other active planning application for this site.

The property is directly adjacent to the Potrero del Sol Park and an community garden, which sits to the property's north. Across the street there is also another park, which is used as a baseball diamond. Other than the adjacent park and farm, which are zoned P/OS, all of the other surrounding properties on this block are zoned MUR/40-X.

Future Development

As of now, there is no proposal to develop the subject site. A 40-X height and bulk designation does guarantee that the property owner will be able to realize the properties entire buildable envelope. Any proposed development will still be required to go through the Planning Department's review process and all new construction or enlargement of the building's existing envelope would require 312 Neighborhood Notification; therefore, if a project is proposed, the Recreation and Parks Department would receive notice and the community would have an opportunity to engage the developer on the design.

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 adopt or reject the proposed initiation.

RECOMMENDATION

The Department recommends that the Commission recommend approval with modification. The proposed modification includes:

- Adopt a height and bulk limit of 40-X instead of 55-X.

BASIS FOR RECOMMENDATION

The Department supports the proposed ordinance because it will allow an error in the City’s zoning map to be corrected. The subject property is privately owned and currently developed with a one-story industrial type building. The rezoning of the subject parcel from 40-X to OS was clearly an error, likely caused by the property’s adjacency to the Potrero Del Sol Park. However, the Department does not find that an increase in the height beyond 40 feet is warranted. This property was previously zoned 40-X and the adjacent properties are either zoned 40-X or for Open Space. In addition, the adjacency to a park and community garden further recommends against a 55-X designation for this site.

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

The Planning Department has received several emails about his proposed rezoning, which are attached as Exhibit E. Most of the emails express concern over the impacts that the proposed height increase will have on the adjacent community garden. The Department also received an email from Sue Hestor who commented that the site is inaccessible for pedestrians and dangerous to walk to. She did not comment on the proposed height change.

RECOMMENDATION:	Approval with Modifications
------------------------	------------------------------------

Attachments:

- Exhibit A: Draft Planning Commission Resolution
- Exhibit B: Excerpt from Board File 081154
- Exhibit C: Parcel Map, Height Map, Sanborn Map and Picture of Subject Property
- Exhibit D: Letter form the Recreation and Parks Department
- Exhibit E: Public Comment Emails
- Exhibit F: Draft Ordinance