

LEGISLATIVE DIGEST

[Planning Code, Zoning Map - 1236 Carroll Avenue]

Ordinance amending the Zoning Map of the Planning Code to change the zoning use district designation of Assessor's Parcel Block No. 4877, Lot Nos. 001, 002, 003, and 004, and Assessor's Parcel Block No. 4852, Lot Nos. 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021, and 022, the full width of Bancroft Avenue between Griffith Street and Hawes Street, and the full widths of Griffith Street and Hawes Street between Carroll Avenue and Armstrong Avenue, collectively known as 1236 Carroll Avenue, from Production, Distribution and Repair District-2 (PDR-2) to Public (P); changing the height and bulk district designation of the aforementioned parcels and Assessor's Parcel Block No. 4852, Lot No. 001 from 40-X to 90-X; 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; and making public necessity, convenience, and welfare findings under Planning Code, Section 302.

Existing Law

The Planning Code divides the City into use districts and height and bulk districts. The Zoning Map designates properties with applicable use and height districts. P (Public) and PDR-2 (Production, Distribution and Repair District-2) are examples of use districts that appear on the Zoning Use District Map. 40-X and 90-X are examples of height and bulk districts that appear on the Height and Bulk District Map.

Amendments to Current Law

This ordinance amends the Zoning Map of the Planning Code to:

- Rezone the following properties from PDR-2 to P: Assessor's Block 4877, Lots 001, 002, 003, and 004; Assessor's Block 4852, Lots 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021, and 022;
- Rezone the full widths of the following streets to the P: Griffith Street between Carroll Avenue and Armstrong Avenue; Hawes Street between Carroll Avenue and Armstrong Avenue; and Bancroft Avenue between Griffith Street and Hawes Street;
- Rezone the following properties from 40-X to 90-X: Assessor's Block 4877, Lots 001, 002, 003, and 004; Assessor's Block 4852, Lots 001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021, and 022; and
- Rezone the full widths of the following streets to 90-X: Griffith Street between Carroll Avenue and Armstrong Avenue; Hawes Street between Carroll Avenue and Armstrong Avenue; and Bancroft Avenue between Griffith Street and Hawes Street.

Background Information

This ordinance will facilitate the future development of the San Francisco Fire Department ("Fire Department") training facility at 1236 Carroll Avenue ("Project"), which will consolidate and replace the fire department training facilities currently located at 649 Avenue N on Treasure Island and at 2310 Folsom Street in San Francisco. The Project will provide necessary training facilities for effective firefighting, including live-fire training, classroom training, equipment training, and other forms of training.

In addition, the Board will be asked to approve a separate ordinance approving the vacation of portions of Hawes Street, Griffith Street, and Bancroft Avenue to facilitate the development of the Project; an associated interdepartmental transfer; and reserved public utility and access rights in favor of the City and easement rights for existing PG&E overhead electrical facilities.

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