

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

March 13, 2019

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

Dear Commissioners:

On March 5, 2019, Supervisor Safai introduced the following legislation:

File No. 190251

Ordinance amending the Zoning Map to change the zoning district on Assessor's Parcel Block No. 6954, Lot No. 039, from RH-1 (Residential, House District, One Family) and Excelsior Outer Mission Street Neighborhood Commercial District to Excelsior Outer Mission Street Neighborhood Commercial District; and to change the zoning district on Assessor's Parcel Block No. 6954, Lot No. 011C, from RH-1 to Excelsior Outer Mission Street Neighborhood Commercial District; affirming the Planning Department's California Environmental Quality Act findings; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101; and making findings of public convenience, necessity, and welfare under Planning Code, Section 302.

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 "Erica Major".

By: Erica Major, Assistant Clerk
Land Use and Transportation Committee

c: John Rahaim, Director
Scott Sanchez, Acting Deputy Zoning Administrator
Corey Teague, Zoning Administrator
Lisa Gibson, Environmental Review Officer
Devyani Jain, Deputy Environmental Review Officer
AnMarie Rodgers, Director of Citywide Planning
Dan Sider, Director of Executive Programs
Aaron Starr, Manager of Legislative Affairs
Joy Navarrete, Environmental Planning
Laura Lynch, Environmental Planning

1 [Planning Code - Zoning Map Amendment]

2
3 **Ordinance amending the Zoning Map to change the zoning district on Assessor's**
4 **Parcel Block No. 6954, Lot No. 039, from RH-1 (Residential, House District, One Family)**
5 **and Excelsior Outer Mission Street Neighborhood Commercial District to Excelsior**
6 **Outer Mission Street Neighborhood Commercial District; and to change the zoning**
7 **district on Assessor's Parcel Block No. 6954, Lot No. 011C, from RH-1 to Excelsior**
8 **Outer Mission Street Neighborhood Commercial District; affirming the Planning**
9 **Department's California Environmental Quality Act findings; making findings of**
10 **consistency with the General Plan, and the eight priority policies of Planning Code,**
11 **Section 101; and making findings of public convenience, necessity, and welfare under**
12 **Planning Code, Section 302.**

13
14 **NOTE:** **Unchanged Code text and uncodified text** are in plain Arial font.
15 **Additions to Codes** are in *single-underline italics Times New Roman font*.
16 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
17 **Board amendment additions** are in double-underlined Arial font.
18 **Board amendment deletions** are in ~~strikethrough Arial font~~.
19 **Asterisks (* * * *)** indicate the omission of unchanged Code
20 subsections or parts of tables.

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

22 Section 1. Environmental and Land Use Findings.

23 (a) On _____, the Planning Department's Environmental Review Officer finalized a
24 Mitigated Negative Declaration ("MND") for the 915 Cayuga Project, including this Zoning Map
25 amendment, and determined that the MND was adequate, accurate and complete and
reflected the independent judgment of the Planning Department. A copy of the MND and this
Determination is on file with the Clerk of the Board of Supervisors in File No. _____ and is

1 incorporated herein by reference. The Planning Commission adopted the MND and a
2 Mitigation Monitoring and Reporting Program in its Resolution No _____ on _____.
3 In accordance with the actions contemplated herein, the Board of Supervisors has reviewed
4 the MND and the record as a whole, and adopts and incorporates by reference, as though
5 fully set forth herein, the findings, including the Mitigation Monitoring and Reporting Program,
6 pursuant to the California Environmental Quality Act (California Public Resources Code
7 Section 21000 et seq.), adopted by the Planning Commission on _____, in Resolution
8 No. _____. A copy of said Resolution No. _____ is on file with the Clerk of the Board
9 of Supervisors in File No. _____ and is incorporated herein by reference. The Planning
10 Department, Jonas Ionin, is the custodian of records, located in File No. 2016-013850ENV, at
11 1650 Mission Street, Fourth Floor, San Francisco, California.

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

17 (c) Pursuant to Planning Code Section 302, the Board finds that the actions
18 contemplated in this ordinance will serve the public necessity, convenience, and welfare for
19 the reasons set forth in Planning Commission Resolution No. _____ and the Board
20 incorporates such reasons herein by reference. A copy of Planning Commission Resolution
21 No. _____ is on file with the Clerk of the Board of Supervisors in File No. _____.

22 //

23 //

24 //

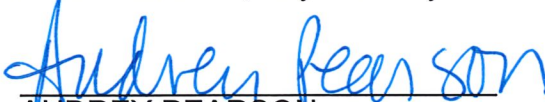
25 //

1 Section 2. The Planning Code is hereby amended by revising Sheet SU11 of the
2 Zoning Map as follows:

Description of Property	Use District to be Superseded	Use District Hereby Approved
Assessor's Block 6954, Lot 039	Excelsior Outer Mission Street Neighborhood Commercial District and RH-1	Excelsior Outer Mission Street Neighborhood Commercial District
Assessor's Block 6954, Lot 011C	RH-1	Excelsior Outer Mission Street Neighborhood Commercial District

14
15 Section 3. Effective Date. This ordinance shall become effective 30 days after
16 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
17 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
18 of Supervisors overrides the Mayor's veto of the ordinance.

19
20 APPROVED AS TO FORM:
21 DENNIS J. HERRERA, City Attorney

22 By: 
23 AUDREY PEARSON
24 Deputy City Attorney
25 n:\land\as2016\1700220\01335096.docx

LEGISLATIVE DIGEST

[Planning Code, Zoning Map amendment]

Ordinance amending the Zoning Map to change the zoning district on Assessor's Parcel Block No. 6954, Lot No. 039, from RH-1 (Residential, House District, One Family) and Excelsior Outer Mission Street Neighborhood Commercial District to Excelsior Outer Mission Street Neighborhood Commercial District; and to change the zoning district on Assessor's Parcel Block No. 6954, Lot No. 011C, from RH-1 to Excelsior Outer Mission Street Neighborhood Commercial District; affirming the Planning Department's California Environmental Quality Act findings; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101; and making findings of public convenience, necessity, and welfare under Planning Code, Section 302.

Existing Law

Currently, the property at 915 Cayuga, which is bordered by Cayuga Street, Ocean Avenue, Alemany Boulevard, and Onondaga Avenue in the Excelsior neighborhood is subject to the controls in the Planning Code that govern RH-1 Districts and/or Excelsior Outer Mission Street Neighborhood Commercial District.

Amendments to Current Law

This ordinance amend the Zoning Map to change assessor's block 6954, lot 039, from RH-1 and Excelsior Outer Mission Street Neighborhood Commercial District to only Excelsior Outer Mission Street Neighborhood Commercial District; and would change the zoning district on assessor's block 6954, lot 011C, from RH-1 to Excelsior Outer Mission Street Neighborhood Commercial District.

Background Information

This legislation would facilitate the construction of a 116 unit residential building, in which the project sponsor has agreed in a development agreement to provide 50% of the units as below-market rate units. The development agreement can be found in Board File No. _____. Additional legislation creating the Cayuga/Alemany Special Use District and amending the zoning map to approve the district and change the height map from 40-X to 65-X can be found in Board File No. _____. The legislation creating the SUD and amending the allowable height would sunset if the development agreement were terminated or the project was not built. This legislation would not terminate, and the zoning district would remain Excelsior Outer Mission Street Neighborhood Commercial District.

FILE NO. 190251

n:\legana\as2019\1700220\01343263.docx