

File No. 150586

Committee Item No. 1
Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use & Transportation

Date SEPT 14, 2015

Board of Supervisors Meeting

Date _____

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Introduction Form |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
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Completed by: Andrea Ausberry Date SEPT 10, 2015

Completed by: _____ Date _____

1 [Planning Code, Zoning Map - Rezoning a Portion of Daggett Street to Public Use/Open
Space Zoning]

2 **Ordinance amending the Planning Code by revising the Zoning Map to rezone a portion**
3 **of Daggett Street between 16th Street and 7th Street from Urban Mixed Use/68-X Height**
4 **and Bulk District to Public/Open Space as part of the establishment of Daggett Park;**
5 **and making findings under the California Environmental Quality Act, and findings of**
6 **consistency with the General Plan, and the eight priority policies of Planning Code,**
7 **Section 101.1.**

8 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
9 **Additions to Codes** are in *single-underline italics Times New Roman font*.
10 **Deletions to Codes** are in ~~*italics Times New Roman font*~~.
11 **Board amendment additions** are in double-underlined Arial font.
12 **Board amendment deletions** are in ~~Arial font~~.
13 **Asterisks (* * * *)** indicate the omission of unchanged Code
14 subsections or parts of tables.

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

16 Section 1. Findings.

17 (a) As San Francisco continues to grow and develop, the need increases for well-
18 maintained public open spaces that meet the demands of existing and new residents,
19 workers, and visitors. The Showplace Square/Potrero Hill Area Plan, a part of the Eastern
20 Neighborhoods Area Plan, identifies the need for additional open space to enhance livability in
the Plan Area.

21 (b) In order to provide these new open spaces, significant funding beyond existing City
22 resources is necessary to acquire, develop, and maintain the necessary new open spaces.
23 One potential source of funds is new residential development that could contribute to the
24 capital costs of open space. New residential development directly impacts the existing park
25

1 sites with its influx of new residents. Therefore, new development in the Eastern
2 Neighborhoods is required under Planning Code Section 423 to pay the Eastern
3 Neighborhoods Infrastructure Impact Fee directly into the Eastern Neighborhoods Public
4 Benefit Fund to, among other infrastructure improvements, acquire and/or construct new open
5 space. Alternatively, project sponsors may propose to directly provide community
6 improvements to the City in lieu of fee payments. In such a case, the Planning Commission
7 may enter into an in-kind improvement agreement with the sponsor and issue a fee waiver for
8 the Eastern Neighborhoods Infrastructure Impact Fee in the amount of the cost of the
9 acquisition of property and/or proposed improvements.

10 (c) The Eastern Neighborhoods Streets and Open Space Concept Plan (Appendix A3
11 of the 2008 Showplace Square/Potrero Hill Area Plan) identified as a priority and significant
12 opportunity for new open space the approximately one-acre one block section of Daggett
13 Street between 16th and 7th Streets, owned by the Port of San Francisco and subject to the
14 public trust. Policies 5.1.1 and 5.1.2 of the Showplace Square/Potrero Hill Area Plan (2009)
15 call for the City to “[i]dentify opportunities to create new public parks and open spaces and
16 provide at least one new public park or open space serving the Showplace/Potrero” and
17 “[r]equire new residential development and commercial development to provide, or contribute
18 to the creation of publicly accessible open space.” In addition, the Showplace Open Space
19 Plan (2010) identified Daggett Street as a potential location for open space to fulfill the goals
20 of the Showplace Square/Potrero Hill Area Plan.

21 (d) On January 27, 2009, the City issued an “Eastern Neighborhoods Infrastructure
22 Prioritization Memorandum of Understanding” (“ENMOU”) between seven City agencies. This
23 MOU listed the implementation of one new open space project in the Showplace Square area
24 (generally bounded by 16th Street to the south, 7th Street to the northeast, Bryant Street to the
25 northwest, and Potrero Avenue to the west) as one of the seven priority projects for funding in

1 the Eastern Neighborhoods. On July 18, 2011, in Motion No. 2011-6-1, and June 15, 2015, in
2 Motion No. 2015-06-05, at duly noticed public meetings, the ENCAC supported the use of a
3 portion of the Eastern Neighborhoods Infrastructure Impact fee that the Project Sponsor owed
4 via an In-Kind Agreement between the City and Project Sponsor, as set forth in Planning
5 Code Section 423.3, to be allocated to the construction of the open space improvements. The
6 ENCAC recommended this action to the Planning Commission and Board of Supervisors.
7 Copies of these motions are on file with the Clerk of the Board in File No. 150644.

8 (e) On September 7, 2012, the Interagency Planning and Implementation Committee
9 ("IPIC") agreed with this recommendation.

10 (f) In 2012, the Planning Commission and Archstone Daggett Place, LLC ("Project
11 Sponsor"), which plans to develop a 453-unit rental development project on the properties
12 abutting Daggett Street, entered into an in-kind agreement to build a new open space on a
13 portion of Daggett Street in exchange for a waiver of a portion of its Eastern Neighborhoods
14 Infrastructure Impact Fee. The Planning Commission and the Project Sponsor entered into
15 the 1000 16th Street In-Kind Improvement Agreement dated as of November 29, 2012 (the
16 "In-Kind Agreement"). Project Sponsor will provide the additional cost of construction of the
17 open space improvements and maintenance of the open space as a gift to the City. On
18 November 29, 2012 and July 9, 2015, at duly noticed public hearings, the Planning
19 Commission, in Resolution Nos. 18752 and 19410 approved an In-Kind Agreement and an
20 amended In-Kind Agreement, respectively (collectively referred to herein as the "In-Kind
21 Agreements"). Copies of these resolutions and the In-Kind Agreements are on file with the
22 Clerk of the Board in File No.150644.

23 (g) The Showplace Square/Potrero Hill area will benefit greatly from this new local
24 amenity, facilitated by the Project Sponsor's adjacent new residential development, as
25

1 adequate resources have not been available to fund a significant new open space in this Plan
2 Area.

3 (h) Daggett Street, which was transferred to the City under the Burton Act, was subject
4 to the public trust and placed in the jurisdiction of the Port of San Francisco. In order to
5 support new open space uses on Daggett Street, the City worked with the Port and California
6 State Lands Commission to lift the public trust from Daggett Street in exchange for the City's
7 payment of the appraised fair market value of \$1,675,000 to the Port. In exchange for such
8 payment, the Port agreed to remove the public trust and transfer jurisdiction of Daggett Street
9 to the City.

10 (i) Once construction of the open space improvements is complete, jurisdiction over
11 the portion of Daggett Street that will be vacated (the "Vacation Area") and will transfer to the
12 Real Estate Division of the Office of the City Administrator ("RED"). RED will manage the
13 Vacation Area as a public open space and intends to request the Board to designate the
14 Vacation Area as a City Plaza under Administrative Code Section 94, the San Francisco
15 Plaza Program, once RED has identified a steward for the Board's consideration and
16 approval. The Vacation Area is proposed to be zoned as public/open space use, while the
17 remaining street right-of-way portion of Daggett Street will continue as a public street under
18 the jurisdiction of Public Works.

19 (j) To facilitate establishment of the Daggett Park open space, this legislation would
20 conditionally change the zoning of a portion of Daggett Street between 16th Street and 7th
21 Street from the adjacent zoning district of UMU (Urban Mixed Use)/68-X Height and Bulk
22 District to P (Public)/OS (Open Space). This zoning change would become operative on the
23 effective date of the street vacation of the northern portion of this street segment in
24 accordance with Public Works Code Section 787 and California Streets and Highways Code
25 Sections 8300 et seq. The street vacation, Public Works SUR Map No. 2015-002 showing the

1 area to be vacated, and other related approvals and actions are in companion legislation on
2 file with the Board of Supervisors in Clerk's File No. 150644 and incorporated herein by
3 reference.

4 (k) For purposes of the actions set forth in this legislation, the Board adopts the
5 California Environmental Quality Act ("CEQA") (Public Resources Code Sections 21000 et
6 seq.) findings that it adopted in companion legislation on file with the Clerk of the Board of
7 Supervisors File No. 150644, and incorporated herein by reference.

8 (l) On July 2, 2015, the Planning Commission, in Resolution No. 19406, adopted
9 findings that the actions contemplated in this ordinance are consistent, on balance, with the
10 City's General Plan and eight priority policies of Planning Code Section 101.1. The Board
11 adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the
12 Board of Supervisors in File No. 150586, and is incorporated herein by reference.

13 (m) In Resolution No. 19406, the Planning Commission also determined, in
14 accordance with Planning Code Section 302, that the ordinance will serve the public
15 necessity, convenience, and general welfare. The Board adopts this determination as its own.
16

17 Section 2. Under Sections 106 and 302(c) of the Planning Code, the Zoning Map of
18 the City and County of San Francisco is amended as follows:

<u>Property Location</u>	<u>Zoning District</u>	<u>Zoning District</u>	<u>Sheet</u>
	<u>To Be Superseded</u>	<u>Hereby Approved</u>	
The northerly portion of Daggett Street between 16th and 7th Streets as shown in Public Works	UMU	P	ZN08

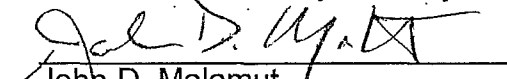
1 SUR Map No. 2015-002.

<u>Property Location</u>	<u>Height District</u>	<u>Height & Bulk District</u>	<u>Sheet</u>
	<u>To Be Superseded</u>	<u>Hereby Approved</u>	
The northerly portion of Daggett Street between 16th and 7th Streets as shown in Public Works SUR Map No. 2015-002.	68-X	OS	HT08

13 Section 3. Effective and Operative Date. This ordinance shall become effective 30
14 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor
15 returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it,
16 or the Board of Supervisors overrides the Mayor's veto of the ordinance. The zoning changes
17 set forth in this ordinance shall be conditional and become operative only upon the effective
18 date of the street vacation of the northerly portion of Daggett Street between 16th and 7th
19 Streets in accordance with Public Works Code Section 787 and California Streets and
20 Highways Code Sections 8300 et seq.

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

23 By:


24 John D. Malamut
Deputy City Attorney

25 n:\land\as2015\1500868\01044024.doc

LEGISLATIVE DIGEST
(Substituted 9/8/2015)

[Planning Code, Zoning Map – Rezoning a Portion of Daggett Street to Public Use/Open Space Zoning]

Ordinance amending the Planning Code by revising the Zoning Map to rezone a portion of Daggett Street between 16th Street and 7th Street from Urban Mixed Use/68-X Height and Bulk District to Public/Open Space as part of the establishment of Daggett Park; and making findings under the California Environmental Quality Act, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Existing Law

Daggett Street between 16th and 7th Streets is currently zoned UMU (Urban Mixed Use) with a height and bulk district of 68 feet-X bulk. This zoning reflects the zoning designation of the properties adjacent to both sides of the street.

Amendments to Current Law

This legislation would rezone the northerly portion of Daggett Street between 16th and 7th Streets to P (Public) use and a height/bulk designation of OS (Open Space). The rezoning would be conditioned upon the final and effective date of companion legislation that proposes to vacate this portion of this Street in accordance with local law and the California Streets and Highways Code. The ordinance also would make findings under the California Environmental Quality Act, the City's General Plan, the eight priority policies of Planning Code Section 101.1, and the public necessity findings of Planning Code Section 302.

Background Information

This legislation would facilitate implementation of the Daggett Park project as identified in the Showplace Square Open Space Plan, which is a component of the Eastern Neighborhoods Area Plan.

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SAN FRANCISCO PLANNING DEPARTMENT

July 6, 2015

Ms. Angela Calvillo, Clerk
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: **Transmittal of Planning Case No. 2015-007030MAP**
Rezoning of a Portion of the Daggett Street Right-of-Way
Board File No. 150586
Planning Commission Recommendation: *Recommend Approval*

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Dear Ms. Calvillo:

On July 2, 2015, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance;

The proposed Ordinance would amend the Zoning Map Sheet ZN08 and Height Map Sheet HT08 of the City and County of San Francisco to rezone the Daggett Street Right-of-Way from Urban Mixed Use (UMU)/68-X Height and Bulk to Public (P)/Open Space (OS).

The proposed Ordinance received California Environmental Quality Act ("CEQA") clearance under Planning Department Case No. 2003.0527E Daggett Place Final Environmental Impact Report.

At the July 2nd hearing, the Commission adopted Resolution Number 19406 with a recommendation of approval to the Board of Supervisors for the proposed rezoning of a portion of the Daggett Street right-of-way.

Please find attached documents relating to the Commission's action. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,

John Rahaim
Director of Planning

cc: Supervisor Cohen

Attachments [one copy of each of the following]
Planning Commission Resolution Number 19406



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 19406 HEARING DATE JULY 2, 2015

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

Reception:
415.558.6378

Fax:
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Planning
Information:
415.558.6377

Project Name: Rezoning of Portion of the Daggett Street Right-of-Way to Public Use/Open Space Zoning
Case Number: 2015-007030MAP [Board File No. 150586]
Initiated by: Supervisor Cohen
Staff Contact: Steve Wertheim, Citywide Planning
steve.wertheim@sfgov.org, 415-558-6612
Reviewed by: Adam Varat, Senior Planner
adam.varat@sfgov.org, 415-558-6405
Recommendation: Recommend Approval of the Draft Ordinance

RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT A PROPOSED ORDINANCE AMENDING THE PLANNING CODE AND ZONING MAP TO REZONE A PORTION OF DAGGETT STREET BETWEEN 16TH STREET AND 7TH STREET FROM URBAN MIXED USE/68-X HEIGHT AND BULK DISTRICT TO PUBLIC USE/OPEN SPACE AS PART OF THE ESTABLISHMENT OF THE DAGGETT PARK; AND MAKING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN, AND THE EIGHT PRIORITY POLICIES OF PLANNING CODE, SECTION 101.1.

PREAMBLE

WHEREAS, on June 2, 2015 Supervisor Cohen (hereafter "legislative sponsor") introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 150586 that would amend the Zoning Map Sheet ZN08 and Height Map Sheet HT08 of the City and County of San Francisco to rezone the Daggett Street Right-of-Way from Urban Mixed Use (UMU)/68-X Height and Bulk to Public (P)/Open Space (OS); and affirming the Planning Department's determination under the California Environmental Quality Act, and making findings of consistency with the General Plan, Planning Code Section 302 and the eight priority policies of Planning Code, Section 101.1; and

Whereas, on July 2, 2015, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance and recommended approval of the proposed Ordinance; and

Whereas, the Planning Department (hereinafter "Department") determined that the Project received California Environmental Quality Act (CEQA) clearance under Planning Department Case No. 2003.0527 Daggett Place Final Environmental Impact Report, and that no further environmental review is necessary; and

Whereas, the 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 the applicant, 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 Commission has reviewed the proposed Ordinance; and

MOVED, that the Commission hereby recommends that the Board of Supervisors recommends approval of the proposed Ordinance and adopts the attached Draft Resolution to that effect.

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. As San Francisco continues to grow and develop, the need increases for well-maintained public open spaces that meet the demands of existing and new residents, workers, and visitors. The Showplace Square/Potrero Hill Area Plan, a part of the Eastern Neighborhoods Area Plan, identifies the need for additional open space to enhance livability in the Plan Area.
2. The June 2010 Showplace Square Open Space Plan identified a significant opportunity for new open space on the approximately one-acre section of Daggett Street between 16th and 7th Streets, owned by the Port of San Francisco and subject to the public trust. The Eastern Neighborhoods Community Advisory Community (ENCAC), as well as various City agencies, recommended use of the Eastern Neighborhoods Infrastructure Impact Fee to support a new open space on this publicly-owned site.
3. In 2012, the Planning Commission and Archstone Daggett Place, LLC ("Project Sponsor"), which is developing a 453-unit rental development project, entered into an in-kind agreement on the properties abutting Daggett Street, to build a new open space and shared public way in this location in exchange for a waiver of a portion of its Eastern Neighborhoods Infrastructure Impact Fee. The Planning Commission and the Project Sponsor entered into the 1000 16th Street In-Kind Improvement Agreement dated as of November 29, 2012 (the "In-Kind Agreement"). Project Sponsor will provide the additional cost of construction of the initial park improvements and shared public way and maintenance of the open space as a gift to the City.
4. The rezoning of the Daggett Street right-of-way to Public/Open Space is an essential part of ensuring that this land remains a park in perpetuity.
5. **General Plan Compliance.** The proposed Ordinance is consistent with the following Objectives and Policies of the General Plan

RECREATION AND OPEN SPACE ELEMENT

OBJECTIVE 2

INCREASE RECREATION AND OPEN SPACE TO MEET THE LONG-TERM NEEDS OF THE CITY AND BAY REGION

Policy 2.1

Prioritize acquisition of open space in high needs areas.

SHOWPLACE SQUARE/POTRERO HILL AREA PLAN

OBJECTIVE 5.1

PROVIDE PUBLIC PARKS AND OPEN SPACES THAT MEET THE NEEDS OF RESIDENTS, WORKERS, AND VISITORS

Policy 5.1

Identify opportunities to create new public parks and open spaces and provide at least one new public park or open space serving the Showplace/Potrero.

Policy 5.2

Require new residential development and commercial development to provide, or contribute to the creation of publicly accessible open space.

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 likely benefit neighborhood-serving retail, as the proposed Daggett Park would be a place for the community to congregate, and therefore may improve 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 improve neighborhood character by providing a new public park.

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 will 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



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Resolution

HEARING DATE JULY 2, 2015

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Project Name: Rezoning of Portion of the Daggett Street Right-of-Way to Public Use/Open Space Zoning
Case Number: 2015-007030MAP [Board File No. 150586]
Initiated by: Supervisor Cohen
Staff Contact: Steve Wertheim, Citywide Planning
steve.wertheim@sfgov.org, 415-558-6612
Reviewed by: Aaron Starr, Director of Legislative Affairs
aaron.starr@sfgov.org, 415-558-6362
Recommendation: **Recommend Approval of the Draft Ordinance**

RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT A PROPOSED ORDINANCE AMENDING THE PLANNING CODE AND ZONING MAP TO REZONE A PORTION OF DAGGETT STREET BETWEEN 16TH STREET AND 7TH STREET FROM URBAN MIXED USE/68-X HEIGHT AND BULK DISTRICT TO PUBLIC USE/OPEN SPACE AS PART OF THE ESTABLISHMENT OF THE DAGGETT PARK; AND MAKING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN, AND THE EIGHT PRIORITY POLICIES OF PLANNING CODE, SECTION 101.1.

PREAMBLE

WHEREAS, on June 2, 2015 Supervisor Cohen (hereafter "legislative sponsor") introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 150586 that would amend the Zoning Map Sheet ZN08 and Height Map Sheet HT08 of the City and County of San Francisco to rezone the Daggett Street Right-of-Way from Urban Mixed Use (UMU)/68-X Height and Bulk to Public (P)/Open Space (OS); and affirming the Planning Department's determination under the California Environmental Quality Act, and making findings of consistency with the General Plan, Planning Code Section 302 and the eight priority policies of Planning Code, Section 101.1; and

Whereas, on July 2, 2015, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance and recommended approval of the proposed Ordinance; and

Whereas, the Planning Department (hereinafter "Department") determined that the Project received California Environmental Quality Act (CEQA) clearance under Planning Department Case No. 2003.0527 Daggett Place Final Environmental Impact Report, and that no further environmental review is necessary; and

Whereas, the 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 the applicant, 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 Commission has reviewed the proposed Ordinance; and

MOVED, that the Commission hereby recommends that the Board of Supervisors recommends approval of the proposed Ordinance and adopts the attached Draft Resolution to that effect.

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. As San Francisco continues to grow and develop, the need increases for well-maintained public open spaces that meet the demands of existing and new residents, workers, and visitors. The Showplace Square/Potrero Hill Area Plan, a part of the Eastern Neighborhoods Area Plan, identifies the need for additional open space to enhance livability in the Plan Area.
2. The June 2010 Showplace Square Open Space Plan identified a significant opportunity for new open space on the approximately one-acre section of Daggett Street between 16th and 7th Streets, owned by the Port of San Francisco and subject to the public trust. The Eastern Neighborhoods Community Advisory Community (ENCAC), as well as various City agencies, recommended use of the Eastern Neighborhoods Infrastructure Impact Fee to support a new open space on this publicly-owned site.
3. In 2012, the Planning Commission and Archstone Daggett Place, LLC ("Project Sponsor"), which is developing a 453-unit rental development project, entered into an in-kind agreement on the properties abutting Daggett Street, to build a new open space and shared public way in this location in exchange for a waiver of a portion of its Eastern Neighborhoods Infrastructure Impact Fee. The Planning Commission and the Project Sponsor entered into the 1000 16th Street In-Kind Improvement Agreement dated as of November 29, 2012 (the "In-Kind Agreement"). Project Sponsor will provide the additional cost of construction of the initial park improvements and shared public way and maintenance of the open space as a gift to the City.
4. The rezoning of the Daggett Street right-of-way to Public/Open Space is an essential part of ensuring that this land remains a park in perpetuity.
5. **General Plan Compliance.** The proposed Ordinance is consistent with the following Objectives and Policies of the General Plan

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Identify opportunities to create new public parks and open spaces and provide at least one new public park or open space serving the Showplace/Potrero.

Policy 5.2

Require new residential development and commercial development to provide, or contribute to the creation of publicly accessible open space.

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 likely benefit neighborhood-serving retail, as the proposed Daggett Park would be a place for the community to congregate, and therefore may improve 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 improve neighborhood character by providing a new public park.
 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 will 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 adversely affect our industrial and service sectors or future opportunities for resident employment and ownership in these sectors.

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 impact 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 adversely affect 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 help facilitate the creation of a new City park, and would not have an impact on other parks and open spaces and their access to sunlight and vistas.

8. **Planning Code Section 302 Findings.** The 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 as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on July 2, 2015.

Jonas Ionin
Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED: July 2, 2015

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

MEMORANDUM

TO: Monique Moyer, Executive Director, Port
Mohammed Nuru, Director, Public Works
John Updike, Real Estate

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

DATE: June 30, 2015

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following substitute legislation, introduced by Supervisor Cohen on June 16 2015:

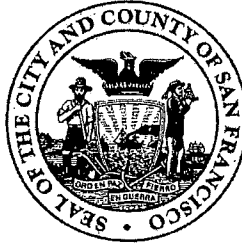
File No. 150586

Ordinance amending the Planning Code by revising the Zoning Map to rezone a portion of Daggett Street between 16th Street and 7th Street from Urban Mixed Use/68-X Height and Bulk District to Public Use/Open Space as part of the establishment of Daggett Park; and making findings under the California Environmental Quality Act, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

If you have any additional 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.

c: Amy Quesada, Commission Secretary
Frank Lee, Secretary to Director

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

June 29, 2015

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

Dear Commissioners:

On June 16, 2015, Supervisor Cohen introduced the following legislation:

File No. 150586

Ordinance amending the Planning Code by revising the Zoning Map to rezone a portion of Daggett Street between 16th Street and 7th Street from Urban Mixed Use/68-X Height and Bulk District to Public Use/Open Space as part of the establishment of Daggett Park; and making findings under the California Environmental Quality Act, 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
AnMarie Rodgers, Senior Policy Manager
Scott Sanchez, Zoning Administrator
Sarah Jones, Chief, Major Environmental Analysis
Jeanie Poling, Environmental Planning
Joy Navarrete, Environmental Planning

BOARD of SUPERVISORS



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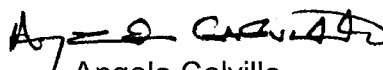
NOTICE OF PUBLIC HEARING

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 14, 2015
- 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. 150586.** Ordinance amending the Planning Code by revising the Zoning Map to rezone a portion of Daggett Street between 16th Street and 7th Street from Urban Mixed Use/68-X Height and Bulk District to Public Use/Open Space as part of the establishment of Daggett Park; and making findings under the California Environmental Quality Act, 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 as 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 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 11, 2015.


Angela Calvillo
Clerk of the Board

DATED: August 31, 2015
POSTED/PUBLISHED: September 4, 2015

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

NOTIFICACIÓN DE AUDIENCIA PÚBLICA

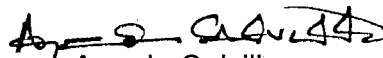
COMITÉ DEL USO DEL TERRENO Y EL TRANSPORTE

Fecha: lunes, 14 de septiembre de 2015

Hora: 1:30 p.m.

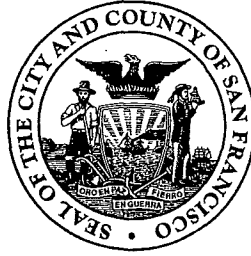
Lugar: Cámara Legislativa, Sala 250, ubicada en la Alcaldía
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

Asunto: **Archivo No. 150586.** Ordenanza que modifica el Código de Planificación mediante la revisión del Mapa de Zonificación para re-zonificar una porción de la Calle Daggett entre las Calles 16 y 7 de Uso Mixto Urbano/Distrito de Altura y Densidad 68-X a Uso Público/Espacio Abierto como parte del establecimiento del Parque Daggett; y formulando conclusiones bajo la Ley de Calidad Ambiental de California, y conclusiones de la consistencia con el Plan General, y las ocho políticas prioritarias del Código de Planificación, Sección 101.1.


Angela Calvillo
Secretaria de la Junta

FECHADO: 31 de agosto de 2015

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

公聽會通知

土地使用與交通運輸委員會

- 日期: 2015年9月14日星期一
- 時間: 下午1時30分
- 地點: 市政廳, 立法會議廳 250 室, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA
- 議題: 檔案號碼 150586。該項條例修訂規劃法規, 通過修改區域劃分圖改劃位於16街夾7街之間的Daggett 街區, 將其從市區混合使用/68-X Height and Bulk 區改為公共使用/休憩用地以作為Daggett公園興建的一部分; 並依據「加州環境質量法」(California Environmental Quality Act)、與總體計劃相一致的調查結果及規劃法第101.1條款之八項優先政策而作出裁斷。


Angela Calvillo
市參事委員會書記

日期: August 31, 2015

**New
Order**



Your Order is sent.

Customer Information

Customer Name	S.F. BD OF SUPERVISORS (NON-CONSECUTIVE)	Master Id	52704
Address	1 DR CARLTON B GOODLETT PL #244	Phone	4155547704
City	SAN FRANCISCO	Fax	4155547714
State - Zip	CA - 94102		

Product Information

Legal GOVERNMENT - GOVT PUBLIC NOTICE

Order Information

Attention Name	AA	Billing Reference No.	95441
			<input type="button" value="Save"/>
Ad Description	091415 150586 Zoning Map	Sale/Hrg/Bid Date	

Special Instructions

Orders Created

Order No.	Newspaper Name	Publishing Dates	Ad	Price Description	Price	Ad Status
2790209	SAN FRANCISCO EXAMINER 10%, CA Billed To: CCSF BD OF SUPERVISORS (OFFICIAL NOTICES) Created For: CCSF BD OF SUPERVISORS (OFFICIAL NOTICES)	09/04/2015	Depth : 5.57" Lines : 67	\$3.75 67 lines * 1 Inserts[\$251.25] \$ 10% set aside [\$-25.13]	\$226.12	Sent

Order No.	Newspaper	View
2790209	SAN FRANCISCO EXAMINER 10%	View Ad In PDF

NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE SEPTEMBER 14, 2015 - 1:30 PM LEGISLATIVE CHAMBER, ROOM 250 , CITY HALL 1 DR. CARLTON B. GOODLETT PLACE, SF, 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. 150586. Ordinance amending the Planning Code by revising the Zoning Map to rezone a portion of Daggett Street between 16th Street and 7th Street from Urban Mixed Use/68-X Height and Bulk District to Public Use/Open Space as part of the establishment of Daggett Park; and making findings under the California Environmental Quality Act, 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 as 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 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 11, 2015. Angela Calvillo, Clerk of the Board

**NOTICE OF PUBLIC
HEARING BOARD OF
SUPERVISORS OF THE
CITY AND COUNTY OF
SAN FRANCISCO LAND
USE AND TRANSPORTA-
TION COMMITTEE
SEPTEMBER 14, 2015 -
1:30 PM LEGISLATIVE
CHAMBER, ROOM 250 ,
CITY HALL, 1 DR. CARL-
TON B. GOODLETT
PLACE, SF, 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. 150586. Ordinance amending the Planning Code by revising the Zoning Map to rezone a portion of Daggett Street between 16th Street and 7th Street from Urban Mixed Use/68-X Height and Bulk District to Public Use/Open Space as part of the establishment of Daggett Park; and making findings under the California Environmental Quality Act, 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 as 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 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 11, 2015. Angela Calvillo, Clerk of the Board

GOVERNMENT

NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE SEPTEMBER 14, 2015 - 1:30 PM LEGISLATIVE CHAMBER, ROOM 250, CITY HALL 1 DR. CARLTON GOODLETT PLACE, SF, 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:

BULK SALES

NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE

Notice is hereby given that a bulk sale of assets and transfer of alcoholic beverage license is about to be made. The names and addresses of the Seller/Transferee are: SUSHI SADA LLC, 1881 EL CAMINO REAL, BURLINGAME, CA 94010

CITATION SUPERIOR COURT FOR THE STATE OF CALIFORNIA FOR THE CITY AND COUNTY OF SAN FRANCISCO

Case Number: JD14-3358 In the Matter of: S.W. A Minor TR. ALICIA L. WALLACE, Mother and BRADLEY B. POSNER-PEDRO aka BRADLEY G. POSNER, Alleged Father, and any other person(s) claiming to be the Parent(s) of said minor. You are hereby notified that the San Francisco Juvenile Dependency Court has ordered a hearing pursuant to Welfare and Institutions Code Section 360.26, to determine whether your parental rights should be terminated and your children be freed from your custody and control for the purpose of having him adopted.

Room 428, San Francisco, California, then and there to show cause, if any you have, why said minor(s) should not be declared free from the custody and control of his parent(s). This proceeding is for the purpose of developing a permanent plan for the child(ren), which could include adoption.

NOTICE OF BULK SALE (subject to Com. C. 6106.2)

The following definitions and designations shall apply in this Notice without regard to number or gender: SELLER: RSFB Enterprises, LLC 3115 Jefferson Avenue, Redwood City, CA 94061 BUYER: Randy S. Manroe 3115 Jefferson Avenue, Redwood City, CA 94061 BUSINESS: AB & W MARKET 3115 Jefferson Avenue, Redwood City, CA 94061

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT

The following person(s) is (are) doing business as: ESCROW HOLDER: WILLIAM H. DUNN, Attorney at Law, 1350 Dell Avenue, Suite 204, Campbell, CA 95008

CIVIL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Superior Court of California, County of SAN MATEO. Petitioner of: Andrea Hyegene Kim for Change of Name TO ALL INTERESTED PERSONS: Petitioner Andrea Hyegene Kim filed a petition with this court for a decree changing her name as follows: Andrea Hyegene Kim to Andrea Hyegene Kim Kim. The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted.

last two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

FICTITIOUS BUSINESS NAME STATEMENT

The following person(s) is (are) doing business as: ELI'S Landscaping, 756 Charter St., Redwood City, CA 94062, County of San Mateo

FICTITIOUS BUSINESS NAME STATEMENT

The following person(s) is (are) doing business as: C G J LANDSCAPE ARCHITECTURE, 34 Escarano Dr., So. San Fran, CA 94080, County of San Mateo

FICTITIOUS BUSINESS NAME STATEMENT

The following person(s) is (are) doing business as: LINK ED GLOBAL, 6 Skyline Dr., Redwood City, CA 94062, County of San Mateo

FICTITIOUS BUSINESS NAME STATEMENT

The following person(s) is (are) doing business as: APEX DRIVING SCHOOL, 233 Airport Blvd., Burlingame, CA 94010, County of San Mateo

This statement was filed with the County Clerk of San Mateo County on August 25, 2015. Mark Church, County Clerk / Glenn S. Changtin, Deputy Clerk 8/24, 9/11, 9/18, 9/25/15 NPEN-27893108 EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT

The following person(s) is (are) doing business as: SHEER PROPERTY GROUP, 1511 Notre Dame Ave., Belmont, CA 94002

FICTITIOUS BUSINESS NAME STATEMENT

The following person(s) is (are) doing business as: TOP CONSULTING, 102 Widenow Cl., Redwood City, CA 94062, County of San Mateo

FICTITIOUS BUSINESS NAME STATEMENT

The following person(s) is (are) doing business as: MY HOME JAY, 3251 20th Ave, San Francisco, CA 94132, County of San Francisco

FICTITIOUS BUSINESS NAME STATEMENT

The following person(s) is (are) doing business as: APEX DRIVING SCHOOL, 233 Airport Blvd., Burlingame, CA 94010, County of San Mateo

This statement was filed with the County Clerk of San Mateo County on August 10, 2015. Mark Church, County Clerk / Glenn S. Changtin, Deputy Clerk 8/21, 8/28, 9/4, 9/11/15 NPEN-2784758 EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT

The following person(s) is (are) doing business as: SHEER PROPERTY GROUP, 1511 Notre Dame Ave., Belmont, CA 94002

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The following person(s) is (are) doing business as: APEX DRIVING SCHOOL, 233 Airport Blvd., Burlingame, CA 94010, County of San Mateo

a limited liability company. The registrant commenced to transact business under the fictitious business name or names listed above on 8/4/15. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

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Print Form

Introduction Form

By a Member of the Board of Supervisors or the Mayor

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. [150586]
- 9. Request for Closed Session (attach written motion).
- 10. Board to Sit as A Committee of the Whole.
- 11. 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

Sponsor(s):

[COHEN]

Subject:

[PLANNING / ZONING MAP - Rezoning Daggett St. TO public / open space zoning]

The text is listed below or attached:

[Attached]

Signature of Sponsoring Supervisor: [Malibu]

For Clerk's Use Only: