

File No. 130272

Committee Item No. 5

Board Item No. 24

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Economic Development Date June 17, 2013

Board of Supervisors Meeting Date June 25, 2013

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Ordinance |
| <input 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 type="checkbox"/> | <input type="checkbox"/> | Introduction Form |
| <input checked="" type="checkbox"/> | <input checked="" 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 |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Public Correspondence |

OTHER (Use back side if additional space is needed)

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Commission Resolution No. 18818</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Historic Preservation Commission Resolution No. 703</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Notice of Public Hearing</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
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| <input type="checkbox"/> | <input type="checkbox"/> | _____ |

Completed by: Alisa Miller Date June 13, 2013

Completed by: Alisa Miller Date June 20, 2013

1 [Zoning Map - Rezoning of 909 Tennessee Street]

2
3 Ordinance amending Zoning Map Sheet No. ZN08 to rezone Assessor's Block No. 4108,
4 Lot No. 036 (909 Tennessee Street) from Public to Urban Mixed Use; and making
5 environmental findings, Planning Code, Section 302, findings, and findings of
6 consistency with the General Plan and the Priority Policies of Planning Code, Section
7 101.1.

8 Note: Additions are *single-underline italics Times New Roman*;
9 deletions are *strikethrough italics Times New Roman*.
10 Board amendment additions are double underlined.
Board amendment deletions are ~~strikethrough-normal~~.

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

12 Section 1. Findings. The Board of Supervisors makes the following findings:

13 (a) The Planning Department has determined that the actions contemplated in this
14 ordinance comply with the California Environmental Quality Act (California Public Resources
15 Code Section 21000 et seq.). Said determination is on file with the Clerk of the Board of
16 Supervisors in File No. 130272 and is incorporated herein by reference.

17 (b) Pursuant to Planning Code Section 302, this 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. 18818 and the Board
20 incorporates such reasons herein by reference. A copy of the Planning Commission
21 Resolution No. 18818 is on file with the Clerk of the Board of Supervisors in File No. 130272.

22 (c) This Board finds that the actions contemplated in this ordinance are consistent
23 with the General Plan and with the Priority Policies of Planning Code Section 101.1 for the
24
25

1 reasons set forth in Planning Commission Resolution No. 18818 and the Board
2 hereby incorporates such reasons herein by reference.

3 Section 2. Sheet ZN08 of the Zoning Map of the City and County of San Francisco is
4 hereby amended, as follows:

	<u>Use District</u>	<u>Use District</u>
<u>Description of Property</u>	<u>to be Superseded</u>	<u>Hereby Approved</u>
Block 4108, Lot 036	P	UMU

5
6
7
8
9
10 Section 3. Effective Date. This ordinance shall become effective 30 days from the
11 date of passage.

12
13 APPROVED AS TO FORM:
14 DENNIS J. HERRERA, City Attorney

15 By: 
16 KATE HERRMANN STACY
17 Deputy City Attorney

18
19
20
21
22
23
24
25
Planning Commission
BOARD OF SUPERVISORS



SAN FRANCISCO PLANNING DEPARTMENT

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2013 MAR 18 PM 4:30

March 15, 2013

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

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Re: Transmittal of Planning Department Case Number 2012.0724Z:
Zoning Map Amendment for 909 Tennessee Street
Planning Commission Recommendation: Approval

Dear Ms. Calvillo,

On March 7, 2013, the San Francisco Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance.

The proposed Ordinance would facilitate a Zoning Map Amendment to rezone Block No. 4108, Lot No. 036 (909 Tennessee Street) from P (Public) to UMU (Urban Mixed Use) Zoning District, as noted on San Francisco Zoning Map Sheet No. ZN08.

The proposed zoning map amendment has been determined to be categorically exempt from environmental review under California Environmental Quality Act Sections 15061(b)(3).

At the February 6, 2013 Hearing, the Historic Preservation Commission voted to recommend approval of the proposed Ordinance.

At the March 7, 2013 Hearing, the Planning Commission voted to recommend approval of the proposed Ordinance.

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

Sincerely,

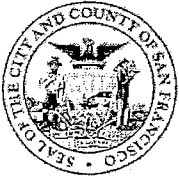
John Rahaim
Director of Planning

Attachments (one copy of the following):

Planning Commission Resolution No. 18818

Planning Commission Executive Summary for Case No. 2012.0724Z

Historic Preservation Commission Resolution No. 703



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 18818

Zoning Map Amendment
HEARING DATE: MARCH 7, 2013

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: 909 Tennessee Street
Case Number: 2012.0724Z
Initiated by: John Kevlin, Reuben, Junius & Rose
One Bush Street, Ste. 600
San Francisco, CA 94104
Staff Contact: Richard Sucre, Historic Preservation Technical Specialist/Planner
richard.sucre@sfgov.org, 415-575-9108
Reviewed by: Julian J. Bañales, Supervisor-Southeast Quadrant
julian.banales@sfgov.org, 415-558-6339
Recommendation: Adopt Recommendation of Approval of Zoning Map Amendment

APPROVAL OF ZONING MAP AMENDMENT TO SAN FRANCISCO ZONING MAP SHEET NO. ZN08 TO REZONE BLOCK NO. 4108, LOT NO. 036 (909 TENNESSEE STREET) FROM P (PUBLIC) TO UMU (URBAN MIXED USE) ZONING DISTRICT.

PREAMBLE

WHEREAS, on June 7, 2013, John Kevlin of Reuben, Junius & Rose on behalf of Wayne De Geere III (Property Owner) filed an application with the San Francisco Planning Department for a Zoning Map Amendment, as detailed in Case Number 2012.0724Z; and

WHEREAS, the Zoning Map Amendment would amend San Francisco Zoning Map Sheet No. ZN08 to rezone Block 4108, Lot 036 from P (Public) to UMU (Urban Mixed Use) Zoning District; and

WHEREAS, the Planning Commission initiated the zoning map amendment and associated Ordinance on January 31, 2013, as noted in Planning Commission Resolution No. 18791; and

WHEREAS, the Historic Preservation Commission recommended approval of the zoning map amendment on February 6, 2013, as noted in Historic Preservation Commission Resolution No. 703; and

WHEREAS, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing to consider the proposed Ordinance on March 7, 2013; and

WHEREAS, the proposed Ordinance has been determined to be categorically exempt from environmental review under the California Environmental Quality Act Section 15061(b)(3); 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 Department staff and other interested parties; and

WHEREAS, the 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;

MOVED, that pursuant to Planning Code Section 302(b), the Planning Commission Adopts a Resolution of Approval to amend the zoning map.

AND BE IT FURTHER RESOLVED, That pursuant to Planning Code Section 306.3, the Planning Commission recommends approval of the above referenced Zoning Map Amendment contained in the Case No. 2012.0724Z, approved as to form by the City Attorney in Exhibit A.

I hereby certify that the foregoing Resolution was ADOPTED by the San Francisco Planning Commission on March 7, 2013.

Jonas P. Ionin
Acting Commission Secretary

AYES: Antonini, Borden, Fong, Hillis, Moore, Sugaya and Wu

NOES:

ABSENT:



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Zoning Map Amendment

HEARING DATE: MARCH 7, 2013
CONSENT CALENDAR

Project Name: 909 Tennessee Street
Case Number: 2012.0724Z
Initiated by: John Kevlin, Reuben, Junius & Rose
One Bush Street, Ste. 600
San Francisco, CA 94104
Staff Contact: Richard Sucre, Historic Preservation Technical Specialist/Planner
richard.sucre@sfgov.org, 415-575-9108
Reviewed by: Julian J. Bañales, Supervisor-Southeast Quadrant
julian.banales@sfgov.org, 415-558-6339
Recommendation: Adoption of Recommendation of Approval

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The action before the Commission is an adoption of a recommendation approval of amendments to the Zoning Map for the property at 909 Tennessee Street from the P (Public) District to the UMU (Urban Mixed Use) District. On January 31, 2013, the Commission initiated the Zoning Map amendment for 909 Tennessee Street, as noted in Planning Commission Resolution No. 18791.

SITE DESCRIPTION AND PRESENT USE

909 Tennessee Street is located on the east side of Tennessee Street, between 20th and 22nd Street, on Block 4108, Lot 036. The subject property is located on a rectangular lot that measures 50-ft by 100-ft. 909 Tennessee Street is a contributing resource to the Dogpatch Historic District, which is designated in Article 10 of the San Francisco Planning Code. The subject property is currently located within the P (Public) Zoning District and a 40-X Height and Bulk District.

909 Tennessee Street is developed with a two-story brick masonry firehouse constructed in 1925. Formerly known as San Francisco Fire Department Fire Engine House No. 16, 909 Tennessee Street was designed by City Architect, John Reid, Jr., in an American Renaissance Revival architectural style. The subject property contains a small one-story entry wing marked by an arched terracotta surround. Other notable features of the subject property included the decorative terracotta ornamentation, hinged wood panel doors, decorative cornice, and decorative brickwork.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The surrounding area is mixed use in character with a mix of residential and light industrial properties. The subject property is located within close proximity to 3rd Street, and is within one block of the

commercial properties along 22nd Street. On the east side of Tennessee Street, nearby properties include a one-story light industrial property at the corner, a three-story industrial property and four-story multi-family residence. On the west side of Tennessee Street, nearby properties include a two-story industrial warehouse and several smaller two-story, single-family residences. The surrounding area consists of properties within the UMU (Urban Mixed Use) Zoning District and one property (former Potrero Police Station) within the P (Public Zoning District). Other nearby zoning districts include NCT-2 (Small-Scale Neighborhood Commercial Transit), RH-3 (Residential House, Three-Family), and PDR-1-G (Production, Distribution and Repair-General).

ENVIRONMENTAL REVIEW

The Proposed Zoning Map Amendment is exempt from environmental review as a General Rule Exclusion under Section 15061(b)(3) of the CEQA Guidelines.

PUBLIC COMMENT

As of the date of this report, the Planning Department has one phone call inquiring about the proposed zoning map amendment.

HEARING NOTIFICATION (FOR PLANNING COMMISSION ACTION)

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	February 15, 2013	February 15, 2013	20 days
Posted Notice	20 days	February 15, 2013	February 15, 2013	22 days
Mailed Notice	10 days	February 25, 2013	February 25, 2013	10 days
Intersection Notice	10 days	February 25, 2013	February 25, 2013	10 days

ISSUES AND OTHER CONSIDERATIONS

On January 31, 2013, the Commission initiated the Zoning Map amendment for 909 Tennessee Street, as noted in Planning Commission Resolution No. 18791.

The Department has no issues with the proposed Zoning Map amendment to rezone the subject property from P (Public) to UMU (Urban Mixed Use) Zoning District.

The Property Owner recently purchased the subject property from the City and County of San Francisco. The subject property is currently zoned for public use, and was formerly used as a firehouse. In order for the property owner to develop the subject property, a Zoning Map amendment is required to rezone the subject lot from P (Public) to UMU (Urban Mixed Use), as is consistent with the surrounding neighborhood.

REQUIRED COMMISSION ACTION

The Department recommends that the Commission recommend *approval* of amendment to the Zoning Map and adopt the attached Draft Resolution.

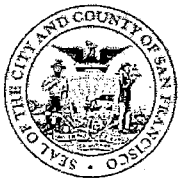
BASIS FOR RECOMMENDATION

- The subject property is surrounded by the UMU Zoning District to the north, west and south, and the integration of this lot into the surrounding UMU Zoning District will not have a negative effect on the mixed use character of the neighborhood, as it already contains a mix of residential, commercial, and light industrial uses; and
- The subject property is currently vacant, and there is no project proposed to date; and
- The proposed zoning map amendment will not impact the subject property's status as a contributor to the Dogpatch Historic District. On February 6, 2013, the proposed zoning map amendment was reviewed by the Historic Preservation Commission, who recommended approval as noted in Historic Preservation Commission Resolution No. 703.

RECOMMENDATION OF ZONING MAP AMENDMENT: Recommendation of Approval

Attachments:

Draft Commission Resolution
Draft Ordinance
Planning Commission Resolution No. 18791
Historic Preservation Commission Resolution No. 703
Block Book Map
Sanborn Map
Aerial Photograph
Zoning Map
Site Photo
Environmental Determination



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. 703

HEARING DATE: February 6, 2013

Date: February 6, 2013
Case No.: 2012.0724Z
Project Address: 909 Tennessee Street
Existing Zoning: P (Public) Zoning District
Dogpatch Historic District
40-X Height and Bulk District
Block/Lot: 4108/036
Project Sponsor: John Kevlin, Reuben, Junius & Rose
One Bush Street, Ste. 600
San Francisco, CA 94104
Staff Contact: Richard Sucre – (415) 575-9108
richard.sucre@sfgov.org
Reviewed By: Tim Frye, Preservation Coordinator
tim.frye@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

ADOPTING FINDINGS RELATED TO THE ZONING MAP AMENDMENT TO REZONE BLOCK 4108 LOT 036 (909 TENNESSEE STREET) FROM P (PUBLIC) ZONING DISTRICT TO UMU (URBAN MIXED USE) ZONING DISTRICT.

PREAMBLE

1. WHEREAS, on June 7, 2013, John Kevlin of Rueben, Junius & Rose on behalf of Wayne De Geere III (Property Owner) filed an application with the San Francisco Planning Department for a Zoning Map Amendment, as detailed in Case Number 2012.0724Z; and
2. WHEREAS, the Zoning Map Amendment would amend San Francisco Zoning Map Sheet No. ZN08 to rezone Block 4108, Lot 036 from P (Public) to UMU (Urban Mixed Use) Zoning District; and
3. WHEREAS, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing to initiate the proposed Ordinance on January 31, 2013; and
4. WHEREAS, the proposed Ordinance has been determined to be categorically exempt from environmental review under the California Environmental Quality Act Section 15061(b)(3); and

THEREFORE BE IT RESOLVED that the Historic Preservation Commission has reviewed the Zoning Map Amendment and Ordinance for 909 Tennessee Street, on Lot 036 in Assessor's Block 4108, and this Commission finds the Zoning Map Amendment would not affect the Dogpatch Landmark District, which

Resolution No. 703
Hearing Date: February 6, 2013

CASE NO. 2012.0724Z
909 Tennessee Street

is designated in Article 10 of the San Francisco Planning Code, or the contributing building at 909 Tennessee Street.

BE IT FURTHER RESOLVED that the Historic Preservation Commission hereby directs its Recording Secretary to transmit this Resolution, and other pertinent materials in the Case File No. 2012.0724Z to the Planning Commission and Board of Supervisors.

I hereby certify that the foregoing Resolution was ADOPTED by the Historic Preservation Commission at its regularly scheduled meeting on February 6, 2013.

Jonas P. Ionin
Acting Commission Secretary

PRESENT: Damkroger, Hasz, Martinez, Matsuda and Wolfram

ABSENT: Johns

ADOPTED: February 6, 2013

Miller, Alisa

From: Bruss, Andrea
Sent: Monday, June 17, 2013 9:50 AM
To: Miller, Alisa
Cc: Rodgers, AnMarie; Sucre, Richard
Subject: FW: 909 Tennessee St.

Alisa –
Please include this correspondence in File No. 130272.
Thanks

Andrea Bruss
Office of Supervisor Malia Cohen
City Hall, Room 244
(415) 554-7672
Andrea.Bruss@sfgov.org

From: Janet Carpinelli [mailto:jc@jcarpinelli.com]
Sent: Friday, June 14, 2013 3:58 PM
To: Bruss, Andrea
Cc: Susan Eslick
Subject: Re: 909 Tennessee St.

Hi Andrea

Thank you for contacting us. We did get notice and as long as the historic restrictions are adhered to and any rehab keeps the historic elements intact and any new construction on the site is minimal and does not overpower or interfere with the historic value of the property and DNA has ability to review and discuss new plans with owner, planning Dept. and historic planners, planning and historic commissioners and supervisors, so that we are assured the historic resource stays intact and is not diminished, we do not have a problem with the revised zoning. Design sensitivity will be the key. Please make this part of the official public record.

Thank you,

Janet Carpinelli
282-5516

President
Dogpatch Neighborhood Association
1459 18th St., No. 227
San Francisco, CA 94107
www.mydogpatch.org

On Jun 14, 2013, at 3:01 PM, Bruss, Andrea wrote:

Janet and Susan –

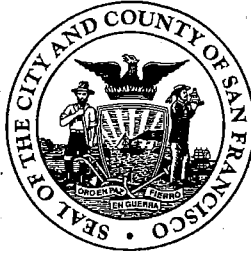
The Planning Department initiated a zoning change at 909 Tennessee St. (the old Firehouse) to re-zone the property from P (Public Use) to UMU. This is because the property is no longer in public ownership. I have attached the packet for the item. The current property owner Wayneco Heavy Industries, LLC had postings up on the site and DNA should have received notification of the Planning Commission hearing. There is nothing in the file from DNA, so I did want to check in with you and make sure you had received the notice and if DNA had any questions about this item. It is scheduled to be heard at the Board of Supervisor's Land Use Committee on Monday.

Thanks
Andrea

Andrea Bruss
Office of Supervisor Malia Cohen
City Hall, Room 244
(415) 554-7672
Andrea.Bruss@sfgov.org

<909 Tenn..pdf>

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

NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND ECONOMIC DEVELOPMENT COMMITTEE

NOTICE IS HEREBY GIVEN THAT the Land Use and Economic Development 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, June 17, 2013

Time: 1:30 p.m.

Location: Committee Room 263, located at City Hall
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

Subject: File No. 130272. Ordinance amending Zoning Map, Sheet No. ZN08, to rezone Assessor's Block No. 4108, Lot No. 036 (909 Tennessee Street) from Public to Urban Mixed Use; and making environmental findings, Planning Code, Section 302, findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code, Section 101.1.

In accordance with San Francisco 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 a 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, Room 244, City Hall, 1 Dr. Carlton Goodlett Place, 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, June 14, 2013.

A handwritten signature in black ink, appearing to read "Angela Calvillo".

Angela Calvillo, Clerk of the Board

DATED: June 4, 2013
PUBLISHED: June 7, 2013

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Alisa Miller
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1 DR CARLTON B GOODLETT PL #244
SAN FRANCISCO, CA 94102

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE
Ad Description AM - 06.17.13 Land Use File 130272

To the right is a copy of the notice you sent to us for publication in the SAN FRANCISCO CHRONICLE. Please read this notice carefully and call us with any corrections. The Proof of Publication will be filed with the Clerk of the Board. Publication date(s) for this notice is (are):

06/07/2013

CNS 2494947

**NOTICE OF PUBLIC HEARING
BOARD OF SUPERVISORS
OF THE CITY AND COUNTY
OF SAN FRANCISCO
LAND USE AND ECONOMIC
DEVELOPMENT COMMITTEE
MONDAY, JUNE 17, 2013 - 1:30 PM
COMMITTEE ROOM 263, CITY HALL
1 DR. CARLTON B. GOODLETT
PLACE, SAN FRANCISCO, CA**

NOTICE IS HEREBY GIVEN THAT the Land Use and Economic Development 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. 130272, Ordinance amending Zoning Map, Sheet No. ZN08, to rezone Assessor's Block No. 4108, Lot No. 035 (909 Tennessee Street) from Public to Urban Mixed Use; and making environmental findings, Planning Code, Section 302, findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code, Section 101.1.

In accordance with San Francisco 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 a 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, Room 244, City Hall, 1 Dr. Carlton Goodlett Place, 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, June 14, 2013.
Angela Calvillo, Clerk of the Board

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