

File No. 250821

Committee Item No. 2

Board Item No. 42

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date: Dec. 8, 2025

Board of Supervisors Meeting:

Date: Dec. 9, 2025

Cmte Board

<input type="checkbox"/>	<input type="checkbox"/>	Motion
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Resolution
<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	Introduction Form
<input 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 / DRAFT Mills Act 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 type="checkbox"/>	Public Correspondence

OTHER

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>PLN General Plan Referral Memo – October 22, 2025</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Comm Rpt Rqst Memo – December 3, 2025</u>
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Prepared by: John Carroll

Date: Dec. 5, 2025

Prepared by:

Date:

Prepared by:

Date:

1 [Resolution of Intent - Street Vacation - 1236 Carroll Avenue]

2
3 **Resolution declaring the intention of the Board of Supervisors to vacate portions of**
4 **Hawes Street, Griffith Street, and Bancroft Avenue for the development of the Fire**
5 **Department Training Facility at 1236 Carroll Avenue and setting a hearing date for all**
6 **persons interested in the proposed vacation of said street areas.**

7
8 WHEREAS, The Fire Department ("Fire Department") has acquired the property
9 at 1236 Carroll Avenue to construct a new fire training facility that would be on two city blocks
10 bounded by Carroll Avenue, Armstrong Avenue, and Assessor's Parcel Block
11 Nos. 4851, 4853, and 4876 ("Project"); and

12 WHEREAS, The Project will provide necessary training facilities for effective
13 firefighting, including live-fire training, classroom training, equipment training, and other forms
14 of training; the new facility would consolidate and replace the fire department training facilities
15 currently located at 649 Avenue N on Treasure Island and at 2310 Folsom Street (at 19th
16 Street); and

17 WHEREAS, This vacation proceeding for portions of 1) Hawes Street, between Carroll
18 and Armstrong Avenues, 2) Griffith Street, between Carroll and Armstrong Avenues, and 3)
19 Bancroft Avenue, between Griffith and Hawes Streets (collectively the "Vacation Area") is
20 conducted under the general vacation procedures of the Public Streets, Highways and
21 Service Easements Vacation Law (California Streets and Highways Code Sections 8300 et
22 seq.); and

23 WHEREAS, Section 787(a) of the San Francisco Public Works Code provides that the
24 street vacation procedures for the City and County of San Francisco (the "City") shall be in
25

1 accordance with the applicable provisions of the California Streets and Highways Code and
2 such rules and conditions as are adopted by the Board of Supervisors; and

3 WHEREAS, The location and extent of the Vacation Area is more particularly described
4 on the Department of Public Works' SUR Map No. _____, dated _____; a copy of said
5 map is on file with the Clerk of the Board of Supervisors in File No. _____; and

6 WHEREAS, In Public Works Order No. _____, dated _____, a copy of which
7 is on file with the Clerk of the Board in File No. _____, the Director of Public Works and
8 the City Engineer (collectively, the "Public Works Director") determined: 1) vacation of the
9 Vacation Area is being taken pursuant to California Streets and Highways Code, Sections
10 8300 et seq. and Public Works Code, Section 787(a); 2) the Vacation Area is no longer
11 necessary for the City's present or prospective future public street and sidewalk purposes; 3)
12 in accordance with Streets and Highways Code, Sections 892 and 8314, the right-of-way and
13 parts thereof proposed for vacation are not useful as a nonmotorized transportation facility, as
14 defined in Streets and Highways Code, Section 887; 4) Public Works obtained the consent of
15 all property owners adjacent to the Vacation Area; 5) the Vacation Area presently contains
16 physical utility facilities owned and operated by the San Francisco Public Utilities Commission
17 including (i) a subsurface box culvert located within Hawes Street and Bancroft Avenue, (ii) a
18 subsurface sewer main located within and adjacent to Griffith Street, (iii) one communication
19 line in Bancroft Avenue, and (iv) maintenance hole and catch basins (collectively "SFPUC
20 Utilities"); and 6) the Vacation Area presently contains overhead electrical utility facilities
21 owned and operated by Pacific Gas and Electric ("PG&E Facilities"); and

22 WHEREAS, The Fire Department and the SFPUC have negotiated a memorandum of
23 understanding ("MOU") to memorialize the agreement to preserve the SFPUC's access to the
24 Project site for the use and maintenance of the SFPUC Utilities, a copy of said MOU is on file
25 with the Clerk of the Board in File No. _____; and

1 WHEREAS, The Planning Department, in a letter dated October 22, 2025, determined
2 that the proposed vacation is, on balance, consistent with the General Plan and the priority
3 policies of Planning Code, Section 101.1; a copy of said letter is on file with the Clerk of the
4 Board of Supervisors in File No. 250821 and is incorporated herein by reference; and

5 WHEREAS, Subject to the SFPUC's continued access to the Vacation Area for the
6 use, maintenance, repair, and replacement of the SFPUC Utilities, and subject to PG&E's
7 continued access to a portion of the Vacation Area for the use, maintenance, repair, and
8 replacement of the PG&E Facilities, none of the Vacation Area is necessary for present or
9 prospective public use; and

10 WHEREAS, Except as specifically provided above, the public interest, convenience,
11 and necessity require that no other easements or other rights be reserved for any public or
12 private utility facilities that are in place in the Vacation Area and that any rights based upon
13 any such public or private utility facilities be extinguished; and

14 WHEREAS, The street vacation was evaluated as part of the Project in a Final
15 Mitigated Negative Declaration ("FMND"), which was adopted by the Board on
16 February 8, 2022; the Board also adopted a Mitigation Monitoring and Reporting Program
17 ("MMRP") and made findings pursuant to the California Environmental Quality Act (California
18 Public Resources Code, Sections 21000 et seq.) for the Project; copies of Motion
19 No. M22-016, the FMND, and the MMRP are on file with the Clerk of the Board of Supervisors
20 in File No. 220054; and

21 WHEREAS, Since the adoption of the FMND and the MMRP, the Department of Public
22 Works, acting on behalf of the Fire Department, has made several changes to the Project,
23 including by expanding the Project site area, changing the Project layout, adding structures,
24 and reducing the heights of certain previously proposed structures; in Addendum No. 1 to the
25 FMND, the Planning Department determined that the modifications to the Project will not

1 result in any new significant impacts or a substantial increase in the severity of previously
2 identified significant effects that would alter the conclusions reached in the FMND; the
3 Planning Department also determined that no new information has become available that
4 shows that the modified project would cause significant environmental impacts; therefore, no
5 supplemental environmental review is required beyond Addendum No. 1 to the FMND; a copy
6 of this determination is on file with the Clerk of the Board in File No. 250823; now, therefore,
7 be it

8 RESOLVED, That under Sections 8320 et seq. of the California Streets and Highways
9 Code, the Board of Supervisors hereby declares that it intends to order the vacation of the
10 Vacation Area as shown on SUR Map No. _____, which is incorporated herein by
11 reference; and, be it

12 FURTHER RESOLVED, That notice is hereby given that on _____, at _____ P.M.
13 in the Legislative Chamber of the Board of Supervisors, all persons interested in or objecting
14 to the proposed vacation will be heard; and, be it

15 FURTHER RESOLVED, That the Board of Supervisors directs the Clerk of the Board
16 to transmit to the Department of Public Works a certified copy of this Resolution, and the
17 Board of Supervisors directs the Director of Public Works and the Clerk of the Board to
18 publish and post this Resolution and to give notice of the hearing of such contemplated action
19 in the manner required by law.

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October 22, 2025

Ms. Angela Calvillo, Clerk
Honorable Supervisor Walton
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 Department Case Number 2025-007439PCAMAP:**
1236 Carroll Avenue
Board File No. 250823

Planning Commission Action: Adopted a Recommendation for Approval

Dear Ms. Calvillo and Supervisor Walton,

On October 16, 2025, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance, introduced by Supervisor Walton. The proposed ordinance would amending the Zoning Map of the Planning Code to change the zoning use district designation of select lots collectively known as 1236 Carroll Avenue, from Production, Distribution and Repair District-2 (PDR-2) to Public (P). The proposed Ordinance would also change 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. At the hearing the Planning Commission adopted a recommendation for approval.

The proposed amendments received CEQA clearance under Addendum 1 to Mitigated Negative Declaration for San Francisco Fire Department Training Facility/1236 Carroll Avenue Project. Planning Department Case No 2021-004847ENV-02, issued June 4, 2021.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Aaron D. Starr", with a long horizontal flourish extending to the right.

Aaron D. Starr
Manager of Legislative Affairs

cc: Giulia Gualco-Nelson and Christopher Tom, Deputy City Attorney
Percy Burch, Aide to Supervisor Walton
John Carroll, Office of the Clerk of the Board

ATTACHMENTS :

Planning Commission Resolution
Planning Department Executive Summary



PLANNING COMMISSION RESOLUTION NO. 21847

HEARING DATE: OCTOBER 16, 2025

Project Name: 1236 Carroll Avenue
Case Number: 2025-007439PCAMAP [Board File No. 250823]
Initiated by: Supervisor Walton / Introduced August 8, 2025
Staff Contact: Rebecca Salgado, Current Planning
Rebecca.Salgado@sfgov.org, 628-652-7332
Reviewed by: Aaron Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, 628-652-7533

RESOLUTION ADOPTING A RECOMMENDATION FOR APPROVAL OF A PROPOSED ORDINANCE THAT WOULD AMEND 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); AND CHANGE 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 101.1; AND MAKING FINDINGS OF PUBLIC NECESSITY, CONVENIENCE, AND WELFARE UNDER PLANNING CODE, SECTION 302.

WHEREAS, on August 8, 2025, Supervisor Walton introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 250823, which would amend 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); and change 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;

WHEREAS, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on October 16, 2025; and,

WHEREAS, the proposed Ordinance received CEQA clearance under Addendum 1 to Mitigated Negative Declaration for San Francisco Fire Department Training Facility/1236 Carroll Avenue Project, Planning Department Case No 2021-004847ENV-02, issued June 4, 2021; and

WHEREAS, the Planning 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, all pertinent documents may be found in the files of the Department, as the Custodian of Records, at 49 South Van Ness Avenue, Suite 1400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Planning Commission hereby adopts a **recommendation for approval** of the proposed ordinance.

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:

The Commission supports the proposed Ordinance because it allows for the consolidation of SFFD fire training facilities into one location, whereas training facilities are currently split between locations in the Mission and Treasure Island. The construction of the new SFFD fire training facility will provide an upgraded training campus for firefighters and emergency medical technicians to meet the evolving needs of emergency responders in a 21st-century urban environment. The proposed Ordinance would not displace any existing uses or result in any introduction of incompatible uses.

General Plan Compliance

The proposed Ordinance is consistent with the following Objectives and Policies of the General Plan:

COMMUNITY FACILITIES ELEMENT

OBJECTIVE 5

DEVELOPMENT OF A SYSTEM OF FIREHOUSES WHICH WILL MEET THE OPERATING REQUIREMENTS OF THE FIRE DEPARTMENT IN PROVIDING FIRE PROTECTION SERVICES AND WHICH WILL BE IN HARMONY WITH RELATED PUBLIC SERVICE FACILITIES AND WITH ALL OTHER FEATURES AND FACILITIES OF LAND DEVELOPMENT AND TRANSPORTATION PROVIDED FOR IN OTHER SECTIONS OF THE GENERAL PLAN.

The proposed Ordinance will allow for the construction of training facilities necessary for effective firefighting, including live-fire training, classroom training, equipment training, and emergency medical services training. The facilities would be the site of initial and ongoing firefighting training and are thus an integral component of the City's system of firehouses crucial for maintaining and expanding the Fire Department's prevention and firefighting capability.

SAFETY AND RESILIENCE ELEMENT

OBJECTIVE 4.2

CITY AGENCY CAPABILITIES. PLAN FOR THE OPERATIONAL, DATA, AND LOGISTICAL CAPACITIES NEEDED TO FACILITATE COMMUNITY SAFETY DURING THE RESPONSE, RECOVERY, AND RECONSTRUCTION PHASES OF ALL HAZARDS.

Policy 4.2.3

Continue to expand the City's fire department prevention and firefighting capability with sufficient personnel and training.

The proposed Ordinance will allow for the construction of training facilities necessary for effective firefighting, including live-fire training, classroom training, equipment training, and emergency medical services training. The facilities would be the site of initial and ongoing firefighting training and are thus an integral component of the City's system of firehouses crucial for maintaining and expanding the Fire Department's prevention and firefighting capability.

URBAN DESIGN ELEMENT

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

Policy 2.8

Maintain a strong presumption against the giving up of street areas for private ownership or use, or for construction of public buildings.

Policy 2.9

Review proposals for the giving up of street areas in terms of all the public values that streets afford.

Policy 2.10

Permit release of street areas, where such release is warranted, only in the least extensive and least permanent manner appropriate to each case.

The rights-of-way that are proposed for vacation are not improved as City streets. They are not currently used for circulation or recreational purposes, and there are no plans to put them to such use in the future. Policy 2.8 requires a strong presumption against the giving up of street areas, a presumption that can be overcome only by extremely positive and far-reaching justification. The need for a state-of-the-art training facility for the City's firefighting force provides such a positive and far-reaching justification.

Policy 2.10 requires release of street areas in the least extensive and least permanent manner appropriate to each case. The proposed Ordinance will allow for a state-of-the-art firefighting training facility to be built, which requires a large contiguous site with permanent buildings and training structures. Assembling such a large contiguous site and building facilities to meet Fire Department requirements would not be possible without the proposed street vacations.

Policy 2.9 enumerates criteria for evaluating proposals for vacation of rights-of-way, including 12 outcomes that would preclude a positive recommendation. The proposed fire-training facility would not result in any of the 12 outcomes specified. Specifically, it would not negatively impact circulation or rightful access by any mode to any location including in emergency situations; would not reduce open space or recreational opportunities, or impact significant views; would not enlarge any existing residential or commercial properties; would not result in the removal of significant natural features, or in detriment to the scale and character of surrounding development, and; would not have any adverse effect on any component of the General Plan. The Policy further states that the release of street area may be considered favorably when it is necessary for a significant public use, where the nature of the use and the character of the development proposed present strong justifications for occupying the street area. The proposed fire-training facility is a significant and necessary public facility, the nature of which requires an unusually large contiguous site. This presents a strong justification for the proposed street vacations.

These General Plan Findings are for the entirety of the fire-training facility and all related approval actions that, in addition to the Planning Code Zoning Map Amendment, include the proposed street vacations, lot mergers, and other subsequent approvals that are consistent with and further the proposed fire-training facility.

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 not have a negative effect on neighborhood serving retail uses and will not have a negative effect on 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 not have a negative effect on housing or neighborhood character.

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 would 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 cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.

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 adverse effect 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 have an adverse effect on 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 not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.

Planning Code Section 302 Findings.

The Planning 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 ADOPTS A RECOMMENDATION FOR APPROVAL the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on October 16, 2025.

A handwritten signature in blue ink, appearing to read 'Jonas P. Ionin', with a stylized flourish at the end.

Jonas P. Ionin
Commission Secretary

AYES: Campbell, McGarry, Braun, Imperial, Moore, So
NOES: None
ABSENT: Williams
ADOPTED: October 16, 2025



EXECUTIVE SUMMARY

PLANNING CODE TEXT & ZONING MAP AMENDMENT

HEARING DATE: OCTOBER 16, 2025

90-Day Deadline: November 6, 2025

Project Name: 1236 Carroll Avenue
Case Number: 2025-007439PCAMAP [Board File No. 250823]
Initiated by: Supervisor Walton / Introduced August 8, 2025
Staff Contact: Rebecca Salgado, Current Planning
Rebecca.Salgado@sfgov.org, 628-652-7332
Reviewed by: Aaron Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, 628-652-7533
Environmental Review: Addendum 1 to Mitigated Negative Declaration for San Francisco Fire Department Training Facility/1236 Carroll Avenue Project, Planning Department Case No 2021-004847ENV-02, issued June 4, 2021

RECOMMENDATION: Adopt a Recommendation for Approval

Planning Code Amendment

The proposed Ordinance would amend the Zoning Map of the Planning Code to change the zoning use district designation of the site collectively known as 1236 Carroll Avenue,¹ from Production, Distribution and Repair District-2 (PDR-2) to Public (P). The proposed Ordinance would also change the height and bulk district designation of 1236 Carroll Avenue and Assessor's Parcel Block No. 4852, Lot No. 001 from 40-X to 90-X.

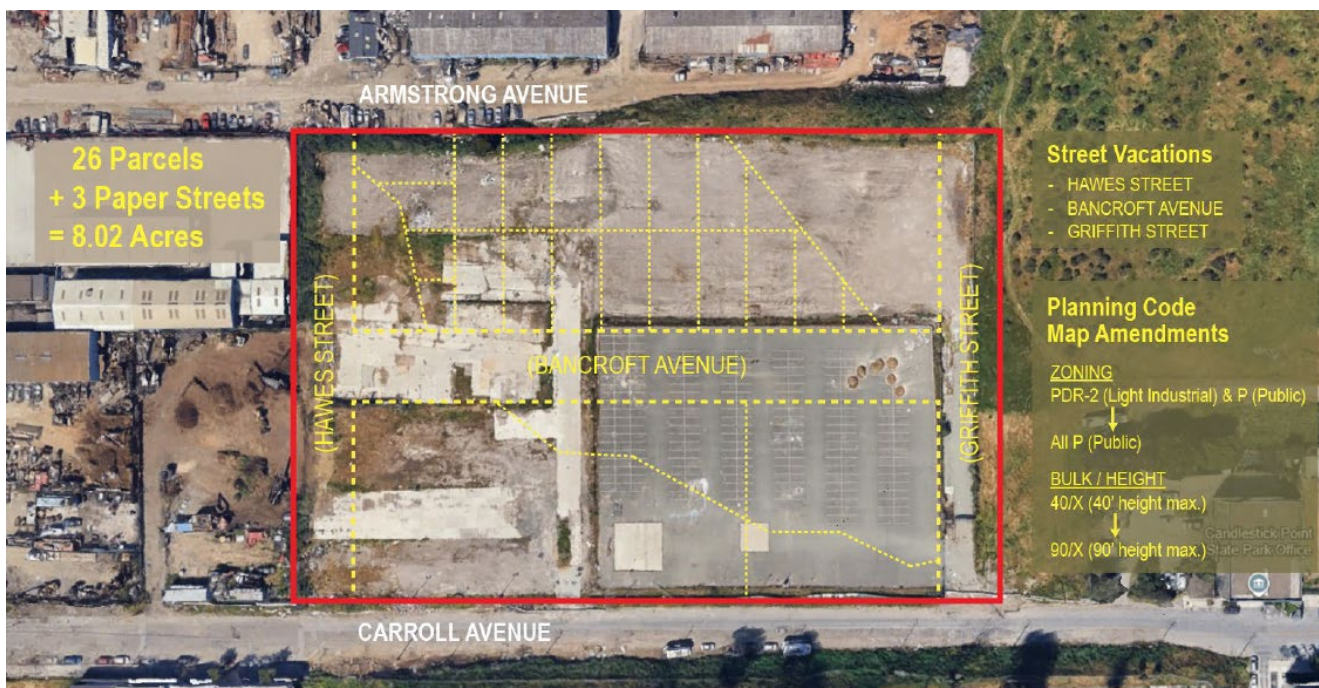
¹ The site collectively known as 1236 Carroll Avenue includes Assessor's Parcel Block No. 4877, Lot Nos. 001, 002, 003, and 004, and Assessor's Parcel Block No. 4852, Lot Nos. 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021, and 022, the full width of Bancroft Avenue between Griffith Street and Hawes Street, and the full widths of Griffith Street and Hawes Street between Carroll Avenue and Armstrong Avenue.

The Way It Is Now:

1. The parcels and street sections collectively known as 1236 Carroll Avenue are zoned either PDR-2 or P.
2. The parcels and street sections collectively known as 1236 Carroll Avenue have a 40-X height and bulk district designation.

The Way It Would Be:

1. The parcels and street sections collectively known as 1236 Carroll Avenue would be zoned P.
2. The parcels and street sections collectively known as 1236 Carroll Avenue would have a 90-X height and bulk district designation.



Project Parcel Map



Project Site Plan



Overview Rendering of Project

Background

The proposed Zoning Map amendments would apply to the vacant parcels and street sections collectively known as 1236 Carroll Avenue (the “Project Site”), which is bounded by Carroll Avenue, Armstrong Avenue, and Assessor’s Block Nos. 4851, 4853, and 4876, and consists of approximately eight acres of City-owned real property. The proposed Zoning Map amendments would facilitate the development of a consolidated fire training facility for the San Francisco Fire Department.

The proposed Zoning Map amendments will allow for the construction of necessary training facilities at the Project Site for effective firefighting, including live-fire training, classroom training, equipment training, and other forms of training. The proposed facilities will consolidate and replace the Fire Department training facilities currently located at 649 Avenue N on Treasure Island and at 2310 Folsom Street. Additional information on the proposed fire-training facilities, which would be permitted as-of-right if the proposed Zoning Map amendments are approved as proposed, is provided in the “Issues and Considerations” section below.

Issues and Considerations

Project Background

The following background information is excerpted from the Addendum to the Mitigated Negative Declaration published on June 4, 2025, under file number 2021-004874ENV-02:

“A Final Mitigated Negative Declaration (FMND), file number 2021-004874ENV, for the subject project (previously approved project) was adopted and issued on December 30, 2021. The San Francisco Department of Public Works acting on behalf of the San Francisco Fire Department (SFFD) proposed to acquire the property and construct a new fire-training facility that would consolidate and replace the San Francisco Fire Department’s current training facilities at 19th and Folsom streets and on Treasure Island. The undeveloped “paper streets” of Bancroft Avenue, which bisects the project site between Hawes and Griffith streets, and Griffith Street between Carroll Avenue and Armstrong Avenue, would have been vacated and the parcels would have been merged to form a 7.28 acre (317,300 square foot) contiguous parcel, which is the project site. Following acquisition of the property, the project sponsor proposed to develop detailed plans for the project site and would seek project approvals, including a zoning text and map amendment for the project site.

Subsequent to the issuance of the FMND, the project sponsor revised the proposed project design (revised project). The revised project differs from the previously approved project analyzed in the FMND in that the project site is approximately 10 percent larger in area. In addition, the proposed training facility buildings would be reduced in height and total square footage, and different live-fire structures would be constructed for training activities. The total construction period would increase from 30 months to 34 months, and ground improvements would occur over a larger area, but with the same total amount of excavation (17,000 cubic yards). The revised project would require planning code map amendments to change the zoning from a combination of PDR-2 (Production, Distribution and Repair) and P (Public) use districts to all P use districts, and a height and bulk change from 40-X to 90-X. The revised project is described in detail below.

The revised project would expand the project site to include the undeveloped “paper street” of Hawes Street between Carroll Avenue and Armstrong Avenue, which would expand the lot size from 317,300 square feet (7.28 acres) to 349,440 square feet (8.02 acres).

The revised fire-training facility would include the following four buildings:

- A two-story (50-foot-tall), approximately 35,000-square-foot Fire-Training and Administration Building for classroom instruction and administrative functions. The building would be reduced in floors from three stories (same height) and area from 70,000 square feet compared to the previously approved project;
- A one-story (24-foot-tall), approximately 12,000-square-foot building not in the previously proposed project on the southern portion of the site, would serve as the Fire and Emergency Medical Services (EMS) support building. It would house “dirty” classrooms, which trainees can enter after using props without having to do a full washing/cleaning, and support functions including restrooms, lockers, showers, and equipment-cleaning rooms;
- A one-story (26-foot-tall), approximately 9,000-square-foot Apparatus Building for the storage of fire trucks, fire engines, ambulances, and other equipment used for training purposes. The apparatus building would be reduced in size from 50 feet and 27,000 square feet from the previously approved project, and would include five vehicle bays (one additional from the four in the previously approved project) on the north side of the building. The revised project would also construct one above-ground, 10,000-gallon steel split-fuel oil tank (8,000 gallons of diesel and 2,000 gallons gasoline) in close proximity to the apparatus building. The split-fuel tank would support apparatus refueling and an emergency generator. The previously approved project proposed two underground tanks; and
- A one-story (24-foot-tall), approximately 7,000-square-foot shop/maintenance building that would include metalworking and woodworking shops for the construction and maintenance of training props. The maintenance building would be reduced in height from 40 feet tall and 19,200 square feet from the previously approved project.

The revised project includes a tower and on-site structures and props to be used for fire-training activities involving controlled burns and simulated rescue operations. To support this training, the revised project would include two metal 2,000-gallon propane tanks near the training structures, which would store propane used in some live-fire burn exercises. A concrete pad near the training structures would support several storage containers for materials and supplies needed for live-fire training exercises. The revised project would have a total of seven fire training structures, the same number as the previously approved project. Live-fire and simulated rescue operations would occur in the following training structures and props for the revised project:

- A seven-story (84-foot-tall) training tower that would be 58 feet wide and 36 feet deep. In the previously approved project, the training tower was 110 feet tall (seven-stories), 40 feet wide, and 40 feet deep;
- An 80-foot-tall, simulated communications tower, which would be 10 feet wide and 10 feet deep. This prop has been added as part of the revised project;
- A four-story (56-foot-tall) simulated commercial-residential building, which would be 66 feet wide, and 55 feet deep. In the previously approved project, this structure was a simulated condominium/apartment building that was 60 feet tall, 50 feet wide, and 40 feet deep;
- A four-story (54-foot tall) simulated earthquake-damaged structure, which would be 94 feet wide, and 56 feet deep. Under the previously approved project, this prop structure was 20 feet tall, 40 feet

- wide, and 32 feet deep;
- A four-story (48-foot-tall) simulated apartment building, which would be 25 feet wide and 40 feet deep. This prop structure has been added as part of the revised project;
- A three-story (32-foot tall) simulated three-unit, hillside residential building, which would be 25 feet wide and 50 feet deep. Under the previously approved project, this structure was 40 feet tall, 35 feet wide, and 20 feet deep;
- An assortment of props and training structures (up to 40 feet tall), which would include additional simulated residential buildings, a vehicle-fire prop, and an apparatus-training "hill" (built up streets simulating natural hills).
- The revised project removes the previously proposed use of live-fire from the use of the ventilation prop (a simulated roof structure used for firefighters to train in the use of chainsaws to cut holes in the roof safely and effectively)."

Figures 1 through 3 above show the revised fire training facility parcel map, site plan, and renderings of the revised fire training facility as seen from various representative viewpoints. Additionally, preliminary plans are included in Exhibit C for illustrative purposes.

Rezoning

The proposed Ordinance would give all of the parcels and street sections within the Project Site a consistent zoning categorization while also increasing the height limit for the Project Site from 40 feet to 90 feet. The proposed fire-training facilities are considered a Public Facility use, which is principally permitted in the P zoning districts. The proposed Ordinance is required to create a large contiguous site necessary for the fire training facility.

General Plan Compliance

Objective 5 of the Community Facilities Element of the General Plan seeks the "development of a system of firehouses which will meet the operating requirements of the Fire Department in providing fire protection services and which will be in harmony with related public service facilities and with all other features and facilities of land development and transportation provided for in other sections of the General Plan." The facilities would be the site of initial and ongoing firefighting training and are thus an integral component of the City's system of firehouses crucial for maintaining and expanding the Fire Department's prevention and firefighting capability. Objective 4.2 of the Safety and Resilience Element notes that the City should "plan for the operational, data, and logistical capacities needed to facilitate community safety during the response, recovery, and reconstruction phases of all hazards." The proposed Ordinance would facilitate the construction of training facilities necessary for effective firefighting, including live-fire training, classroom training, equipment training, and emergency medical services training. Objective 2 of the Urban Design Element calls for the "conservation of resources which provide a sense of nature, continuity with the past, and freedom from overcrowding." The Project would provide a significant and necessary public facility, the nature of which requires an unusually large contiguous site. This presents a strong justification for the proposed street vacations.

Racial and Social Equity Analysis

The proposed Zoning Map amendments are narrowly tailored and cannot be directly associated with a negative or positive impact in advancing the City's racial and social equity. As the proposed Ordinance would only affect a limited geographic area of the City, there is not enough data to support a claim of racial or social equity.

Implementation

The Department has determined that this ordinance will not impact our current implementation procedures.

Recommendation

The Department recommends that the Commission **adopt a recommendation for approval** of the proposed Ordinance and adopt the attached Draft Resolution to that effect.

Basis for Recommendation

The Department supports the proposed Ordinance because it allows for the consolidation of SFFD fire training facilities into one location, whereas training facilities are currently split between locations in the Mission and Treasure Island. The construction of the new SFFD fire training facility will provide an upgraded training campus for firefighters and emergency medical technicians to meet the evolving needs of emergency responders in a 21st-century urban environment. The proposed Ordinance would not displace any existing uses or result in any introduction of incompatible uses.

Required Commission Action

The proposed Ordinance is before the Commission so that it may adopt a recommendation of approval, disapproval, or approval with modifications.

Environmental Review

The proposed amendments received CEQA clearance under Addendum 1 to Mitigated Negative Declaration for San Francisco Fire Department Training Facility/1236 Carroll Avenue Project, Planning Department Case No 2021-004847ENV-02, issued June 4, 2021.

Public Comment

As of the date of this report, the Planning Department has received one public comment regarding the proposed Ordinance, recommending that the site of the current SFFD training facility at 2310 Folsom Street be made available for the construction of affordable housing once it is vacated by SFFD.

The proposed Zoning Map amendments and fire training facilities were presented to the Bayview Hunters Point Citizens Advisory Committee (CAC) at meetings on May 1, 2024, and August 20, 2025. The CAC voted and gave a positive recommendation for the proposal to change the zoning of a 7.28-acre site to a P District and 90-X Height and Bulk District for the purposes of developing a consolidated fire training facility.

ATTACHMENTS:

Exhibit A: Draft Planning Commission Resolution
Exhibit B: Board of Supervisors File No. 250823
Exhibit C: Preliminary Project Plans



MYRNA MELGAR

DATE: December 3, 2025

TO: Angela Calvillo
Clerk of the Board of Supervisors

FROM: Supervisor Myrna Melgar, Chair, Land Use and Transportation Committee

RE: Land Use and Transportation Committee
COMMITTEE REPORTS

Pursuant to Board Rule 4.20, as Chair of the Land Use and Transportation Committee, I have deemed the following matters are of an urgent nature and request them be considered by the full Board on Tuesday, December 9, 2025.

File No. 250821	Resolution of Intent - Street Vacation - 1236 Carroll Avenue Sponsor: Walton
File No. 251078	Potrero HOPE SF - Street Vacation for Various Streets Sponsors: Mayor; Walton
File No. 250886	Planning Code - Adaptive Reuse of Historic Buildings Sponsor: Mayor
File No. 251175	Final Map No. 10857 - 1301-1341 Evans Avenue

These matters will be heard in the Land Use and Transportation Committee at a Regular Meeting on Monday, December 8, 2025.

Introduction Form

(by a Member of the Board of Supervisors or the Mayor)

I hereby submit the following item for introduction (select only one):

- ☐ 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- ☐ 2. Request for next printed agenda (For Adoption Without Committee Reference)
(Routine, non-controversial and/or commendatory matters only)
- ☐ 3. Request for Hearing on a subject matter at Committee
- ☐ 4. Request for Letter beginning with "Supervisor inquires..."
- ☐ 5. City Attorney Request
- ☐ 6. Call File No. from Committee.
- ☐ 7. Budget and Legislative Analyst Request (attached written Motion)
- ☐ 8. Substitute Legislation File No.
- ☐ 9. Reactivate File No.
- ☐ 10. Topic submitted for Mayoral Appearance before the Board on

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

- ☐ Small Business Commission ☐ Youth Commission ☐ Ethics Commission
- ☐ Planning Commission ☐ Building Inspection Commission ☐ Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

- ☐ Yes ☐ No

(Note: For Imperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)

Sponsor(s):

Subject:

Long Title or text listed:

Signature of Sponsoring Supervisor: