

1 [Planning Code, Zoning Map - 1236 Carroll Avenue]

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3 **Ordinance amending the Zoning Map of the Planning Code to change the zoning use**  
 4 **district designation of Assessor's Parcel Block No. 4877, Lot Nos. 001, 002, 003, and**  
 5 **004, and Assessor's Parcel Block No. 4852, Lot Nos. 002, 003, 004, 005, 006, 007, 008,**  
 6 **009, 010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021, and 022, the full width of**  
 7 **Bancroft Avenue between Griffith Street and Hawes Street, and the full widths of**  
 8 **Griffith Street and Hawes Street between Carroll Avenue and Armstrong Avenue,**  
 9 **collectively known as 1236 Carroll Avenue, from Production, Distribution and Repair**  
 10 **District-2 (PDR-2) to Public (P); changing the height and bulk district designation of the**  
 11 **forementioned parcels and Assessor's Parcel Block No. 4852, Lot No. 001 from 40-X**  
 12 **to 90-X; affirming the Planning Department's determination under the California**  
 13 **Environmental Quality Act; making findings of consistency with the General Plan, and**  
 14 **the eight priority policies of Planning Code, Section 101; and making public necessity,**  
 15 **convenience, and welfare findings under Planning Code, Section 302.**

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

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

24 Section 1. Land Use and Environmental Findings.

25 (a) The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources

1 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of  
2 Supervisors in File No. 250823 and is incorporated herein by reference. The Board affirms  
3 this determination.

4 (b) On October 16, 2025, the Planning Commission, in Resolution No. 21847, adopted  
5 findings that the actions contemplated in this ordinance are consistent, on balance, with the  
6 City’s General Plan and eight priority policies of Planning Code Section 101.1. The Board  
7 adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the  
8 Board of Supervisors in File No. 250823, and is incorporated herein by reference.

9 (c) Pursuant to Planning Code Section 302, this Board finds that this Planning Code  
10 amendment will serve the public necessity, convenience, and welfare for the reasons set forth  
11 in Planning Commission Resolution No. 21847, and the Board adopts such reasons as its  
12 own. A copy of said resolution is on file with the Clerk of the Board of Supervisors in File  
13 No. 250823 and is incorporated herein by reference.

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15 Section 2. General Findings.

16 This Planning Code Amendment facilitates the development of the San Francisco Fire  
17 Department (“Fire Department”) training facility at 1236 Carroll Avenue (“Project”). The  
18 Project site is bounded by Carroll Avenue, Armstrong Avenue, and Assessor’s Block Nos.  
19 4851, 4853, and 4876, and consists of approximately eight acres of City-owned real property.  
20 The Project will provide necessary training facilities for effective firefighting, including live-fire  
21 training, classroom training, equipment training, and other forms of training. The Project will  
22 consolidate and replace the Fire Department training facilities currently located at 649 Avenue  
23 N on Treasure Island and at 2310 Folsom Street.

1           Section 3. Zoning Map. The Planning Code is hereby amended by revising Zoning  
 2 Use District Map ZN10 of the Zoning Map, as follows:

Description of Properties	Current Zoning District to be Superseded	Zoning District Hereby Approved
Assessor's Block 4877, Lots 001, 002, 003, and 004	PDR-2	P
Assessor's Block 4852, Lots 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021, and 022	PDR-2	P
Full width of Griffith Street between Carroll Avenue and Armstrong Avenue	PDR-2, P	P
Full width of Hawes Street between Carroll Avenue and Armstrong Avenue	PDR-2	P
Full width of Bancroft Avenue between Griffith Street and Hawes Street	PDR-2	P

1           The Planning Code is hereby amended by revising Height and Bulk District Map HT10  
 2 of the Zoning Map, as follows:

Description of Properties	Current Height and Bulk District to be Superseded	Height and Bulk District Hereby Approved
Assessor's Block 4877, Lots 001, 002, 003, and 004	40-X	90-X
Assessor's Block 4852, Lots 001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021, and 022	40-X	90-X
Full width of Griffith Street between Carroll Avenue and Armstrong Avenue	40-X	90-X
Full width of Hawes Street between Carroll Avenue and Armstrong Avenue	40-X	90-X
Full width of Bancroft Avenue between Griffith Street and Hawes Street	40-X	90-X

1 Section 4. Effective Date. This ordinance shall become effective 30 days after  
2 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the  
3 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board  
4 of Supervisors overrides the Mayor's veto of the ordinance.

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6 APPROVED AS TO FORM:  
7 DAVID CHIU, City Attorney

8 By: /s/ Giulia Gualco-Nelson  
9 GIULIA GUALCO-NELSON  
Deputy City Attorney

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