

**BOARD of SUPERVISORS**



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**MEMORANDUM**

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Date: August 8, 2025  
To: Planning Department/Planning Commission  
From: John Carroll, Assistant Clerk, Land Use and Transportation Committee  
Subject: Board of Supervisors Legislation Referral - File No. 250823  
Planning Code, Zoning Map - 1236 Carroll Avenue

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- ☒ California Environmental Quality Act (CEQA) Determination  
(*California Public Resources Code, Sections 21000 et seq.*)
  - ☒ Ordinance / Resolution
  - ☐ Ballot Measure
- ☒ Amendment to the Planning Code, including the following Findings:  
(*Planning Code, Section 302(b): 90 days for Planning Commission review*)
  - ☒ General Plan    ☒ Planning Code, Section 101.1    ☒ Planning Code, Section 302
- ☐ Amendment to the Administrative Code, involving Land Use/Planning  
(*Board Rule 3.23: 30 days for possible Planning Department review*)
- ☐ General Plan Referral for Non-Planning Code Amendments  
(*Charter, Section 4.105, and Administrative Code, Section 2A.53*)  
(Required for legislation concerning the acquisition, vacation, sale, or change in use of City property; subdivision of land; construction, improvement, extension, widening, narrowing, removal, or relocation of public ways, transportation routes, ground, open space, buildings, or structures; plans for public housing and publicly-assisted private housing; redevelopment plans; development agreements; the annual capital expenditure plan and six-year capital improvement program; and any capital improvement project or long-term financing proposal such as general obligation or revenue bonds.)
- ☐ Historic Preservation Commission
  - ☐ Landmark (*Planning Code, Section 1004.3*)
  - ☐ Cultural Districts (*Charter, Section 4.135 & Board Rule 3.23*)
  - ☐ Mills Act Contract (*Government Code, Section 50280*)
  - ☐ Designation for Significant/Contributory Buildings (*Planning Code, Article 11*)

Please send the Planning Department/Commission recommendation/determination to John Carroll at [john.carroll@sfgov.org](mailto:john.carroll@sfgov.org).

[Planning Code, Zoning Map - 1236 Carroll Avenue]

**Ordinance amending 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); changing 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; and making public necessity, convenience, and welfare findings under Planning Code, Section 302.**

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

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

Section 1. Land Use and Environmental Findings.

(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. \_\_\_\_ and is incorporated herein by reference. The Board affirms this  
3 determination.

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

14  
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.

Section 3. Zoning Map. The Planning Code is hereby amended by revising Zoning 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

The Planning Code is hereby amended by revising Height and Bulk District Map HT10 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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## **LEGISLATIVE DIGEST**

[Planning Code, Zoning Map - 1236 Carroll Avenue]

**Ordinance amending 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); changing 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; and making public necessity, convenience, and welfare findings under Planning Code, Section 302.**

### **Existing Law**

The Planning Code divides the City into use districts and height and bulk districts. The Zoning Map designates properties with applicable use and height districts. P (Public) and PDR-2 (Production, Distribution and Repair District-2) are examples of use districts that appear on the Zoning Use District Map. 40-X and 90-X are examples of height and bulk districts that appear on the Height and Bulk District Map.

### **Amendments to Current Law**

This ordinance amends the Zoning Map of the Planning Code to:

- Rezone the following properties from PDR-2 to P: Assessor's Block 4877, Lots 001, 002, 003, and 004; 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;
- Rezone the full widths of the following streets to the P: Griffith Street between Carroll Avenue and Armstrong Avenue; Hawes Street between Carroll Avenue and Armstrong Avenue; and Bancroft Avenue between Griffith Street and Hawes Street;
- Rezone the following properties from 40-X to 90-X: Assessor's Block 4877, Lots 001, 002, 003, and 004; 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; and
- Rezone the full widths of the following streets to 90-X: Griffith Street between Carroll Avenue and Armstrong Avenue; Hawes Street between Carroll Avenue and Armstrong Avenue; and Bancroft Avenue between Griffith Street and Hawes Street.

Background Information

This ordinance will facilitate the future development of the San Francisco Fire Department ("Fire Department") training facility at 1236 Carroll Avenue ("Project"), which will consolidate and replace the fire department training facilities currently located at 649 Avenue N on Treasure Island and at 2310 Folsom Street in San Francisco. The Project will provide necessary training facilities for effective firefighting, including live-fire training, classroom training, equipment training, and other forms of training.

In addition, the Board will be asked to approve a separate ordinance approving the vacation of portions of Hawes Street, Griffith Street, and Bancroft Avenue to facilitate the development of the Project; an associated interdepartmental transfer; and reserved public utility and access rights in favor of the City and easement rights for existing PG&E overhead electrical facilities.

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## **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: