

BOARD of SUPERVISORS



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July 11, 2017

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

Dear Commissioners:

On June 27, 2017, Supervisor Ronen introduced the following proposed legislation:

File No. 170782

Ordinance amending the Planning Code by revising the Zoning Map to change the zoning designation of 1990 Folsom Street from a use designation of Production, Distribution, and Repair-General and a height and bulk designation of 58-X to a use designation of Urban Mixed Use and a height and bulk designation of 90-X; affirming the Planning Commission's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

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 "Erica Major".

By: Erica Major, Assistant Clerk
Land Use and Transportation Committee

c: John Rahaim, Director of Planning
Aaron Starr, Acting Manager of Legislative Affairs
Scott Sanchez, Zoning Administrator
Lisa Gibson, Acting Environmental Review Officer
AnMarie Rodgers, Senior Policy Advisor
Jeanie Poling, Environmental Planning
Joy Navarrete, Environmental Planning

1 [Planning Code, Zoning Map - Rezoning 1990 Folsom Street]

2

3 **Ordinance amending the Planning Code by revising the Zoning Map to change the**
 4 **zoning designation of 1990 Folsom Street from a use designation of Production,**
 5 **Distribution, and Repair-General and a height and bulk designation of 58-X to a use**
 6 **designation of Urban Mixed Use and a height and bulk designation of 90-X; affirming**
 7 **the Planning Commission's determination under the California Environmental Quality**
 8 **Act; and making findings of consistency with the General Plan, and the eight priority**
 9 **policies of Planning Code, Section 101.1, and findings of public necessity,**
 10 **convenience, and welfare under Planning Code, Section 302.**

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

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

19 Section 1. Environmental and Planning Findings.

20 (a) The Planning Department has determined that the actions contemplated in this
 21 ordinance comply with the California Environmental Quality Act (California Public Resources
 22 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
 23 Supervisors in File No. _____ and is incorporated herein by reference. The Board
 24 affirms this determination.

25 (b) On _____, the Planning Commission, in Resolution No. _____,
 adopted findings that the actions contemplated in this ordinance are consistent, on balance,

1 with the City's General Plan and eight priority policies of Planning Code Section 101.1. The
2 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of
3 the Board of Supervisors in File No. _____, and is incorporated herein by reference.

4 (c) Pursuant to Planning Code Section 302, this Board finds that the Zoning Map
5 amendments will serve the public necessity, convenience, and welfare for the reasons set
6 forth in Planning Commission Resolution No. _____, and the Board incorporates
7 such reasons herein by reference.

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9 Section 2. The Planning Code is hereby amended by revising Sectional Maps ZN07
10 and HT07 of the Zoning Map of the City and County of San Francisco, as follows:

11 (a) Sectional Map ZN07 is hereby amended, as follows:

12

<u>Description of Property</u>	<u>Zoning Use District to be Superseded</u>	<u>Zoning Use District Hereby Approved</u>
Assessor's Block 3552, Lot 012	PDR-1-G (Production, Distribution, and Repair - General), (see Planning Code § 210.3)	UMU (Urban Mixed Use), (see Planning Code § 843)

19 (b) Sectional Map HT07 is hereby amended, as follows:

20

<u>Description of Property</u>	<u>Height and Bulk District to be Superseded</u>	<u>Height and Bulk Districts Hereby Approved</u>
Assessor's Block 3552, Lot 012	58-X	90-X

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

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

By: 
MARLENA BYRNE
Deputy City Attorney

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LEGISLATIVE DIGEST

[Planning Code, Zoning Map - Rezoning 1990 Folsom Street]

Ordinance amending the Planning Code by revising the Zoning Map to change the zoning designation of 1990 Folsom Street from a use designation of Production, Distribution, and Repair-General and a height and bulk designation of 58-X to a use designation of Urban Mixed Use and a height and bulk designation of 90-X; and affirming the Planning Commission's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Existing Law

1990 Folsom Street is currently zoned Production, Distribution & Repair - 1- General (PDR-1-G), with a height and bulk designation of 58-X.

Amendments to Current Law

The proposed legislation would rezone the property to Urban Mixed Use (UMU), with a height and bulk designation of 90-X.

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