

File No. 160989

Committee Item No. 3

Board Item No. 18

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date October 17, 2016

Board of Supervisors Meeting

Date October 25, 2016

Cmte Board

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input checked="" type="checkbox"/> | <input checked="" 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 checked="" 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"/> | Memorandum of Understanding (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 type="checkbox"/> | Form 700 |
| <input type="checkbox"/> | <input type="checkbox"/> | Vacancy Notice |
| <input type="checkbox"/> | <input type="checkbox"/> | Information Sheet |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER (Use back side if additional space is needed)

- | | | |
|-------------------------------------|-------------------------------------|---------------------------------|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>CEQA Determination</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Notice of Public Hearing</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |

Completed by: Alisa Somera Date October 20, 2016

Completed by: Alisa Somera Date October 21, 2016

1 [Interim Zoning Controls - Large Residential Projects in RH-1, RH-2, and RH-3 Zoning
2 Districts]

3 **Resolution extending, for an additional six-month period, interim zoning controls in the**
4 **RH-1, RH-2, and RH-3 zoning districts within a perimeter established by Market Street,**
5 **Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the**
6 **eastern property line of Assessor's Parcel Block No. 2620, Lot No. 063, the eastern**
7 **property line of Assessor's Parcel Block No. 2619, Lot No. 001A, and Douglass Street,**
8 **requiring Conditional Use authorization for: any residential development on a vacant**
9 **parcel that will result in total residential square footage exceeding 3,000 gross square**
10 **feet; any new residential development on a developed parcel that will increase the**
11 **existing gross square footage in excess of 3,000 square feet and by more than 75%**
12 **without increasing the existing legal unit count, or more than 100% if increasing the**
13 **existing legal unit count; and for any residential development that results in greater**
14 **than 55% total lot coverage; and affirming the Planning Department's determination**
15 **under the California Environmental Quality Act.**

16
17 WHEREAS, Planning Code, Section 306.7 provides for the imposition of interim zoning
18 controls that promote the public interest, including but not limited to development and
19 conservation of the City's commerce and industry to maintain the City's economic vitality and
20 maintain adequate services for its residents, visitors, businesses, and institutions; and
21 preservation of neighborhoods and areas of mixed residential and commercial uses and their
22 existing character; and

23 WHEREAS, Planning Code, Section 306.7(h) authorizes imposition of interim controls
24 for a period of 18 months, which may be extended by the body imposing the controls for an
25 additional six months; and

1 WHEREAS, On March 10, 2015, the Board of Supervisors adopted Resolution No. 76-
2 15, which was signed by the Mayor on March 19, 2015; and

3 WHEREAS, Resolution No. 76-15 imposed interim controls for an 18-month period that
4 required, for all parcels zoned RH-1, RH-2, or RH-3 within a perimeter established by Market
5 Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the
6 eastern property line of parcel 2620/063, the eastern property line of parcel 2619/001A, and
7 Douglass Street, (1) a Conditional Use authorization pursuant to Planning Code, Section 303
8 for any residential development that will result in total residential square footage exceeding
9 3,000 gross square feet on a parcel if the residential development will occur on a vacant
10 parcel; (2) a Conditional Use authorization pursuant to Planning Code, Section 303 for any
11 residential development that will increase the total existing gross square footage on a
12 developed parcel in excess of 3,000 square feet and by (a) more than 75% without increasing
13 the existing legal unit count or (b) more than 100% if increasing the existing legal unit count;
14 and (3) a Conditional Use authorization pursuant to Planning Code, Section 303 for any
15 residential development, either as an addition to an existing building or as a new building, that
16 results in greater than 55% lot coverage; and

17 WHEREAS, Resolution No. 76-15 provided that the Planning Commission shall only
18 grant a Conditional Use authorization allowing residential development to result in greater
19 than 55% lot coverage upon finding unique or exceptional lot constraints that would make
20 development on the lot infeasible without exceeding 55% total lot coverage, or, in the case of
21 the addition of a residential unit, that such addition would be infeasible without exceeding 55%
22 total lot coverage; and

23 WHEREAS, Resolution No. 76-15 provided that the Planning Commission, in
24 considering a Conditional Use authorization where an additional new residential unit is
25 proposed on a through lot on which there is already an existing building on the opposite street

1 frontage, shall only grant such authorization upon finding that it would be infeasible to add a
2 unit to the already developed street frontage of the lot; and

3 WHEREAS, It is necessary to extend the interim controls for an additional six-month
4 period to allow time for further study and possibly permanent legislation to be enacted; and

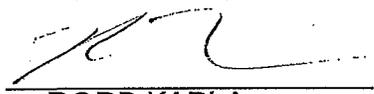
5 WHEREAS, The Planning Commission should consider whether the expansion of an
6 existing unit would significantly alter the unit's affordability when considering a Conditional
7 Use authorization; and

8 WHEREAS, The Planning Department has determined that the actions contemplated in
9 this Resolution are in compliance with the California Environmental Quality Act (California
10 Public Resources Code, Sections 21000 et seq.); and

11 WHEREAS, The Board of Supervisors hereby affirms that determination on file with
12 the Clerk of the Board of Supervisors in File No. 150192 and incorporated herein by
13 reference; now, therefore, be it

14 RESOLVED, That pursuant to Planning Code Section 306.7, the Board of Supervisors
15 hereby extends the interim controls imposed by Resolution No. 76-15 for an additional six-
16 month period that begins on September 20, 2016, or until permanent controls are enacted,
17 whichever shall first occur.

18
19 APPROVED AS TO FORM:
20 DENNIS J. HERRERA, City Attorney

21 By: 

22 ROBB KAPLA
23 Deputy City Attorney

24 n:\legana\as2016\1600701\01135053.docx

BOARD of SUPERVISORS



City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

September 20, 2016

File No. 160989

Lisa Gibson
Acting Environmental Review Officer
Planning Department
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Ms. Gibson:

On September 13, 2016, Supervisor Wiener introduced the following proposed legislation:

File No. 160989

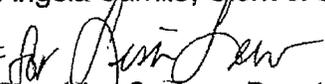
Resolution extending, for an additional six-month period, interim zoning controls in the RH-1, RH-2, and RH-3 zoning districts within a perimeter established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of Assessor's Parcel Block No. 2620, Lot No. 063, the eastern property line of Assessor's Parcel Block No. 2619, Lot No. 001A, and Douglass Street, requiring Conditional Use authorization for: any residential development on a vacant parcel that will result in total residential square footage exceeding 3,000 gross square feet; any new residential development on a developed parcel that will increase the existing gross square footage in excess of 3,000 square feet and by more than 75% without increasing the existing legal unit count, or more than 100% if increasing the existing legal unit count; and for any residential development that results in greater than 55% total lot coverage; and affirming the Planning Department's determination under the California Environmental Quality Act.

This legislation is being transmitted to you for environmental review.

Not defined as a project under CEQA Guidelines Sections 15378 and

15060(c)(2) because it does not result in a physical change in the environment

Angela Calvillo, Clerk of the Board

By:  Alisa Somera, Deputy Director

Land Use and Transportation Committee

Joy Navarrete

Digitally signed by Joy Navarrete
DN: cn=Joy Navarrete, o=Planning,
ou=Environmental Planning,
email=joy.navarrete@sfgov.org, c=US
Date: 2016.09.20 17:14:02 -0700

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

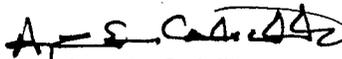
NOTICE OF PUBLIC HEARING

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

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation 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, October 17, 2016
- Time:** 1:30 p.m.
- Location:** Legislative Chamber, Room 250, located at City Hall
1 Dr. Carlton B. Goodlett Place, San Francisco, CA
- Subject:** **File No. 160989.** Resolution extending, for an additional six-month period, interim zoning controls in the RH-1, RH-2, and RH-3 zoning districts within a perimeter established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of Assessor's Parcel Block No. 2620, Lot No. 063, the eastern property line of Assessor's Parcel Block No. 2619, Lot No. 001A, and Douglass Street, requiring Conditional Use authorization for: any residential development on a vacant parcel that will result in total residential square footage exceeding 3,000 gross square feet; any new residential development on a developed parcel that will increase the existing gross square footage in excess of 3,000 square feet and by more than 75% without increasing the existing legal unit count, or more than 100% if increasing the existing legal unit count; and for any residential development that results in greater than 55% total lot coverage; and affirming the Planning Department's determination under the California Environmental Quality Act.

In accordance with 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 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, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, 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, October 14, 2016.


Angela Calvillo
Clerk of the Board

CALIFORNIA NEWSPAPER SERVICE BUREAU

DAILY JOURNAL CORPORATION

Mailing Address : 915 E FIRST ST, LOS ANGELES, CA 90012
Telephone (800) 788-7840 / Fax (800) 464-2839
Visit us @ www.LegalAdstore.com

Alisa Somera
CCSF BD OF SUPERVISORS (OFFICIAL NOTICES)
1 DR CARLTON B GOODLETT PL #244
SAN FRANCISCO, CA 94102

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE
Ad Description AS - 10.17.16 Land Use - 160989

To the right is a copy of the notice you sent to us for publication in the SAN FRANCISCO EXAMINER. Thank you for using our newspaper. Please read this notice carefully and call us with ny corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

10/07/2016

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

EXM# 2932300

NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

LAND USE AND TRANSPORTATION COMMITTEE MONDAY, OCTOBER 17, 2016 - 1:30 PM LEGISLATIVE CHAMBER, ROOM 260, CITY HALL 1 DR. CARLTON B. GOODLETT PLACE, SAN FRANCISCO, CA

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation 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. 160989. Resolution extending, for an additional six-month period, interim zoning controls in the RH-1, RH-2, and RH-3 zoning districts within a perimeter established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of Assessor's Parcel Block No. 2620, Lot No. 063, the eastern property line of Assessor's Parcel Block No. 2819, Lot No. 001A, and Douglass Street, requiring Conditional Use authorization for any residential development on a vacant parcel that will result in total residential square footage exceeding 3,000 gross square feet; any new residential development on a developed parcel that will increase the existing gross square footage in excess of 3,000 square feet and by more than 75% without increasing the existing legal unit count, or more than 100% if increasing the existing legal unit count; and for any residential development that results in greater than 55% total lot coverage; and affirming the Planning Department's determination under the California Environmental Quality Act, in accordance with 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 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, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, 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, October 14, 2016. - Angela Calvillo, Clerk of the Board



* A 0 0 0 0 0 4 2 3 6 6 8 3 *

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

MEMORANDUM

TO: Olson Lee, Director, Mayor's Office of Housing and Community Development.

FROM: *AS*
for Alisa Somera, Deputy Director
Land Use and Transportation Committee

DATE: September 20, 2016

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following proposed legislation, introduced by Supervisor Wiener on September 13, 2016:

File No. 160989

Resolution extending, for an additional six-month period, interim zoning controls in the RH-1, RH-2, and RH-3 zoning districts within a perimeter established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of Assessor's Parcel Block No. 2620, Lot No. 063, the eastern property line of Assessor's Parcel Block No. 2619, Lot No. 001A, and Douglass Street, requiring Conditional Use authorization for: any residential development on a vacant parcel that will result in total residential square footage exceeding 3,000 gross square feet; any new residential development on a developed parcel that will increase the existing gross square footage in excess of 3,000 square feet and by more than 75% without increasing the existing legal unit count, or more than 100% if increasing the existing legal unit count; and for any residential development that results in greater than 55% total lot coverage; and affirming the Planning Department's determination under the California Environmental Quality Act.

If you have comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: alisa.somera@sfgov.org.

c: Eugene Flannery, Mayor's Office of Housing and Community Development
Sophie Hayward, Mayor's Office of Housing and Community Development

BOARD of SUPERVISORS



City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

September 20, 2016

File No. 160989

Lisa Gibson
Acting Environmental Review Officer
Planning Department
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Ms. Gibson:

On September 13, 2016, Supervisor Wiener introduced the following proposed legislation:

File No. 160989

Resolution extending, for an additional six-month period, interim zoning controls in the RH-1, RH-2, and RH-3 zoning districts within a perimeter established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of Assessor's Parcel Block No. 2620, Lot No. 063, the eastern property line of Assessor's Parcel Block No. 2619, Lot No. 001A, and Douglass Street, requiring Conditional Use authorization for: any residential development on a vacant parcel that will result in total residential square footage exceeding 3,000 gross square feet; any new residential development on a developed parcel that will increase the existing gross square footage in excess of 3,000 square feet and by more than 75% without increasing the existing legal unit count, or more than 100% if increasing the existing legal unit count; and for any residential development that results in greater than 55% total lot coverage; and affirming the Planning Department's determination under the California Environmental Quality Act.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board


By: Alisa Somera, Deputy Director
Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning
Jeanie Poling, Environmental Planning

Introduction Form

By a Member of the Board of Supervisors or the Mayor

RECEIVED
 SHARON S. WILSON
 CLERK
 2016 SEP 14 4:30
 or meeting date

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

- 1. For reference to Committee.
 An ordinance, resolution, motion, or charter amendment.
- 2. Request for next printed agenda without reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning "Supervisor [] inquires"
- 5. City Attorney request.
- 6. Call File No. [] from Committee.
- 7. Budget Analyst request (attach written motion).
- 8. Substitute Legislation File No. []
- 9. Request for Closed Session (attach written motion).
- 10. Board to Sit as A Committee of the Whole.
- 11. Question(s) submitted for Mayoral Appearance before the BOS on []

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission Youth Commission Ethics Commission
- Planning Commission Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative

Sponsor(s):

Supervisor Wiener

Subject:

Interim Zoning Controls - Large Residential Projects in RH-1, RH-2, and RH-3 Zoning Districts

The text is listed below or attached:

Resolution extending, for an additional six-month period, interim zoning controls in the RH-1, RH-2, and RH-3 zoning districts within a perimeter established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of parcel 2620/063, the eastern property line of parcel 2619/001A, and Douglass Street, requiring Conditional Use authorization for: any residential development on a vacant parcel that will result in total residential square footage exceeding 3,000 gross square feet; any new residential development on a developed parcel that will increase the existing gross square footage in excess of 3,000 square feet by more than 75% without increasing the existing legal unit count, or more than 100% if increasing the existing legal unit count; and for any residential development that results in greater than 55% total lot coverage; and affirming the Planning Department's determination under the California Environmental Quality Act.

Signature of Sponsoring Supervisor: Scotti W. Em

For Clerk's Use Only: