



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Zoning Map Amendment HEARING DATE: DECEMBER 4, 2014

Date: November 24, 2014
Case No.: 2014.1237Z
Project: Zoning Map Clean-Up (1600 Cortland Rezoning)
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Recommendation: **Recommend Approval**

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ZONING MAP AMENDMENT

The proposed Ordinance would amend the Zoning Map to correct a minor omission that occurred during the implementation of the Bayshore Boulevard Home Improvement Special Use District (SUD), Board File 101313.¹ As part of that effort, properties adjacent to the SUD zoned C-M (Heavy Commercial) were rezoned to PDR-1-G (Production, Distribution and Repair: General) or RH-1 (Residential, House, One Family), as appropriate. 1600 Cortland Avenue (Lot 40 in Assessor's Block 5691) was inadvertently omitted from the rezoning and is currently zoned C-M.

The Way It Is Now:

The subject property (1600 Cortland Avenue, Lot 40 in Assessor's Block 5691) is currently zoned C-M (Heavy Commercial) and is within the Industrial Protection Zone Special Use District (IPZ SUD).

The Way It Would Be:

The subject property would be rezoned to PDR-1-G.

ISSUES AND CONSIDERATIONS

Department Sponsored Ordinance. On October 9, 2014 the Planning Commission initiated this amendment to the Zoning Map. At that hearing, and pursuant to Planning Code Section 306.3, the Planning Commission authorized the Planning Department to provide notice for a hearing to consider the Zoning Map amendments contained in the Draft Ordinance.

C-M Zoning. The C-M Zoning District is intended to allow for certain heavy commercial uses not permitted in other C (Commercial) Zoning Districts, with an emphasis upon wholesaling and business

¹ Supervisor Maxwell introduced the Bayshore Boulevard Home Improvement Special Use District on October 19, 2010. This ordinance was adopted by the Board of Supervisors on December 14, 2010 becoming Ordinance Number 331-10.

services and some light manufacturing and processing. The C-M Zoning district also allows for the development of housing and office uses. The subject property is the last property in the City that is zoned C-M. All other properties that were zoned C-M have been rezoned to other zoning districts, such as the PDR and Mixed Use Zoning Districts. The Article 2 Reorganization Ordinance², which is scheduled to be heard by the Planning Commission on November 20th, will delete all references to C-M zoning in the Planning Code.

IPZ SUD. The IPZ SUD is intended to protect and preserve production, distribution and repair land uses and activities from competing higher priced land uses and activities such as housing and office uses. It is primarily found in the industrial areas of the Bayview district, east of Bayshore Boulevard and extending north along Cesar Chavez Street and south to Interstate 280.

PDR-1-G Zoning. This zoning district is intended to retain and encourage existing production, distribution, and repair activities and promote new business formation. It also prohibits housing or office development; however, Planning Code Section 219 allows office uses in the PDR-1-G zoning district if the subject building is a designated landmark building.

Bayshore Boulevard Home Improvement SUD. On October 19, 2010 Supervisor Maxwell introduced the Bayshore Boulevard Home Improvement SUD to promote businesses that are focused on home improvement, particularly businesses that emphasize the sustainable use of natural resources through products offered. It also seeks to promote businesses that are locally grown and provide employment opportunities at a wide range of levels for local residents. As part of this effort, over 100 properties were rezoned to districts that afford protections from economic and operational competition and conflict with housing and large office developments. Properties that were zoned M-1 (Light Industrial) and C-M were rezoned to PDR-2 (Core Production Distribution and Repair) and PDR-1-G depending on which zoning was most appropriate. The subject property at 1600 Cortland Avenue was included in this process and was supposed to be rezoned PDR-1-G, but due to a clerical error it was left out of the final Ordinance.

Existing Building Type and Use. The Assessor lists the original building type on the subject property as one for industrial uses and the current use, awning manufacturing, is recognized by the Planning Code as a light industrial use.³ Because the PDR-1-G Zoning District is intended to accommodate light industrial uses (including awning manufacturing), the existing use and building type are appropriate for the proposed PDR-1-G zoning.

REQUIRED COMMISSION ACTION

The proposed Resolution is before the Commission so that it may recommend approval or disapproval the proposed the Zoning Map amendments to the Board of Supervisors.

² Case #2013.0647T: Article 2 Simplification and Definition Consolidation. Initiated by the Planning Commission on July 24, 2014.

³ Planning Code Section 226, Manufacturing and Processing, recognizes awning manufacturing as a light industrial activity.

RECOMMENDATION

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

BASIS FOR RECOMMENDATION

The Department recommends that the Planning Commission recommend approval of the proposed Ordinance for the following reasons:

1. The subject property is the last property in the City that is zoned C-M. All other properties that were zoned C-M have been rezoned to either PDR or Mixed Use Districts.
2. The subject property was intended to be rezoned as part of the Bayshore Boulevard Home Improvement SUD, but due to a clerical error it was left out of the final Ordinance. This Ordinance will correct that error.
3. The Article 2 Reorganization Ordinance will remove all references to C-M zoning districts in the Planning Code.
4. Immediately across the street from the subject property there are six other properties zoned PDR-1-G that are used for light industrial purposes. The proposed rezoning would align the subject property with the same controls as these adjacent and similarly used properties.
5. The subject property is occupied by an awning manufacturer. This use is permitted in PDR-1-G zoning districts and is the type of economic activity that the City is trying to promote within PDR districts.
6. Unlike C-M districts, PRD zoning districts provide protections to manufacturing uses against displacement by office and housing development, which is consistent with Policy 4.5 of the General Plan.⁴
7. The PDR-1-G Zoning District generally affords the same protections to light industrial uses and activities as the IPZ SUD, making it unnecessary to extend the IPZ SUD to this property.

ENVIRONMENTAL REVIEW

The proposal to amend the Planning Code would result in no physical impact on the environment. The proposed amendment is exempt from environmental review under Sections 15060(c)(2) and 15378 of the CEQA Guidelines.

PUBLIC COMMENT

As of the date of this report, the Planning Department has received two email messages from the public in support of this legislation. In addition, Planning Department staff contacted the subject property owner as well as the office of Supervisor Campos regarding the proposal to initiate the Zoning Map amendments. Both the owner and the office of the Supervisor were in accord with the proposal.

⁴ Commerce and Industry Element, Policy 4.5: Control encroachment of incompatible land uses on viable industrial activity.

RECOMMENDATION: Recommendation of Approval

Attachments

- Exhibit A: Ordinance
- Exhibit B: Draft Resolution
- Exhibit C: Map of Subject Property
- Exhibit D: Letters from the Public