

BOARD of SUPERVISORS



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MEMORANDUM

LAND USE AND TRANSPORTATION COMMITTEE

SAN FRANCISCO BOARD OF SUPERVISORS

TO: Supervisor Mark Farrell, Chair
Land Use and Transportation Committee

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

DATE: June 27, 2017

SUBJECT: **COMMITTEE REPORT, BOARD MEETING**
Tuesday, June 27, 2017

The following file should be presented as a **COMMITTEE REPORT** at the Board meeting, Tuesday, June 27, 2017. This item was acted upon at the Committee Meeting on Monday, June 26, 2017, at 1:30 p.m., by the votes indicated.

Item No. 32 File No. 170296

Ordinance amending the Planning Code and Sectional Maps SU06 and SU07 of the Zoning Map to create the Corona Heights Large Residence Special Use District (the area 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; and in addition, all additional parcels fronting States Street), to promote and enhance neighborhood character and affordability by requiring Conditional Use authorization for large residential developments in the district; 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 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code Section 302.

AMENDED, AMENDMENT OF THE WHOLE BEARING SAME TITLE

Vote: Supervisor Mark Farrell - Aye
Supervisor Aaron Peskin - Aye
Supervisor Katy Tang - Aye

RECOMMENDED AS AMENDED

Vote: Supervisor Mark Farrell - Aye
Supervisor Aaron Peskin - Aye
Supervisor Katy Tang - Aye

c: Board of Supervisors
Angela Calvillo, Clerk of the Board
Jon Givner, Deputy City Attorney

File No. 170296 Committee Item No. 7
 Board Item No. 32

COMMITTEE/BOARD OF SUPERVISORS
 AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation Committee Date June 26, 2017

Board of Supervisors Meeting Date JUNE 27, 2017
 Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Ordinance |
| <input checked="" type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
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| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
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OTHER (Use back side if additional space is needed)

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Referral CEQA 032917 |
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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | CEQA Determination 051217 |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Hearing Notice 062617 |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Committee Report Request Memo 062217 |
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Completed by: Erica Major Date June 22, 2017
 Completed by: JM Date 6/27/2017

1 [Planning Code, Zoning Map - Corona Heights Large Residence Special Use District]

2
3 **Ordinance amending the Planning Code and Sectional Maps SU06 and SU07 of the**
4 **Zoning Map to create the Corona Heights Large Residence Special Use District (the**
5 **area within a perimeter established by Market Street, Clayton Street, Ashbury Street,**
6 **Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of parcel**
7 **2620/063, the eastern property line of parcel 2619/001A, and Douglass Street; and in**
8 **addition, all additional parcels fronting States Street), to promote and enhance**
9 **neighborhood character and affordability by requiring Conditional Use authorization**
10 **for large residential developments in the district; affirming the Planning Department's**
11 **determination under the California Environmental Quality Act; making findings of**
12 **consistency with the General Plan and the eight priority policies of Planning Code**
13 **Section 101.1; and adopting findings of public necessity, convenience, and welfare**
14 **under Planning Code Section 302.**

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

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

23 Section 1. Findings.

24 (a) The Planning Department has determined that the actions contemplated in this
25 ordinance comply with the California Environmental Quality Act (California Public Resources
Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of

1 Supervisors in File No. 170296 and is incorporated herein by reference. The Board affirms
2 this determination.

3 (b) On June 22, 2017, the Planning Commission, in Resolution No. 19950, adopted
4 findings that the actions contemplated in this ordinance are consistent, on balance, with the
5 City's General Plan and eight priority policies of Planning Code Section 101.1. The Board
6 adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the
7 Board of Supervisors in File No. 170296, and is incorporated herein by reference.

8 (c) On June 22, 2017, the Planning Commission, in Resolution No. 19950,
9 approved this legislation, recommended it for adoption by the Board of Supervisors, and
10 adopted findings that it will serve the public necessity, convenience, and welfare. Pursuant to
11 Planning Code Section 302, the Board adopts these findings as its own. A copy of said
12 Resolution is on file with the Clerk of the Board of Supervisors in File No. 170296, and is
13 incorporated by reference herein.

14
15 Section 2. The Planning Code is hereby amended by adding Section 249.77, to read
16 as follows:

17 **SEC 249.77. CORONA HEIGHTS LARGE RESIDENCE SPECIAL USE DISTRICT.**

18 (a) **General.** *A special use district entitled the "Corona Heights Large Residence Special*
19 *Use District," consisting of the area within a perimeter established by Market Street, Clayton Street,*
20 *Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of parcel*
21 *2620/063, the eastern property line of parcel 2619/001A, and Douglass Street; and in addition, all*
22 *additional parcels fronting States Street, which includes RH-1, RH-2, and RH-3 Use Districts, is hereby*
23 *established for the purposes set forth below. The boundaries of the Corona Heights Large Residence*
24 *Special Use District are designated on Sectional Maps No. SU06 and No. SU07 of the Zoning Map of*
25 *the City and County of San Francisco.*

1 **(b) Purpose.** *To protect and enhance existing neighborhood character, encourage new*
2 *infill housing at compatible densities and scale, and provide for thorough assessment of proposed*
3 *large-scale residences that could adversely impact the area and affordable housing opportunities, the*
4 *following controls in subsections (c)-(f) are imposed in the Corona Heights Large Residence Special*
5 *Use District.*

6 **(c) Controls.** *All applicable provisions of the Planning Code shall continue to apply in the*
7 *Corona Heights Large Residence Special Use District, except as otherwise provided in this Section*
8 *249.77.*

9 **(d) Conditional Use Authorizations.** *For all parcels zoned RH-1, RH-2, or RH-3 within the*
10 *Corona Heights Large Residence Special Use District, the following developments shall require a*
11 *Conditional Use authorization:*

12 **(1) Development of Vacant Property.** *Residential development on a vacant parcel*
13 *that will result in total gross floor area exceeding 3,000 square feet;*

14 **(2) Expansion of Large Existing Development.** *Residential development on a*
15 *developed parcel that will result in total gross floor area in excess of 3,000 square feet if that*
16 *expansion results in more than 75% increase in gross square feet of development on the*
17 *parcel (as it existed at any time in the last five years prior to application), and does not*
18 *increase that number of legal dwelling units on the parcel. The total gross square footage*
19 *calculation shall also include all development performed on the parcel within the last five*
20 *years; and a cumulative increase in gross floor area, including all development performed on*
21 *the parcel in the preceding five years, of:*

22 _____ *(A) more than 75% without increasing the existing legal unit count as it*
23 *existed five years prior; or*

24 _____ *(B) more than 100% if increasing the existing legal unit count.*

1 (3) Expansion of Large Existing Development Plus Additional Dwelling
2 Units. Residential development on a developed parcel that will result in total gross square
3 floor area in excess of 3,000 gross square feet, if that expansion results in more than 100%
4 increase in gross square feet of development, and increases the existing legal unit count on
5 the parcel;

6 (4) Residential development, either as an addition to an existing building or as a new
7 building, that results in less than 45% rear yard depth.

8 (e) In acting on any application for Conditional Use authorization within the Corona
9 Heights Large Residence Special Use District, the Commission shall consider the Conditional Use
10 authorization requirements set forth in subsection 303(c) and, in addition, shall consider whether facts
11 are presented to establish, based on the record before the Commission, one or more of the following:

12 (1) The proposed project promotes housing affordability by increasing housing supply;

13 (2) The proposed project maintains affordability of any existing housing unit; or

14 (3) The proposed project is compatible with existing development.

15 (f) In acting on any application for a Conditional Use Authorization where an
16 additional new residential unit is proposed on a through lot on which there is already an
17 existing building on the opposite street frontage, the Planning Commission shall only grant
18 such authorization upon finding that it would be infeasible to add a unit to the already
19 developed street frontage of the lot.

20
21 Section 3. The San Francisco Planning Code is hereby amended by amending
22 Sectional Maps SU06 and SU07 of the Zoning Map of the City and County of San Francisco,
23 as follows:
24

25


Description of Property	Special Use District Hereby Approved
-------------------------	--------------------------------------

Description of Property	Special Use District Hereby Approved
<p>All parcels 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; and in addition, all additional parcels fronting States Street</p>	<p>Corona Heights Large Residence Special Use District</p>

Section 4. 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.

Section 5. Applicability Date. This ordinance shall apply to any City permits approved on or after March 21, 2017.

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

By: 

 ROBB W. KAPLA
 Deputy City Attorney

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REVISED LEGISLATIVE DIGEST
(Amended in Committee, 6/26/2017)

[Planning Code, Zoning Map - Corona Heights Large Residence Special Use District]

Ordinance amending the Planning Code and Sectional Maps SU06 and SU07 of the Zoning Map to create the Corona Heights Large Residence Special Use District (the area 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; and in addition, all additional parcels fronting States Street), to promote and enhance neighborhood character and affordability by requiring Conditional Use authorization for large residential developments in the district; 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 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code Section 302.

Existing Law

Under the Planning Code, the parcels within the area 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, and in addition, all additional parcels fronting States Street ("SUD Area") are subject to RH-1, RH-2, and RH-3 zoning controls. Properties located within the SUD Area that are zoned RH-1 are permitted to cover up to 75% of the lot without seeking a Variance or Conditional Use authorization. Properties zoned RH-2 and RH-3 within the SUD Area are permitted to cover more than 55% of lot without seeking a Variance or Conditional Use authorization. For all properties, regardless of zoning classification, within the SUD Area, there are no requirements for Conditional Use authorization based on the size of a proposed addition.

Interim Controls

On March 9, 2017, the Board of Supervisors adopted Resolution 76-15, which first outlined the SUD Area and established Interim Controls for the area. The Interim Controls required Conditional Use authorization for any residential development that resulted in: (1) greater than 55% lot coverage; (2) total residential square footage exceeding 3,000 gross square feet on a vacant parcel; or (3) total existing gross square footage on a developed parcel in excess of 3,000 square feet and by (a) more than 75% without increasing the existing legal unit count or (b) more than 100% if increasing the existing legal unit count. Resolution 461-16 extended the Interim Controls for an additional six months through March 20, 2017.

Amendments to Current Law

The proposed legislation amends the Planning Code to add section 249.77, titled the Corona Heights Large Residence Special Use District ("Corona Heights SUD"), and amends Sectional Maps SU06 and SU07 to create the Corona Heights SUD in the City's Zoning Map.

The Corona Heights SUD permanently codifies the Conditional Use authorization requirements established in the Interim Controls with three changes. First, the Corona Heights SUD clarifies that the lot coverage trigger pertains to the rear yard setback and not total lot coverage, as was the case in the Interim Controls. Second, the Corona Heights SUD will consider cumulative development over the last five years when determining whether the 75% (no increase in units) or 100% (increase in units) triggers apply for already developed parcels with greater than 3,000 square feet of gross floor area. This change ensures that development will not be able to use incremental permitting to avoid the Conditional Use authorization requirement. Third, the Corona Heights SUD includes properties fronting on State Street in the SUD Area and clarifies that the Corona Heights SUD shall apply to permits approved on or after March 21, 2017. Finally, the Corona Heights SUD requires that, in addition to the criteria in Planning Code section 303(c), the Planning Commission shall consider the development's impacts on housing affordability and its compatibility with existing development before authorizing the conditional use.

The Land Use Committee amended the ordinance to include recommendations from the Planning Commission to clarify the language and ensure continuity with the interim controls regarding development on through lots.

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SAN FRANCISCO PLANNING DEPARTMENT

June 23, 2017

Ms. Angela Calvillo, Clerk
Honorable Supervisor Sheehy
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

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415.558.6378

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Planning
Information:
415.558.6377

Re: Transmittal of Planning Department Case Number: 2017-003880PCAMAP
Corona Heights Large Residence Special Use District
Board File No. 170296
Planning Commission Recommendation: Approval with Modification

Dear Ms. Calvillo and Supervisor Sheehy,

On June 22, 2017, the Planning Commission conducted duly noticed public hearings at regularly scheduled meetings to consider the proposed Ordinance that would amend Planning Code & Sectional Maps SU06 & SU07 of the Zoning Map to create the Corona Heights Large Residence Special Use District, introduced by Supervisor Sheehy. At the hearing the Planning Commission recommended approval with modification.

The Commission's proposed modifications were as follows:

- Modify language to clarify the intent of the applicable sections.
 - a. The Commission recommends the following language be modified from the Ordinance as introduced in Sec. 249.77(d)(1)-(3):

(1) Development of Vacant Property. Residential development on a vacant parcel that will result in total gross floor area exceeding 3,000 square feet;

(2) Expansion of Large Existing Development. Residential development on a developed parcel that will result in total gross floor area in excess of 3,000 square feet if that expansion results in more than a 75% increase in gross square feet of development on the parcel (as it existed at any time in the last 5 years prior to application), and does not increase the number of legal dwelling units on the parcel. The total gross square footage calculation shall also include all development performed on the parcel within the last five years; and a cumulative increase in gross floor area, including all development performed on the parcel in the preceding five years of;

(A) more than 75% without increasing the existing legal unit count as it existed five years prior; or

(B) more than 100% if increasing the existing legal unit count.

(3) Expansion of Large Existing Development Plus Additional Dwelling Units. Residential development on a developed parcel that will result in total gross floor area in excess 3,000 gross square feet, if that expansion results in more than a 100% increase in gross square feet of development, and increases the existing legal unit count on the parcel.;

~~(3)(4)~~ Residential development, either as an addition to an existing building or as a new building, that results in less than 45% rear yard depth.

- b. The Commission recommends the following language be modified from the Ordinance as introduced in Sec. 249.77(e)(3):

(3) The proposed project *complies with the Department's Residential Design Guidelines. ~~is compatible with existing development.~~*

- Add the provision regarding through lots that existed in the interim legislation as Sec. 249.77(f):

(f) ~~In acting on any application for a Conditional Use Authorization where an additional new residential unit is proposed on a through lot on which there is already an existing building on the opposite street frontage, the Planning Commission shall only grant such authorization upon finding that it would be infeasible to add a unit to the already developed street frontage of the lot.~~

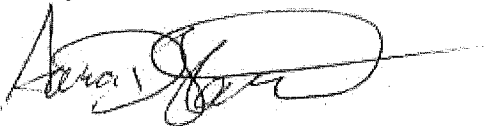
- Include a provision in the Corona Heights Large Residence SUD controls that indicates that they will sunset once the Department's proposed Residential Expansion Threshold controls are adopted.
- Consider the different zoning districts and their allowable density, along with the individual lot size, when determining the threshold for requiring a Conditional Use authorization with both development on vacant parcels and expansion of developed parcels.

The proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c) and 15378 because they do not result in a physical change in the environment.

Supervisor, please advise the City Attorney at your earliest convenience if you wish to incorporate the changes recommended by the Commission.

Please find attached documents relating to the actions of the Commission. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,



Aaron D. Starr
Manager of Legislative Affairs

Transmittal Materials

**CASE NO. 2017-003880PCAMAP
Corona Heights Large Residence Special Use District**

cc:

Robb Kapla, Deputy City Attorney
Bill Barnes, Aide to Supervisor Sheehy
Alisa Somera, Office of the Clerk of the Board

Attachments :

Planning Commission Resolution
Planning Department Executive Summary



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 19950

HEARING DATE JUNE 22, 2017

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

Project Name: Corona Heights Large Residence Special Use District
Case Number: 2017-003880PCAMAP [Board File No. 170296]
Initiated by: Supervisor Sheehy / Introduced March 21, 2017 /
Reintroduced April 24, 2017
Staff Contact: Audrey Butkus, Legislative Affairs
audrey.butkus@sfgov.org, 415-575-9129
Reviewed by: Aaron Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, 415-558-6362
Recommendation: Recommend Approval with Modifications

RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT A PROPOSED ORDINANCE THAT WOULD AMEND THE PLANNING CODE & SECTIONAL MAPS SU06 & SU07 OF THE ZONING MAP TO CREATE THE CORONA HEIGHTS LARGE RESIDENCE SPECIAL USE DISTRICT (THE AREA 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; AND IN ADDITION PARCELS FRONTING STATES STREET), TO PROMOTE AND ENHANCE NEIGHBORHOOD CHARACTER AND AFFORDABILITY BY REQUIRING CONDITIONAL USE AUTHORIZATION FOR LARGE RESIDENTIAL DEVELOPMENTS IN THE DISTRICT.; ADOPTING FINDINGS, INCLUDING ENVIRONMENTAL FINDINGS, PLANNING CODE SECTION 302 FINDINGS, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.

WHEREAS, on April 24, 2017, Supervisor Sheehy introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 170296, which would amend the Planning Code & Sectional Maps SU06 & SU07 of the Zoning Map to create the Corona Heights Large Residence Special Use District (the area 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; and in addition parcels fronting States Street), to promote and enhance neighborhood character and affordability by requiring Conditional Use authorization for large residential developments in the district;

WHEREAS, The Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on June 22, 2017; and,

WHEREAS, the proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c) and 15378 because they do not result in a physical change in the environment; and

WHEREAS, the Planning Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

MOVED, that the Planning Commission hereby recommends that the Board of Supervisors **approve with modification** the proposed ordinance. The Commission's proposed modifications are as follows:

1. Modify language to clarify the intent of the applicable sections.
 - a. The Commission recommends the following language be modified from the Ordinance as introduced in Sec. 249.77(d)(1)-(3):
 - (1) Development of Vacant Property. Residential development on a vacant parcel that will result in total gross floor area exceeding 3,000 square feet;
 - (2) Expansion of Large Existing Development. Residential development on a developed parcel that will result in total gross floor area in excess of 3,000 square feet *if that expansion results in more than a 75% increase in gross square feet of development on the parcel (as it existed at any time in the last 5 years prior to application), and does not increase the number of legal dwelling units on the parcel. The total gross square footage calculation shall also include all development performed on the parcel within the last five years; and a cumulative increase in gross floor area, including all development performed on the parcel in the preceding five years of;*
 - (A) *more than 75% without increasing the existing legal unit count as it existed five years prior; or*
 - (B) *more than 100% if increasing the existing legal unit count.*
 - (3) Expansion of Large Existing Development Plus Additional Dwelling Units. Residential development on a developed parcel that will result in total gross floor area in excess 3,000 gross square feet, *if that expansion results in more than a 100% increase in gross square feet of development, and increases the existing legal unit count on the parcel.;*
 - b. The Commission recommends the following language be modified from the Ordinance as introduced in Sec. 249.77(e)(3):
 - (3) The proposed project complies with the Department's Residential Design Guidelines. is compatible with existing development.
2. Add the provision regarding through lots that existed in the interim legislation as Sec. 249.77(f):
 - (f) In acting on any application for a Conditional Use Authorization where an additional new residential unit is proposed on a through lot on which there is already an existing building on the opposite street frontage, the Planning Commission shall only grant such authorization upon finding that it would be infeasible to add a unit to the already developed street frontage of the lot.

3. Include a provision in the Corona Heights Large Residence SUD controls that indicates that they will sunset once the Department's proposed Residential Expansion Threshold controls are adopted.
4. Consider the different zoning districts and their allowable density, along with the individual lot size, when determining the threshold for requiring a Conditional Use authorization with both development on vacant parcels and expansion of developed parcels.

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The Commission finds that proposed Ordinance helps to ensure that the Corona Heights Neighborhood's character is preserved, while also allowing for the successful production of additional housing and is in line with the City's Housing Element objective to retain existing housing units and promote safety and maintenance standards, without jeopardizing affordability.
1. **General Plan Compliance.** The proposed Ordinance is consistent with the following Objectives and Policies of the General Plan:

GENERAL PLAN PRIORITIES

The General Plan seeks ensure that the qualities that make San Francisco unique are preserved and enhanced while also serving as the embodiment of the community's vision for the future of San Francisco. As a whole, the General Plan's goals are to: create and maintain the economic, social, cultural, and esthetic values that establish the desirable quality and unique character of the city; improve the city as a place for healthful, safe, and satisfying living by providing adequate open spaces, community facilities and affordable housing of a high standard; ensuring commerce and industry are able to thrive; coordinating the varied patterns of land use with circulation routes and facilities that are required for the efficient movement of people and goods; and reflecting the growth and development of the city with the surrounding region.

The proposed Corona Heights Large Residence SUD helps to maintain a balance between preserving neighborhood character while also not impeding on the development of future housing. This proposed Ordinance ensures that the addition of units to existing residential buildings are not hampered and are composed of a moderate and appropriate size for the neighborhood's existing structures and lot sizes. The proposed Ordinance additionally regulates large, single-family homes from maximizing their lot coverage, or expanding to a degree which would degrade the existing neighborhood housing composition without careful consideration through a Conditional Use Authorization.

HOUSING ELEMENT

OBJECTIVE 1

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

Policy 1.1

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

The City of San Francisco is facing ever-growing housing demands and a rising need to encourage and facilitate more housing options for residents. It has become increasingly important to encourage the development of residential lots to their fullest density; however this must be conducted in a precise and careful manner which also protects the existing neighborhood character that enhances the quality of living for residents. One strategy is building new residential units in existing residential buildings, more commonly referred to as Accessory Dwelling Units or ADU's. Much of the city's existing housing stock has the capacity to legally include an additional housing unit, sometimes within the existing building envelope. The added unit can help subsidize homeowner's mortgage by creating rental apartment, or can enable multi-generational households; an older homeowner could move to the ADU while his or her children live in the main home. Additionally, concerns about the seismic sustainability of soft-story structures can be mitigated through the addition of a dwelling unit. The proposed Corona Heights Large Residence SUD will encourage the building of additional residential units, especially ADU's through the provision which states that an expansion of a building may increase its total floor area by up to 100% if the building is adding an additional dwelling unit, without requiring a Conditional Use Authorization.

OBJECTIVE 11

RECOGNIZE THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.3

Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

The proposed Corona Heights Large Residence SUD ensures that development can continue to occur in the neighborhood, while also respecting the existing neighborhood character. Prior to the adoption of the interim controls regarding large residences for this neighborhood, the neighborhood had been experiencing an influx of development proposals that would result in significantly larger and bulkier single-family residences than the existing housing stock. The Corona Heights Neighborhood became especially vulnerable to this type of development as the majority of the neighborhood is comprised of smaller residential buildings located on larger and/or through lots. These controls focus on encouraging density and increasing unit count, rather than expanding small, single-family homes to uncharacteristically large single-family homes.

Policy 11.5

Ensure densities in established residential areas promote compatibility with prevailing neighborhood character.

Positioned to the south and west of Corona Heights Park and north of Market Street, the Corona Heights Neighborhood is comprised largely of RH-1 and RH-2 zoned parcels and is almost exclusively residential. Additionally, the majority of homes are smaller than the lot size would allow. The proposed Corona Heights Large Residence SUD would ensure that the existing neighborhood character is preserved while encouraging density at an appropriate scale through the ordinance's expansion thresholds.

URBAN DESIGN ELEMENT

OBJECTIVE 3

MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT.

Policy 3.6

Relate the bulk of buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction.

The proposed Corona Heights Large Residence SUD focuses on ensuring that development of vacant parcels and expansion of developed parcels is conducted in a manner that respect the current density and bulk of the neighborhood by requiring a Conditional Use Authorization for projects that propose significant expansion or large new construction.

2. **Planning Code Section 101 Findings.** The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

The proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

The proposed Ordinance would protect the economic diversity of the Corona Heights Neighborhood by ensuring that large, single-family projects are constructed in harmony with the existing smaller residences of the neighborhood, and in doing so additionally protect the neighborhood's character.

3. That the City's supply of affordable housing be preserved and enhanced;

The proposed Ordinance would encourage the retention of the City's affordable housing stock by controlling potential conversions to larger, less affordable housing, and would encourage the development of additional housing stock by allowing for expansions of up to 100% gross floor area if the project adds a dwelling unit. The addition of moderately sized units would generate housing that is smaller in scale and more affordable.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

The proposed Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.

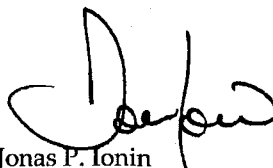
8. That our parks and open space and their access to sunlight and vistas be protected from development;

The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.

3. **Planning Code Section 302 Findings.** The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby recommends that the Board ADOPT WITH MODIFICATIONS the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on June 22, 2017.



Jonas P. Ionin
Commission Secretary

AYES: Hillis, Fong, Koppel, Melgar, Moore

**Resolution No. 19950
June 22, 2017**

**CASE NO. 2017-003880PCAMAP
Corona Heights Large Residence Special Use District**

NOES: None

ABSENT: Richards, Johnson

ADOPTED: June 22, 2017



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Planning Code Text & Zoning Map Amendment HEARING DATE: JUNE 22, 2017

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

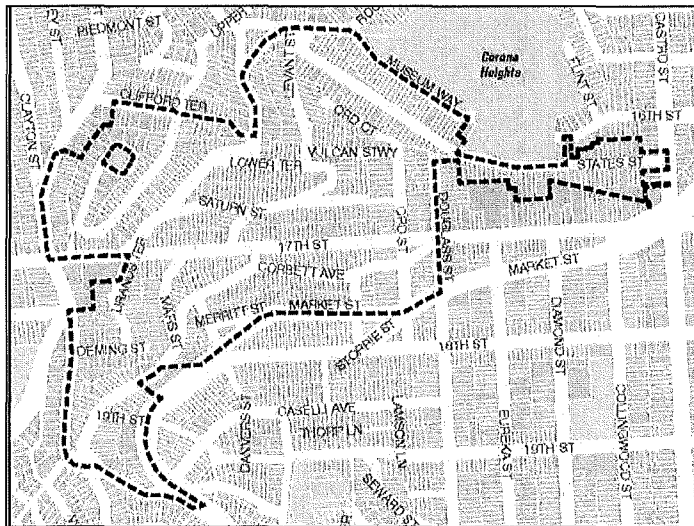
Fax:
415.558.6409

Planning
Information:
415.558.6377

Project Name: Corona Heights Large Residence Special Use District
Case Number: 2017-003880PCAMAP [Board File No. 170296]
Initiated by: Supervisor Sheehy / Introduced March 21, 2017 /
 Reintroduced April 24, 2017
Staff Contact: Audrey Butkus, Legislative Affairs
 audrey.butkus@sfgov.org, 415-575-9129
Reviewed by: Aaron Starr, Manager of Legislative Affairs
 aaron.starr@sfgov.org, 415-558-6362
Recommendation: **Recommend Approval with Modifications**

PLANNING CODE AMENDMENT

The proposed Ordinance would amend the Planning Code & Sectional Maps SU06 & SU07 of the Zoning Map to create the Corona Heights Large Residence Special Use District (the area 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; and in addition parcels fronting States Street), to promote and enhance neighborhood character and affordability by requiring Conditional Use authorization for large residential developments in the district.



Proposed Corona Heights SUD boundaries.

The Way It Is Now:

1. There is no residential use size limit within RH-1, RH-2 or RH-3 zoning districts.
2. Projects in RH-1 zoning districts have a 25% rear yard requirement. Project in RH-2 and RH-3 zoning districts have a 45% rear yard requirement that can be decreased through rear yard averaging up to 25% or 15 feet, whichever is greater.

The Way It Would Be:

1. Residential developments within the subject area that are zoned RH-1, RH-2 or RH-3 would require Conditional Use authorization if the following residential use size limits are exceeded:
 - a. Residential development on a vacant parcel that will result in total gross floor area exceeding 3,000 square feet;

- b. Residential development on a developed parcel that will result in total gross floor area in excess of 3,000 square feet and a cumulative increase in gross floor area, including all development performed on the parcel in the preceding five years, of:
 - i. More than 75% without increasing the existing legal unit count as it existed five years prior; or
 - ii. More than 100% if increasing the existing legal unit count.
2. Residential development that results in less than 45% rear yard depth in RH-1, RH-2, and RH-3 zoning districts would require CU authorization.

BACKGROUND

On March 10, 2015 the Board of Supervisors adopted interim controls that established the Corona Heights Large Residence SUD [Board File No. 150192]. The Resolution imposed interim zoning controls for an 18-month period for parcels in the RH-1, RH-2, and RH-3 zoning districts within the proposed Corona Heights SUD¹ requiring Conditional Use authorization for:

1. Any residential development on a vacant parcel that will result in total residential square footage exceeding 3,000 gross square feet;
2. 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;
3. Any residential development that results in greater than 55% total lot coverage.

The SUD was established due to the trend of small homes being demolished or added on to in a way that maximized lot coverage, and dramatically increased the size of the home without increasing the unit count. The interim controls were put in place with the intention of conducting further research and eventually establishing permanent controls for the Corona Heights SUD. These interim controls expired on March 21, 2017 and could not be extended, necessitating the creation of permanent controls for the Corona Heights Large Residence SUD. If the proposed permanent controls are adopted, the policy would apply retroactively, to any application filed after March 21, 2017.

On the following page is a chart that shows a side-by-side comparison between the existing zoning, the interim controls and the proposed SUD.

¹ The interim controls and the proposed SUD have similar boundaries, the only difference being the proposed SUD includes properties that face onto States Street and the interim controls did not.

BEFORE INTERIM CONTROLS	INTERIM CONTROLS	PROPOSED PERMANENT CONTROLS
RH-1 properties permitted to cover up to 75% of lot without seeking Variance or CUA.	For all RH-1, RH-2 & RH-3 properties, CUA is required for any residential development (addition or new construction) if the construction results in greater than 55% total lot coverage. (Lot coverage is interpreted to mean how much of the lot the building covers, not how far the building extends into the lot.)	For all RH-1, RH-2 & RH-3 properties, CUA is required for any residential development (addition or new construction) if the construction results in less than 45% rear yard depth.
RH-2 & RH-3 properties permitted to cover up to 55% of lot based on average depths of adjacent buildings (no less than 25% or 15 feet, whichever is greater) without seeking Variance or CUA.		
All properties allowed to encroach onto required rear yard setback if a Rear Yard Variance is obtained.	PC shall only grant a CUA allowing more than 55% lot coverage upon finding unique or exceptional lot constraints that would make development infeasible without exceeding 55% total lot coverage. For through lots on which there is already an existing building on the opposite street frontage, the PC shall only grant a CUA upon finding that it would be infeasible to add a unit to the already developed street frontage of the lot.	When acting on a CUA application, PC shall also make the determination based on whether the project meets at least one of the following: (1) Promotes housing affordability by increasing housing supply, (2) Maintains affordability of existing housing unit, (3) Project is compatible with existing development.
No requirements for CUA of any property based on the size of a proposed addition.	CUA is required for any residential development that will result in total sqft exceeding 3,000 gsf on the parcel for vacant parcels; and for any residential development that will increase the total existing gsf on a developed parcel in excess of 3,000sqft and by (a) more than 75% without increasing existing legal unit count or (b) more than 100% if increasing existing legal unit count.	<i>Same as interim controls, with the following exceptions in bold:</i> CUA is required for any residential development that will result in total sqft exceeding 3,000 gsf on the parcel for vacant parcels; and for any residential development that will increase the total existing gsf on a developed parcel in excess of 3,000sqft and a cumulative increase in GFA, including all development performed on the parcel in the preceding 5 years of either (a) more than 75% without increasing existing legal unit count as it existed five years prior or (b) more than 100% if increasing existing legal unit count.

ISSUES AND CONSIDERATIONS

Corona Heights Neighborhood

Positioned to the south and west of Corona Heights Park and north of Market Street, the Corona Heights Neighborhood is comprised largely of RH-1 and RH-2 zoned parcels and is almost exclusively residential. Prior to the adoption of the interim controls regarding large residences for this neighborhood, the neighborhood had been experiencing an influx of development proposals that would result in significantly larger and bulkier single-family residences than the existing housing stock. The Corona Heights Neighborhood became especially vulnerable to this type of development as the majority of the neighborhood is comprised of smaller residential buildings located on larger and/or through lots. As a result, interim controls were put in place for an 18-month period, with the intention of conducting further research and bringing forth permanent controls for the neighborhood.

San Francisco's Housing Shortage

The City of San Francisco is facing ever-growing housing demands and a rising need to encourage and facilitate more housing options for residents. It has become increasingly important to encourage the development of residential lots to their fullest density; however this must be conducted in a precise and careful manner which also protects the existing neighborhood character that enhances the quality of living for residents. One strategy is building new residential units in existing residential buildings, more commonly referred to as Accessory Dwelling Units or ADU's. Much of the city's existing housing stock has the capacity to legally include an additional housing unit, sometimes within the existing building envelope. The added unit can help subsidize a homeowner's mortgage by creating a rental apartment, or can enable multi-generational households; an older homeowner could move to the ADU while his or her children live in the main home. Additionally, concerns about the seismic sustainability of soft-story structures can be mitigated through the addition of a dwelling unit.

Residential Expansion Threshold (RET)

The Planning Department gave an informational presentation to the Planning Commission on June 1, 2017 in which they outlined general guidelines for the proposed Residential Expansion Threshold (RET) controls. The RET would replace the Planning Code's "tantamount to demolition" controls in Planning Code Section 317 with a square-footage threshold that, if exceeded, would require additional review. The intention behind the RET is to provide more effective ways to preserve the City's affordable, smaller-sized housing units, encourage applicants to fully utilize allowable density, and to help preserve neighborhood character. In this way, the proposed Ordinance and the RET have very similar goals. The Department expects to have a draft ordinance for the RET in the coming months.

Existing Residences Over 3,000sqft

Sec. 249.77(d)(2) as proposed, outlines the conditions under which a CU authorization shall be required for development on vacant and previously developed parcels. For vacant parcels, a CU authorization shall be required when the proposed development will result a building size over 3,000sqft. For expansions of developed parcels, a CU authorization shall be required when the expansion will result in a total gross floor area of more than 3,000 gross square feet, if that expansion also results in more than a 75 percent increase in gross square feet of development on the parcel (as it existed at any time in the last 5 years prior to application), and does not increase the number of legal dwelling units on the parcel. The total gross square footage calculation shall also include all development performed on the parcel within the last five years. If a proposed expansion on a developed parcel that will result in a total gross floor area of more than 3,000sqft will increase the unit count, a CU authorization shall be required if that expansion results in more than a 100 percent increase in gross square feet of development.

Two scenarios are described below to assist in illustrating these proposed provisions in regards to expansion on developed parcels:

Scenario A: A Single-Family home has been 3,005sqft for more than 5 years. An application is filed to expand the kitchen by 150sqft. The building has not increased its size by more than 75% in the last 5 years, and the proposed 150sqft expansion would also not increase the building size by more than 75%, therefore a CU authorization would not be required.

Scenario B: A Single-Family home is 3,005sqft. Three years ago the home expanded from 1,500sqft to 3,005sqft, an expansion of over 75% of its gross square footage. An application is filed to expand the kitchen by 150sqft. Since the building has expanded to be over 3,000sqft and increased its building size in the last 5 years by more than 75%, this application to expand the kitchen by 150sqft would require a CU authorization.

General Plan Compliance

The General Plan seeks to ensure that the qualities that make San Francisco unique are preserved and enhanced while also serving as the embodiment of the community's vision for the future of San Francisco. As a whole, the General Plan's goals are to: create and maintain the economic, social, cultural, and esthetic values that establish the desirable quality and unique character of the city; improve the city as a place for healthful, safe, and satisfying living by providing adequate open spaces, community facilities and affordable housing of a high standard; ensuring commerce and industry are able to thrive; coordinating the varied patterns of land use with circulation routes and facilities that are required for the efficient movement of people and goods; and reflecting the growth and development of the city with the surrounding region.

The proposed Corona Heights Large Residence SUD helps to maintain a balance between preserving neighborhood character while also not impeding on the development of future housing. This proposed Ordinance ensures that the addition of units to existing residential buildings are not hampered and are composed of a moderate and appropriate size for the neighborhood's existing structures and lot sizes. The proposed Ordinance additionally ensures that large, single-family homes seeking to maximize their lot coverage or expanding to a degree which would degrade the existing neighborhood housing composition are not approved without careful consideration through a CU authorization.

IMPLEMENTATION

The Department determined that this Ordinance will impact our current implementation procedures; however the proposed changes can be implemented without increasing permit costs or review time.

REQUIRED COMMISSION ACTION

The proposed Ordinance is before the Commission so that it may recommend adoption, rejection, or adoption with modifications to the Board of Supervisors.

RECOMMENDATION

The Department recommends that the Commission recommend *approval with modifications* of the proposed Ordinance and adopt the attached Draft Resolution to that effect. The Department's proposed recommendations are as follows:

1. Modify language to clarify the intent of the applicable sections.
 - a. Staff recommends the following language be modified from the Ordinance as introduced in Sec. 249.77(d)(1)-(3):
 - (1) Development of Vacant Property. Residential development on a vacant parcel that will result in total gross floor area exceeding 3,000 square feet;
 - (2) Expansion of Large Existing Development. Residential development on a developed parcel that will result in total gross floor area in excess of 3,000 square feet if that expansion results in more than a 75% increase in gross square feet of development on the parcel (as it existed at any time in the last 5 years prior to application), and does not increase the number of legal dwelling units on the parcel. The total gross square footage calculation shall also include all development performed on the parcel within the last five years; and a cumulative increase in gross floor area, including all development performed on the parcel in the preceding five years of:
 - (A) ~~more than 75% without increasing the existing legal unit count as it existed five years prior; or~~
 - (B) ~~more than 100% if increasing the existing legal unit count.~~
 - (3) Expansion of Large Existing Development Plus Additional Dwelling Units. Residential development on a developed parcel that will result in total gross floor area in excess 3,000 gross square feet, if that expansion results in more than a 100% increase in gross square feet of development, and increases the existing legal unit count on the parcel.;
 - ~~(3)(4)~~ Residential development, either as an addition to an existing building or as a new building, that results in less than 45% rear yard depth.
 - b. Staff recommends the following language be modified from the Ordinance as introduced in Sec. 249.77(e)(3):
 - (3) The proposed project complies with the Department's Residential Design Guidelines. is compatible with existing development.
2. Add the provision regarding through lots that existed in the interim legislation as Sec. 249.77(f):
 - (f) In acting on any application for a Conditional Use Authorization where an additional new residential unit is proposed on a through lot on which there is already an existing building on the opposite street frontage, the Planning Commission shall only grant such authorization upon finding that it would be infeasible to add a unit to the already developed street frontage of the lot.
3. Include a provision in the Corona Heights Large Residence SUD controls that indicates that they will sunset once the Department's proposed Residential Expansion Threshold controls are adopted.

BASIS FOR RECOMMENDATION

The Department supports the proposed Ordinance to establish permanent controls for large residences in Corona Heights. The proposal ensures that the neighborhood's character is preserved, while also still allowing for the successful production of additional housing, which is in line with the City's Housing Element objective to retain existing housing units and promote safety and maintenance standards, without jeopardizing affordability.

Recommendation 1: Clarify language in Sec. 249.77(d)(1)-(3) and Sec. 249.77(e)(3). Staff finds that Sec. 249.77(d)(1)-(3), is difficult to understand and could be written more clearly. To avoid confusion, staff recommends clarifying the language and dividing the listed controls into four sections, creating Sec.

249.77(d)(1)-(4). Similarly, Sec. 249.77(e)(3) uses the term “compatible” which is vague and can easily be misinterpreted depending on an individual’s understanding. Instead, the Department recommends the word “compatible” be replaced with stating that the proposed project should be compliant with the Department’s Residential Design Guidelines. These guidelines provide a detailed blueprint that recommends the appropriate standards for compatibility based on the specific conditions of the surrounding area.

Recommendation 2: Add the provision regarding through lots that existed in the interim controls.

Once of the largest differences between the interim controls and the proposed permanent controls is in how maximum lot coverage is calculated. In the interim controls, any proposed development that would result in greater than 55% lot coverage required a Conditional Use Authorization. In the proposed permanent controls, any development that would result in less than a 45% rear yard requires a Conditional Use Authorization. This modification was made in order to be more consistent with how RH buildings are already regulated. The Department has determined that the difference in implementation will be minimal, however due to this change in controls, a section regarding “through lots” which existed in the interim controls was omitted from the proposed permanent controls. The reason is because rear yard setback controls account for through lots, whereas total lot coverage does not account for through lot development in the same manner.

After concern from the neighborhood regarding the omission of the through lot provision in the proposed permanent controls, the Department determined that adding this provision would ensure that the SUD’s intention on through lot development was clear, and would guarantee that certain outlier scenarios of through lot coverage would still be subject to the intent of the ordinance.

Recommendation 3: Replace the Corona Heights Large Residence SUD with the general RH Districts large residence controls when they are approved. As outlined in the Issues and Considerations section, the Department is in the process of drafting legislation that would establish large residence controls for RH districts in the coming months. The controls as they are currently outlined have parallel goals and would be similar to those in the proposed Corona Heights Large Residence SUD. It is the City’s goal to establish policies that are consistent, efficient, and easy to understand; therefore, it would be in the City’s best interest of good public policy to replace the Corona Heights Large Residence SUD controls with the RH district controls once they are in place.

ENVIRONMENTAL REVIEW

The proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c) and 15378 because they do not result in a physical change in the environment.

PUBLIC COMMENT

The Department has received public comment on this item both in support and in opposition. The Department has received 20 written letters in support, and 1 written letter in opposition which you will find attached as Exhibit C. Additionally, staff has received several phone calls in opposition, due to the concern in how this may affect development rights and property values in the neighborhood. One caller also expressed opposition due to the opinion that the proposed ordinance was an overreach of government. The 20 written letters in support of the proposed ordinance cite that the interim controls put in place in 2015 assisted in ensuring that neighborhood character was preserved, and also cited specific examples of projects that were modified in scale due to the interim controls. Several letters in support also inquired about the ability to expand the SUD boundary to include other neighboring parcels due to current development or planned development of large homes in their immediate area.

RECOMMENDATION: Recommendation of Approval with Modification

Attachments:

- Exhibit A: Draft Planning Commission Resolution
- Exhibit B: Written Public Comment Received as of June 14, 2017
- Exhibit C: Enlarged Map of Proposed Corona Heights Large Residence SUD Boundary
- Exhibit D: Board of Supervisors File No. 170296

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

May 3, 2017

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

Dear Commissioners:

On April 25, 2017, Supervisor Sheehy introduced the following **substitute** legislation:

File No. 170296-2

Ordinance amending the Planning Code and Sectional Maps SU06 and SU07 of the Zoning Map to create the Corona Heights Large Residence Special Use District (the area 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 No. 2620, Lot No. 063, the eastern property line of Assessor's Parcel No. 2619, Lot No. 001A, and Douglass Street; and all additional parcels fronting States Street), to promote and enhance neighborhood character and affordability by requiring Conditional Use authorization for large residential developments in the district; 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 101.1; and adopting 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 that reads "Alisa Somera".

By: Alisa Somera, Legislative Deputy Director
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

Not defined as a project under CEQA Sections 15378 and 15060(c)(2) because it does not result in a physical change in the environment.

Joy
Navarrete

Digitally signed by Joy Navarrete
DN: cn=Joy Navarrete, o=Planning,
ou=Environmental Planning,
email=joy.navarrete@sfgov.org, c=US
Date: 2017.05.12 15:37:09 -07'00'

BOARD of SUPERVISORS



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TDD/TTY No. 554-5227

March 29, 2017

File No. 170296

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

Dear Ms. Gibson:


On March 21, 2017, Supervisor Sheehy introduced the following proposed legislation:

File No. 170296

Ordinance amending the Planning Code and Sectional Maps SU06 and SU07 of the Zoning Map, retroactive to March 21, 2017, to create the Corona Heights Large Residence Special Use District (the area 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), to promote and enhance neighborhood character and affordability by requiring Conditional Use authorization for large residential developments in the district; 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 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

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

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

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.

Joy
Navarrete

Digitally signed by Joy Navarrete
DN: cn=Joy Navarrete, o=Planning,
ou=Environmental Planning,
email=joy.navarrete@sfgov.org,
c=US
Date: 2017.04.05 15:17:55 -0700

June 21, 2017

RE: Corona Heights Large Residence Special Use District
Case No.: 2017-003880PCAMAP

Audrey Butkus, Planner
San Francisco Planning Department

cc: Supervisor Jeff Sheehy

Dear Commissioners -

Please consider this letter on behalf of "Neighbors of 17th Street & Roosevelt" in strong support of the Corona Heights Large Residence Special Use District ("SUD").

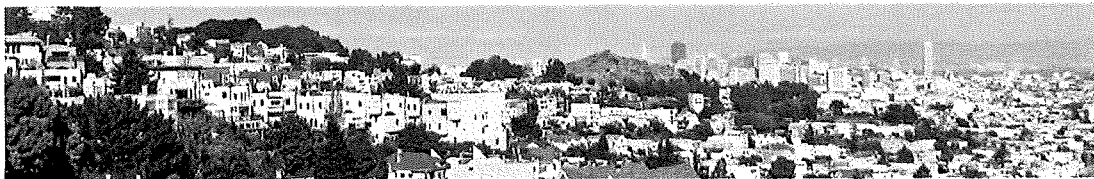
Neighbors of 17th Street & Roosevelt is a group of property owners who would be directly affected by oversized development in the Corona Heights neighborhood. We urge the Commission to recommend approval of the SUD and to carefully consider any pending applications that may otherwise trigger the SUD conditional use permit application requirement due to their size and impact on housing affordability.

One such example is the proposed Mount Olympus development (271-303 Upper Terrace/4500 17th Street) which is scheduled to be heard before the Planning Commission later this summer. At over 50,000 square feet, the Mount Olympus project is the largest development in the history of our neighborhood. Our group stands with Corbett Heights Neighbors (Association) in supporting the SUD because we believe it is critical for the City to strike a proper balance between increasing housing **and** protecting the character of our neighborhood.

Thank you,

Desiree Roldan
On behalf of the Neighbors of 17th Street & Roosevelt

Desiree Roldan and Bonnie Day - 4520 17th St. Unit #1
Jeremy Becker and Monica Doshi Becker - 4514 17th Street #2
Dallas Deatley - 4508 17th St, Unit #2
Yuliya Oryol and Isaac Vulakh - 4526 17th Street
Steven Roger 4508 17th St, Unit #1
Danan Sudindranath - 4528 17th Street
Frank Vial and Teresa Tan-Vial 4520 17th St. Unit #2
Fung Yee & Harvey Woo - 582 Roosevelt
Adam Zimbaro - 4514 17th Street #1



CORBETT HEIGHTS NEIGHBORS

Corbett Heights Neighbors was formed in July 2004 for the purpose of providing a forum for the residents to discuss common issues and concerns, develop solutions, and guide the direction of the neighborhood. The goals of the organization are to beautify, maintain and improve the character of the neighborhood, protect historic architectural resources, ensure that new construction/development is compatible with the neighborhood, maintain its pocket parks, increase security, provide community outreach and an educational forum, and encourage friendly association among the neighbors. www.corbettheights.org

June 12, 2017

Case No.: 2017-003880PCAMAP

Jonas P. Ionin, Commission Secretary
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Commissioners,

As President of the neighborhood association most affected by the Corona Heights Interim Zoning Controls, established in 2015, I would like to say that they were extremely helpful in keeping many oversized project proposals at bay. We are most concerned that the character and affordability of homes in our area are being replaced with enormous out-of-scale, modern boxes.

For this reason our organization, as well as our Board of Directors are very much in **support of the Corona Heights Large Residence Special Use District.**

Sincerely,

Gary Weiss, President
Corbett Heights Neighbors

170296

To: Board of Supervisors, (BOS)
Subject: RE: Land Use Committee Vote - File # 170269 - Corona Heights Large Residence Special Use District

170296

From: Gary Weiss [mailto:gary@corbettheights.org]
Sent: Sunday, June 25, 2017 5:51 PM
To: Farrell, Mark (BOS) <mark.farrell@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Tang, Katy (BOS) <katy.tang@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Cc: Sheehy, Jeff (BOS) <jeff.sheehy@sfgov.org>; Barnes, Bill (BOS) <ADM_Purge_bill.barnes_04272017@sfgov1.onmicrosoft.com>
Subject: Re: Land Use Committee Vote - File # 170269 - Corona Heights Large Residence Special Use District

Dear Supervisors,
Please do not include the 3rd amendment recommended by the Planning Commission. This would render the entire legislation null and void if the Resident

On Jun 24, 2017, at 5:32 PM, Gary Weiss <gary@corbettheights.org> wrote:

Dear Supervisors Farrell, Peskin and Tang,

I am President of Corbett Heights Neighbors and Land Use Chair of the Eureka Valley Neighborhood Association (EVNA). The following 15 letters of support for the Corona Heights Large Residence Special Use District were submitted to the Planning Commission during the last month. I apologize for not having them submitted to the Land Use and Transportation Committee as well. Below are the ones I personally received copies of. Planner Audrey Butkis received well over 30.

Thank you very much,

Gary Weiss
Corbett Heights Neighbors
<CHLRSUDletter.pdf>

Dear Planning Commission members and Planning Staff

I am writing you in support of this proposed Zoning Map Amendment to make the Corona Heights Residences Special Use District permanent.

I have lived in this district on Levant Street for over 20 years. I was attracted by the topography, the variety of homes, the history of the area, and the personal connections that we have to the land, the plants, and to many of our neighbors.

Every time another house gets upsized, the neighborhood loses some more of that unique charm. That new home is rarely built in a style or a size that echoes those of its neighbors. It sets itself apart both as both something larger and in a style that isolates itself from its neighbors.

This lovely terrain which at one time was traversed by winding dirt roads is in many cases becoming more and more covered with massive construction that imposes itself on the street side and erases the back yard space and vegetation that were home to many birds and plants.

Since the original moratorium has gone into place, we neighbors have been heartened by the restraints that have been imposed on developments in the neighborhood. We now ask that you make these zoning controls permanent.

Thank you very much for your support to in keeping Corona Heights a very special District.

Sincerely

Susan Busby
18 Levant Street

Dear Commissioners,

I am a resident on Ord Court in Corona Heights, and I'm writing because I hope you will make the Corona Heights Interim Zoning Controls Legislation permanent. I understand that you will review this issue on June 22.

Our area of Corona Heights was built on steep hills comprised of clay, rock, and debris from a century ago. Like a small European village, it has a lot of off-the-grid appeal with its stair-step streets, trees, and gardens. Some of the streets are so narrow that only one car can pass through at a time and ends in a cul-de-sac.

The area also has the acoustical effect of an outdoor amphitheater because of the structure of the hills. I can hear conversations loud and clear from a block away on States Street. This is normally a minor issue, but now some of our newer, wealthier neighbors throw all-night parties — for example, the people in the giant SIA Consulting homes by the Randall Museum and the neighbor behind me on States Street. The guests hang out on giant decks towering over their neighbor's homes, smoking, using drugs, and shouting. This kind of nightclub-level disruption — unheard of before in this quiet residential area — will only increase if the city allows developers to turn every patch of available land into 3-4 story luxury homes for more “Wolf of Wall Street” parties.

We have a luxury housing glut in San Francisco. After years of frenzied development,

there's no shortage of high-priced small condos for people who earn \$250,000 per year and up. There's also no shortage of large, multi-story luxury homes. If you're a millionaire or multi-millionaire, you have your choice of housing in San Francisco. However, some of these luxury homes — even on Ord Street — have been sitting on the market now for months, unsold and empty. Yet developers want to buy and build up the older housing on Ord Court, tear down the homes, and fill those lots from end to end with even more luxury towers.

We've heard the arguments from the developers about the need for more "family homes." But families aren't moving into these homes. Young, wealthy partiers are moving in. Airbnb is moving in. And around us, attracted by the wealth of the new neighbors and their general lack of interest in civic issues, the number of drifters on the streets and petty crimes have been going up. Each new developer project creates a neighbor vacuum after the tenants get removed and the existing home gets torn down and replaced with a luxury home. These darkened sites attract drifters at night.

The interim legislation does make it possible for a homeowner to expand their home within reasonable limits. What it prevents is the kind of massive, scorched-earth construction like we saw by the Randall Museum. I encourage you to make this legislation permanent.

Regards,
Cary Norsworthy
16 Ord Court

We are longtime residents of the area affected by the proposed Corona Heights Large Residences Special Use District legislation. As owners of a long narrow through-lot stretching from States Street to Museum Way, we believe the Large Residence Restriction is intelligent, modest legislation that is not about preventing homeowners like us from using land for personal needs, but intended to prevent professional developers from building looming multi-million dollar residences that shadow our modest neighborhood and over-run rare swaths of open space that currently host an amazingly diverse habitat for wildlife and humans alike. Once huge buildings encroach on these spacious properties, there will be no way to turn back. When massive trees and green spaces are replaced by structures, habitat disappears, wildlife vanishes, the flora of adjoining properties are threatened, and public street-views are gone forever.

We are particularly enthusiastic about the legislation's limitation to 55% lot coverage, but would also like to understand why the last paragraph of the current limitations was omitted from the recent legislation: "The Planning Commission, in considering a Conditional Use authorization in a situation where an additional residential unit is proposed on

a through lot on which there is already an existing building on the opposite street frontage, shall only grant such authorization upon finding that it would be infeasible to add a unit to the already developed street frontage of the lot.” We believe this is crucial to the legislation and are wondering if it was mistakenly removed.

We support the legislation in its original form, with hopes of allowing our community to take back some semblance of control. Although we are aware that time and progress continue to alter the nature of any neighborhood, the recent pace of development in Corona Heights has been alarming. We expect that every vacant lot in the neighborhood will soon inevitably be developed, but we believe that only one end of these large properties should be developed and at least half of each undeveloped lot should be held back to preserve the trees, grasses, and gardens of this quiet neighborhood, for the sake of the city’s air quality, to curb wind speed, retain rainfall, along with so many other important contributions of these urban green-spaces. Recent large developments in this neighborhood have *not* been built by the efforts of our neighbors trying to expand their living space, but by outside developers with deep pockets and no interest in the nature of the community, the quality of the residences, or the future of the neighborhood.

We urge the Board of Supervisors to approve permanent restrictions on building large projects in Corona Heights, thereby preventing the continued onslaught of over-sized luxury condos and houses that serve only the wealthy, and which will forever eliminate the green open-spaces that make up our unique neighborhood.

Unfortunately, we are not able to attend the June 22nd public hearing. Please consider this letter of support while considering this legislation.

Thank you,

Joell Hallowell & Tricia Garlock

212 States Street

415-846-0091

We are owners and full time senior residents of 40 Ord Street, San Francisco. We are writing to support the pending legislation to make the Corona Heights Large Residence Special Use District Legislation permanent. We believe its continuance will preserve the character of our precious neighborhood here in the heart of the City

and still provide access to additional housing, but of a reasonable size. Thank you for taking time to take notice of our opinion as a long time residents of San Francisco.

Katherine Zinsser
Jonathan Neuberger
kjz1917@gmail.com

40 Ord Street
San Francisco CA 94114

<Corona Heights Special Use District Support Letter.pdf>

Dear Planning Commission,

I am writing in support of the proposed Corona Heights Large Residence SUD. In order to protect our home from 2 large residential developments to our immediate left and right I had to take 2 years off from work and spend a combined \$40,000. My wife and I could really use some relief.

The interim version of the proposed legislation has been very effective in driving settlements at 22-24 Ord Court and 32 Ord Street. At least 3 additional oversize projects are already in the pipeline and neighbors rely on the permanent version of this law to facilitate reasonable outcomes there too.

However, the interim controls fell short in that they allowed you to hear applications as "regular CUs" with no need to follow the actual spirit of the legislation. As a result, all Planning Commission decisions had to be appealed to the Board of Supervisors, where they eventually settled in the neighborhood's favor anyway. This is not a good use of neighbors' and Supervisors' time.

In an effort to address this the proposed SUD contains new provisions, so you can more effectively scrutinize oversize projects in keeping with the intention of the legislation. I respectfully ask the Planning Commission to please support our SUD and make the appropriate recommendations to our Board of Supervisors. Thank you.

Best regards,

Dirk Aguilar

30 Ord Street
San Francisco, CA 94114

We very much support making the Corona Heights Large Residence Special Use District permanent.
It is a reasonable way of guaranteeing that the inevitable new development in our

neighborhood is on a scale appropriate for the existing homes and yards.
We have lived on States Street for over 40 years, and hope people new to the neighborhood want to maintain the quiet beauty that is so much a part of Corona Heights.

Rose Schubert
Harold Charns

Good afternoon:

I hope you will continue to support the Corona Heights Large Residence Special Use District plan. I have been a resident and owner of Corona Heights/States Street since 2000. I also developed a property there - but kept the size to 1500 square feet per unit and worked with the neighbors to have as harmonious a build as I could manage.

Corona Heights is a unique and lovely part of the City that stands to have its character demolished by these super developments.

Thanks and Best Regards,

Kevin Reher
227 States Street
SF, CA 94114

MARYANN DRESNER

ATTORNEY AT LAW

1390 MARKET STREET, FOX PLAZA SUITE 818

SAN FRANCISCO, CALIFORNIA 94102

(415) 864-7636

FACSIMILE (415) 863-8596

June 9, 2017

Jonas P. Ionin, Commission Secretary

San Francisco Planning Department

1650 Mission Street, Suite 400

San Francisco, CA 94103

Via email to Commissions.Secretary@sfgov.org

And to audrey.butkus@sfgov.org

Dear Commissioners,

This letter is written not on behalf of one of my clients, but on my own behalf. Although my legal office is located in the Civic Center area, I am lucky enough to live in the Corona Heights area in a building bordered by Ord Court and States Street. I have benefitted greatly from the Interim Zoning Controls that have been in place since 2015.

Every work day, I am able to walk either the entire distance from my home to my office or the relatively short distance (about the equivalent of six city blocks) from the middle of States Street to the Castro Street Muni Metro station. On that walk, I am fortunate enough to see many types of unique homes and many types of very pretty vegetation and flowers.

The character and the physical and architectural beauty of our neighborhood is unique and quite special. I have been involved in efforts to protect those unique attributes of our neighborhood, and currently, **I support completely the new Corona Heights Large Residence Special Use District.**

I would also like to thank Supervisor Jeff Sheehy for sponsoring the legislation to create the special use district.

Because of a professional commitment, specifically a long planned Court appearance in Redwood City, I may not be able to be present at the hearing on the afternoon of June 22, 2017 at City Hall. Please understand that I will do my best to be there, after my Redwood City court appearance concludes, but if I am not able to be at City Hall on June 22, please understand also, that I do mean and I do want to support the **new Corona Heights Large Residence Special Use District.**

Please do feel free to telephone or email me with any questions or comments or should you need any additional information.

Thank you for your attention to this matter,

Maryann Dresner

Copy to Richard Hills via email to richhillissf@yahoo.com

To Dennis Richards via email to dennis.richards@sfgov.org

To Rodney Fong via email to planning@rodneymong.com

To Christine D. Johnson via email to christine.d.johnson@sfgov.org

To Joel Koppel via email to joel.koppel@sfgov.org

To Myrna Melgar via email to myrna.melgar@sfgov.org

To Kathrin Moore via email to kathrin.moore@sfgov.org

From: Charles Stinson [<mailto:charlesstinson@me.com>]
Sent: Thursday, June 08, 2017 8:17 PM
To: Secretary, Commissions (CPC); Butkus, Audrey (CPC)
Cc: richhillissf@yahoo.com; Richards, Dennis (CPC); planning@rodneymfong.com;
Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC)
Subject: Case No.: 2017-003880PCAMAP

June 8, 2017

Case No.: 2017-003880PCAMAP

Jonas P. Ionin, Commission Secretary
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Commissioners,

I have lived in the Corbett Heights neighborhood since 1988 and observed that, since their implementation in 2015, the Interim Zoning Controls have brought a much-needed pause to the rampant destruction of character of the neighborhood due to developers replacing San Francisco homes massive structures — often single family — that are completely out of character with the neighborhood.

I and my neighbors **strongly** believe this neighborhood's character, including its physical environment and architectural beauty, are worth fighting to protect. We will actively fight to protect our neighborhood.

I strongly support the new Corona Heights Large Residence Special Use District, and I thank Supervisor Jeff Sheehy for sponsoring it.

Charles H. Stinson,
78 Mars Street
San Francisco, CA 94114

From: Maureen Blanc [<mailto:maureenblanc@gmail.com>]
Sent: Tuesday, May 30, 2017 8:56 AM
To: Secretary, Commissions (CPC)
Cc: Maureen Blanc; Barnes, Bill (BOS); Butkus, Audrey (CPC); Gary Weiss
Subject: RE: Corona Heights Large Residence Special Use District (2017-003880PCAMAP)

Dear Secretary Ionin,

I recently heard about this legislation and hearing but did not receive notice. I am writing in support of this legislation and to make it permanent. Our neighborhoods of Corona Heights and Mt. Olympus are some of the oldest neighborhoods in the City, with their own charm, small

streets, pathways serving a diverse group of people...we moved here over ten years ago, raised our kids, and want to stay here - we love it.

With so much change and development happening in San Francisco, I think maintaining what is working, and preserving great neighborhoods often gets lost in the conversation for affordable housing. I hope the Planning Commissioners extend this legislation by making it permanent.

Sincerely,
Maureen Blanc
224 Upper Terrace

--
Maureen Blanc
maureenblanc@gmail.com

Planning Commission:

As a resident of Corona Heights, I support the ordinance to create a Large Residence Special Use District in Corona Heights.

The interim legislation was created in reaction to a wave of proposed projects that sought to create huge single family residences in our neighborhood. This legislation has been effective in requiring further scrutiny of such projects. For example, the review of the 32 Ord St project resulted in designs to create two viable housing units, in a scale in keeping with the neighborhood.

I urge you to make this legislation permanent!

Thank you,
Susan Detwiler
68 Douglass St

Dear Fellow San Franciscans,
I write in support of case number 2017-003880PCAMAP and making the 2017 Interim zoning controls permanent.

As a property owner on States Street since October 2003 I truly value the unique neighborhood character of Corona Heights and appreciate your support of this case to include parcels fronting States Street and to ensure that proposals for large residence developed must be reviewed granted Conditional Use authorization before proceeding.

Many thanks for your thoughtful consideration.

Best.

lbf

--

Lauren Fogel
270 States Street
San Francisco, CA 94114
lauren1021@gmail.com
415/254-8857

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, June 26, 2017

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. 170296. Ordinance amending the Planning Code and Sectional Maps SU06 and SU07 of the Zoning Map to create the Corona Heights Large Residence Special Use District (the area 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 No. 2620, Lot No. 063, the eastern property line of Assessor's Parcel No. 2619, Lot No. 001A, and Douglass Street; and all additional parcels fronting States Street), to promote and enhance neighborhood character and affordability by requiring Conditional Use authorization for large residential developments in the district; 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 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

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, June 23, 2017.


Angela Calvillo, Clerk of the Board

DATED/PUBLISHED/POSTED: June 16, 2017

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1 DR CARLTON B GOODLETT PL #244
SAN FRANCISCO, CA 94102

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE
Ad Description 06.26.17 Land Use - 170296 Zoning Map

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):

06/16/2017

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

EXM# 3022315
NOTICE OF PUBLIC HEARING
BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO
LAND USE AND TRANSPORTATION COMMITTEE
MONDAY, JUNE 26, 2017 - 1:30 PM
LEGISLATIVE CHAMBER, ROOM 250, 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. 170296, Ordinance amending the Planning Code and Sectional Maps SU06 and SU07 of the Zoning Map to create the Corona Heights Large Residence Special Use District (the area 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 No. 2620, Lot No. 063, the eastern property line of Assessor's Parcel No. 2619, Lot No. 001A, and Douglass Street; and all additional parcels fronting States Street), to promote and enhance neighborhood character and affordability by requiring Conditional Use authorization for large residential developments in the district; 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 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302. 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, June 23, 2017. - Angela Calvillo, Clerk of the Board



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

May 3, 2017

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

Dear Commissioners:

On April 25, 2017, Supervisor Sheehy introduced the following **substitute** legislation:

File No. 170296-2

Ordinance amending the Planning Code and Sectional Maps SU06 and SU07 of the Zoning Map to create the Corona Heights Large Residence Special Use District (the area 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 No. 2620, Lot No. 063, the eastern property line of Assessor's Parcel No. 2619, Lot No. 001A, and Douglass Street; and all additional parcels fronting States Street), to promote and enhance neighborhood character and affordability by requiring Conditional Use authorization for large residential developments in the district; 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 101.1; and adopting 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 that reads "Alisa Somera".

By: Alisa Somera, Legislative Deputy Director
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

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TDD/TTY No. 554-5227

May 3, 2017

File No. 170296-2

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

Dear Ms. Gibson:

On April 25, 2017, Supervisor Sheehy introduced the following **substitute** legislation:

File No. 170296-2

Ordinance amending the Planning Code and Sectional Maps SU06 and SU07 of the Zoning Map to create the Corona Heights Large Residence Special Use District (the area 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 No. 2620, Lot No. 063, the eastern property line of Assessor's Parcel No. 2619, Lot No. 001A, and Douglass Street; and all additional parcels fronting States Street), to promote and enhance neighborhood character and affordability by requiring Conditional Use authorization for large residential developments in the district; 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 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script that reads "Alisa Somera".

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

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


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1 Dr. Carlton B. Goodlett Place, Room 244
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MEMORANDUM

TO: Olson Lee, Director, Mayor's Office of Housing and Community Development
Tom Hui, Director, Department of Building Inspection
Nadia Sesay, Interim Executive Director, Office of Community Investment and Infrastructure

FROM:  Alisa Somera, Legislative Deputy Director
Land Use and Transportation Committee

DATE: May 3, 2017

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following **substitute** legislation, introduced by Supervisor Sheehy on April 25, 2017:

File No. 170296-2

Ordinance amending the Planning Code and Sectional Maps SU06 and SU07 of the Zoning Map to create the Corona Heights Large Residence Special Use District (the area 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 No. 2620, Lot No. 063, the eastern property line of Assessor's Parcel No. 2619, Lot No. 001A, and Douglass Street; and all additional parcels fronting States Street), to promote and enhance neighborhood character and affordability by requiring Conditional Use authorization for large residential developments in the district; 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 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

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
Kate Hartley, Mayor's Office of Housing and Community Development
William Strawn, Department of Building Inspection
Carolyn Jayin, Department of Building Inspection

BOARD of SUPERVISORS



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March 29, 2017

File No. 170296

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

Dear Ms. Gibson:

On March 21, 2017, Supervisor Sheehy introduced the following proposed legislation:

File No. 170296

Ordinance amending the Planning Code and Sectional Maps SU06 and SU07 of the Zoning Map, retroactive to March 21, 2017, to create the Corona Heights Large Residence Special Use District (the area 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), to promote and enhance neighborhood character and affordability by requiring Conditional Use authorization for large residential developments in the district; 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 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "Alisa Somera".

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

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

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San Francisco 94102-4689
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March 29, 2017

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

Dear Commissioners:

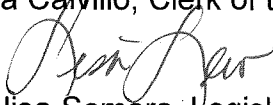
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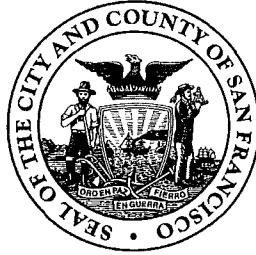
The proposed ordinance is being transmitted pursuant to Planning Code, Section 302(b), for public hearing and recommendation. The ordinance is pending before the Land Use and Transportation Committee and will be scheduled for hearing upon receipt of your response.

Angela Calvillo, Clerk of the Board

for By:  Alisa Somera, Legislative Deputy Director
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
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MEMORANDUM

TO: Olson Lee, Director, Mayor's Office of Housing and Community Development
Tom Hui, Director, Department of Building Inspection
Nadia Sesay, Interim Executive Director, Office of Community Investment and Infrastructure

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

DATE: March 29, 2017

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following proposed legislation, introduced by Supervisor Sheehy on March 21, 2017:

File No. 170296

Ordinance amending the Planning Code and Sectional Maps SU06 and SU07 of the Zoning Map, retroactive to March 21, 2017, to create the Corona Heights Large Residence Special Use District (the area 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), to promote and enhance neighborhood character and affordability by requiring Conditional Use authorization for large residential developments in the district; 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 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

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
Kate Hartley, Mayor's Office of Housing and Community Development
William Strawn, Department of Building Inspection
Carolyn Jayin, Department of Building Inspection

Member, Board of Supervisor
District 2



MARK FARRELL

City and County of San Francisco

COB
Com Clerk
Leg / Dep

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BOARD OF SUPERVISORS
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JUN 22 AM 10:05
218

DATE: June 22, 2017
TO: Angela Calvillo
Clerk of the Board of Supervisors
FROM: Supervisor Mark Farrell
RE: Land Use and Transportation Committee
COMMITTEE REPORTS

Mark S. Farrell

Pursuant to Board Rule 4.20, as Chair of the Land Use and Transportation Committee, I have deemed the following matters are of an urgent nature and request they be considered by the full Board on Tuesday, June 27, 2017, as Committee Reports:

170702 Fee Waiver - LMC San Francisco I Holdings, LLC - 1515 South Van Ness Avenue

Ordinance approving a fee waiver under Building Code, Section 106A.4.13, for LMC San Francisco I Holdings, LLC's project at 1515 South Van Ness Avenue; and adopting findings under the California Environmental Quality Act.

170349 Administrative Code - Owner Move-In Reporting Requirements

Ordinance amending the Administrative Code regarding owner move-in and relative move-in ("OMI") evictions to require a landlord seeking to recover possession of a unit for an OMI to provide a declaration under penalty of perjury stating that the landlord intends to occupy the unit for use as the principal place of residence of the landlord or the landlord's relative for at least 36 continuous months; require a landlord to provide the tenant with a form prepared by the Rent Board to be used to advise the Rent Board of any change in address; clarify the evidentiary standard for finding that an OMI was not performed in good faith; require a landlord to file documentation with the Rent Board regarding the status of an OMI, and requiring the Rent Board to transmit a random sampling of such documentation to the District Attorney; extend from three to five years the time period after an OMI during which a landlord who intends to re-rent the unit must first offer the unit to the displaced tenant; require the Rent Board to annually notify the unit occupant of the maximum rent for the unit for five years after an OMI; and extend the statute of limitations for wrongful eviction claims based on an unlawful OMI from one year to five years.

170417 Administrative Code - Owner Move-In Evictions and Other Landlord-Tenant Matters

Ordinance amending the Administrative Code regarding owner and relative move-in ("OMI") evictions to require a landlord seeking to recover possession of a unit for an OMI to provide the tenant with an approved form to advise the Rent Board of address changes; clarify the evidentiary standard for finding that an OMI was performed in good faith; require a landlord to file documentation with the Rent Board regarding the status of the OMI, with a penalty for not filing such documentation, and requiring the Rent Board to transmit a random sampling of such documentation to the District Attorney; extend from three to five years the time period after an OMI during which a landlord who intends to re-rent the unit must first offer the unit to the displaced tenant; authorize a tenant who has been charged excess rent within five years after an OMI to sue for treble damages; as to matters not limited to OMI evictions, provide that a landlord's failure to timely file a copy of the notice to vacate with the Rent Board is a defense in an unlawful detainer proceeding; provide that a tenant waiver of rights in a buyout agreement is not enforceable if the buyout is not timely filed with the Rent Board; extend from one to three years the statute of limitations for wrongful eviction claims; authorize interested non-profit organizations to sue for wrongful eviction and collection of excess rent; and making clarifying changes.

170296 Planning Code, Zoning Map - Corona Heights Large Residence Special Use District

Ordinance amending the Planning Code and Sectional Maps SU06 and SU07 of the Zoning Map to create the Corona Heights Large Residence Special Use District (the area 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 No. 2620, Lot No. 063, the eastern property line of Assessor's Parcel No. 2619, Lot No. 001A, and Douglass Street; and all additional parcels fronting States Street), to promote and enhance neighborhood character and affordability by requiring Conditional Use authorization for large residential developments in the district; 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 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

These matters will be heard in the Land Use and Transportation Committee at a Regular Meeting on Monday, June 26, 2017, at 1:30 p.m.

Print Form

Introduction Form

By a Member of the Board of Supervisors or the Mayor

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SAN FRANCISCO

2017 APR 25 PM Time stamp
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. [170296]
- 9. Reactivate File No. []
- 10. 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 Form.

Sponsor(s):

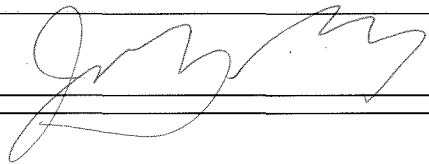
Sheehy

Subject:

Planning Code, Zoning Map -- Corona Heights Large Residence Special Use District

The text is listed below or attached:

Please see attached.

Signature of Sponsoring Supervisor: 

For Clerk's Use Only:

Introduction Form

By a Member of the Board of Supervisors or the Mayor

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2017 MAR 21 PM 1:12
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I hereby submit the following item for introduction (select only one):

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- 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 Form.

Sponsor(s):

Supervisor Sheehy

Subject:

Planning Code, Zoning Map - Corona Heights Large Residence Special Use District

The text is listed below or attached:

Ordinance amending the Planning Code and Sectional Maps SU06 and SU07 of the Zoning Map, retroactive to March 21, 2017, to create the Corona Heights Large Residence Special Use District (the area 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), to promote and enhance neighborhood character and affordability by requiring Conditional Use authorization for large residential developments in the district; 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 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code Section 302.

Signature of Sponsoring Supervisor:

A handwritten signature in black ink, appearing to be "J. M.", written over a horizontal line.

For Clerk's Use Only: