San Francisco Planning

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PLANNING COMMISSION RESOLUTION NO. 21430

HEARING DATE: NOVEMBER 2, 2023

Project Name:	68 Nantucket Avenue
Case Number:	2018-008802MAP [Board File No. TBD]
Initiated by:	Planning Commission on September 28, 2023
Staff Contact:	Gabriela Pantoja, Senior Planner Gabriela.Pantoja@sfgov.org, (628) 652-7380
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RESOLUTION APPROVING A PROPOSED ORDINANCE THAT WOULD AMEND SECTIONAL MAP ZN11 OF THE ZONING MAP TO REZONE ASSESSOR'S BLOCK 3144B, LOTS 027A AND 036A, KNOWN AS 68 NANTUCKET AVENUE, FROM PUBLIC (P) TO RESIDENTIAL-HOUSE, ONE-FAMILY (RH-1) ZONING 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 September 28, 2023, the Planning Commission adopted a Resolution to initiate said amendments under Resolution No. 21396; and

WHEREAS, the proposed amendments would amend Sectional Map ZN11 of the Zoning Map to change the Zoning District for Assessor's Block 3144B, Lots 027A and 036A, known as 68 Nantucket Avenue, from Public (P) to Residential, One-Family (RH-1) District; and

WHEREAS, the proposed ordinance will advance the City's implementation of the Housing Element and align with the current ownership of the lots; and

WHEREAS, on August 12, 2021 the proposed Ordinance was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Common Sense Exemption under CEQA as described in the determination contained in the Planning Department files for this Project. This exemption can be found in Case No. 2018-008802MAP documents in PPTS/M-Files; and

WHEREAS, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on November 2, 2023; 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 49 South Van Ness Avenue, Suite 1400, San Francisco; and

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

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Planning Commission hereby approves the proposed ordinance.

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:

The proposed Ordinance will help advance the City's implementation of the Housing Element by expanding the RH-1 Zoning District into undeveloped lots with the potential to increase the City's housing stock.

General Plan Compliance

The proposed Ordinance is consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

OBJECTIVE 3.B
CREATE A SENSE OF BELONGING FOR ALL COMMUNITIES OF COLOR WITHIN WELL-RESOURCED NEIGHBORHOODS THROUGH EXPANDED HOUSING CHOICE.

POLICY 19
Enable low and moderate-income households, particularly American Indian, Black, and other people of color, to live and prosper in Well-resourced Neighborhoods by increasing the number of permanently affordable housing units in those neighborhoods.

POLICY 20
Increase mid-rise and small multi-family housing types by adopting zoning changes or density bonus programs in Well-resourced Neighborhoods and adjacent lower-density areas near transit, including along SFMTA Rapid Network and other transit.

OBJECTIVE 4.B
EXPAND SMALL AND MID-RISE MULTI-FAMILY HOUSING PRODUCTION TO SERVE OUR WORKFORCE, PRIORITIZING MIDDLE-INCOME HOUSEHOLDS

POLICY 31

Facilitate small and mid-rise multi-family buildings that private development can deliver to serve middle-income households without deed restriction, including through adding units in lower density areas or by adding Accessory Dwelling Units (ADUs).

OBJECTIVE 5.A

CONNECT PEOPLE TO JOBS AND THEIR NEIGHBORHOOD WITH NUMEROUS, EQUITABLE, AND HEALTHY TRANSPORTATION AND MOBILITY OPTIONS

POLICY 38

Ensure transportation investments create equitable access to transit and are planned in parallel with increase in housing capacity to advance well-connected neighborhoods consistent with the City's Connect SF vision and encourage sustainable trips in new housing.

The proposed Ordinance will rezone two existing lots from Public (P) to Residential, One-Family (RH-1) Zoning District within close proximity to public transportation. The subject lots are less than two blocks from the J-MUNI line and less than one mile from the Balboa BART station. The proposed Ordinance will also facilitate small scale residential development that is both compatible with the neighborhood and accessible to all existing and future residents. At minimum, the opportunity for one additional housing unit will be created by the proposed Ordinance. As lots zoned within the RH-1 Zoning District, additional local and state programs will become available that may result in more than one dwelling unit including the Accessory Dwelling Unit program and Senate Bill 9.

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 will 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 not have a negative effect on housing or neighborhood character.

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

   The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing. The subject lots are undeveloped.

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.

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 APPROVES the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on November 2, 2023.

Jonas P Ionin Digitally signed by Jonas P Ionin Date: 2023.11.20 17:24:18 -08'00'

Jonas P. Ionin
Commission Secretary

AYES:	Braun, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner
NOES:	None
ABSENT:	None
ADOPTED:	November 2, 2023