San Francisco Planning

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EXECUTIVE SUMMARY
ZONING MAP AMENDMENT INITIATION

HEARING DATE: September 28, 2023

Project Name:	68 NANTUCKET AVENUE
Case Number:	2018-008802MAP [Board File No. TBD]
Staff Contact:	Gabriela Pantoja Gabriela.Pantoja@sfgov.org, 628-652-7380
Reviewed by:	Sylvia Jimenez, Principal Planner sylvia.jimenez@sfgov.org, 628-652-7348
Recommendation:	Initiate and Consider Adoption on or after November 2, 2023

The action before this Commission is initiation of the code amendments described below. Initiation does not involve a decision on the substance of the amendments; it merely begins the required 20-day notice period, after which the Commission may hold a hearing and take action on the proposed Code amendments.

Planning Code Amendment

The proposed Ordinance 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.

The Way It Is Now:

Assessor's Block 3144B, Lots 027A and 036A, known as 68 Nantucket Avenue are currently designated as a Public (P) Zoning District. The subject parcels were formerly owned by Bay Area Rapid Transit (BART).

The Way It Would Be:

Assessor's Block 3144B, Lots 027A and 036A, known as 68 Nantucket Avenue will be rezoned to Residential-House, One-Family (RH-1) Zoning District. The subject parcels are currently privately-owned.

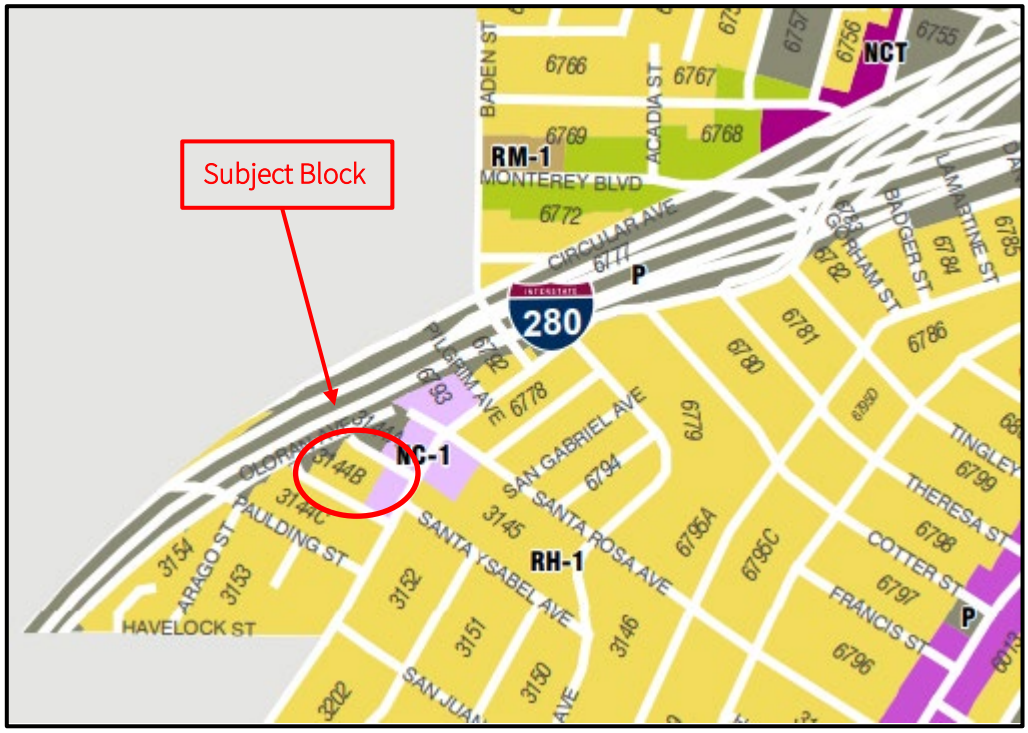
Background

Until 2017, the subject parcels were formerly owned by Bay Area Rapid Transit (BART). In 1969, BART purchased the subject parcels in addition to a number of other parcels across San Francisco for the development of its rapid transit system. The subject parcels abut the system's exterior rail line from Glen Park Station to Balboa Park Station and are currently undeveloped.

Issues and Considerations

- Surrounding Neighborhood.

  The subject parcels are located within the Public (P) Zoning District, 40-X Height and Bulk District, and within the Outer Mission neighborhood, adjacent to the Bernal Heights and Glen Park neighborhoods. The immediate neighborhood's context is predominantly residential in character with two- to three-story residential developments. Immediately adjacent zoning districts include RH-1 (Residential-House, One-Family) and P (Public) Zoning Districts.



- The proposed ordinance will expand housing opportunities for local residents and their families while strengthening neighborhood vitality and will advance the City's implementation of the Housing Element. In particular, Policy 20 which states "increase mid-rise and small multi-family housing types by adopting zoning changes or density bonus programs in Well-resourced Neighborhoods near transit, including along SFMTA Rapid Network and other transit, and throughout lower-density areas, by adopting zoning changes or density bonus programs." Additionally, the proposed ordinance will expand small and mid-rise multi-family housing production to serve our workforce, prioritizing middle-income households (Housing

Element, Objective 4.B) and connect people to jobs and their neighborhood with numerous, equitable, and healthy transportation and mobility options (Housing Element, Objective 5.A).

Recommendation

The Department recommends that the Commission recommend approval of the resolution to initiate the Planning Code amendments for consideration on or after November 2, 2023.

Basis for Recommendation

The Department recommends that the Commission initiate the proposed ordinance because it 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. Additionally, the subject parcels at 68 Nantucket Avenue are no longer under the ownership of a public entity, BART, or for the public benefit.

Required Commission Action

The proposed Ordinance is before the Commission so that it may initiate the proposed Ordinance and schedule a time for the Ordinance to be heard for adoption.

Environmental Review

The proposal to amend the Planning Code is anticipated to result in no physical impact on the environment. Evaluation under CEQA will be complete prior to the adoption hearing.

Public Comment

As of the date of this report, the Planning Department has received one e-mail inquiring into the proposed rezoning. The Department has not received any public comment in opposition nor support of the proposed Ordinance.

RECOMMENDATION: Initiate and Consider Adoption on or after November 2, 2023

Attachments:

Exhibit A: Draft Planning Commission Resolution
Exhibit B: Proposed Ordinance

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PLANNING COMMISSION DRAFT RESOLUTION

HEARING DATE: September 28, 2023

Project Name:	68 NANTUCKET AVENUE
Case Number:	2018-008802MAP [Board File No. TBD]
Initiated by:	Planning Commission
Staff Contact:	Gabriela Pantoja, Senior Planner Gabriela.Pantoja@sfgov.org, (628) 652-7380
Reviewed by:	Sylvia Jimenez, Principal Planner sylvia.jimenez@sfgov.org, (628) 652-7348

Recommendation: Initiate and Schedule for Adoption on or After November 2, 2023

INITIATING AMENDMENTS TO 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, The Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider initiation of the proposed Ordinance on September 28, 2023; 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, the Environmental Review will be completed prior to the Commission taking action on this Ordinance; and

WHEREAS, the 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 Commission has reviewed the proposed Ordinance; and

MOVED, that pursuant to Planning Code Section 302(b), the Commission adopts a Resolution to initiate amendments to the Planning Code;

AND BE IT FURTHER RESOLVED, that pursuant to Planning Code Section 306.3, the Commission authorizes the Department to provide appropriate notice for a public hearing to consider the above referenced Planning Code amendments contained in the draft ordinance, approved as to form by the City Attorney in Exhibit A, to be considered at a publicly noticed hearing on or after November 2, 2023.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on September 28, 2023.

Jonas P. Ionin
Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED:

FILE NO.

LEGISLATIVE DIGEST

[Planning Code, Zoning Map - 68 Nantucket Avenue]

Ordinance amending the Zoning Map of the Planning Code to rezone Assessor's Block 3144B, Lots 027A and 036A, known as 68 Nantucket Avenue, from Public (P) District to Residential-House, One Family (RH-1) District; and affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1; and making public necessity, convenience, and general welfare findings under Planning Code, Section 302.

Existing Law

The Planning Code and Zoning Map regulate development in the City, and provide use restrictions and various other controls. Planning Code Section 211 establishes the Public Use District, which applies to land that is owned by a governmental agency and in some form of public use. Section 209.1 establishes five classes of residential Use Districts, including the Residential-House, One Family (RH-1) Districts. These RH-1 Districts are occupied mainly by single-family houses without side yards. The Zoning Map sets forth the boundaries of these Use Districts.

Amendments to Current Law

The ordinance would amend Zoning Use District Map ZN11 to rezone Assessor's Block 3144B, lots 027A and 036A, from P (Public) to Residential-House, One Family (RH-1).

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[Planning Code, Zoning Map - 68 Nantucket Avenue]

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

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

Section 1. Findings

(a) The Planning Department has determined that the actions contemplated in this 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 Supervisors in File No. ___ and is incorporated herein by reference. The Board affirms this determination.

(b) On _____, the Planning Commission, in Resolution No. _____, adopted findings that the actions contemplated in this ordinance are consistent, on balance, with the City's General Plan and eight priority policies of Planning Code Section 101.1. The

Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the Board of Supervisors in File No. _____, and is incorporated herein by reference.

(c) Pursuant to Planning Code Section 302, the Board of Supervisors finds that these Planning Code amendments will serve the public necessity, convenience, and general welfare for the reasons set forth in Planning Commission Resolution No. _____ and the Board incorporates such reasons herein by reference.

Section 2. The Planning Code is hereby amended by revising Sectional Map ZN11 of the Zoning Map as follows:

Assessor's Block	Lot	Use District to be Superseded	Use of District Hereby Approved
3144B	027A	Public (P)	RH-1
3144B	036A	Public (P)	RH-1

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

APPROVED AS TO FORM:
DAVID CHIU, City Attorney

By: /s/ Peter R. Miljanich
PETER R. MILJANICH
Deputy City Attorney

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