File No. 240173 **Committee Item No.** 1
Board Item No. **25**

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation **Date:** July 8, 2024
Board of Supervisors Meeting: **Date:** July 16, 2024

Cmte Board

Cmte	Board		
☐	☐	**Motion**	
☐	☐	**Resolution**	
☒	☒	**Ordinance**	**- VERSION 2**
☒	☒	**Legislative Digest**	**- VERSION 2**
☐	☐	**Budget and Legislative Analyst Report**	
☐	☐	**Youth Commission Report**	
☒	☒	**Introduction Form**	
☐	☐	**Department/Agency Cover Letter and/or Report**	
☐	☐	**MOU**	
☐	☐	**Grant Information Form**	
☐	☐	**Grant Budget**	
☐	☐	**Subcontract Budget**	
☐	☐	**Contract / DRAFT Mills Act Agreement**	
☐	☐	**Form 126 – Ethics Commission**	
☐	☐	**Award Letter**	
☐	☐	**Application**	
☐	☐	**Public Correspondence**	

OTHER

☒	☒	Planning Commission Transmittal Memo – June 7, 2024
☒	☒	CEQA Determination – March 11, 2024
☒	☒	Referral CEQA and PC – March 1, 2024
☒	☒	Hearing Notice – June 21, 2024
☒	☒	Committee Report Request Memo – July 2, 2024
☐	☐	
☐	☐	
☐	☐	
☐	☐	

Prepared by: John Carroll **Date:** July 5, 2024
Prepared by: John Carroll **Date:** July 8, 2024
Prepared by: **Date:**

AMENDED IN COMMITTEE
7/1/2024

FILE NO. 240173 ORDINANCE NO.

[Planning Code, Zoning Map - ~~Residential Enclave-Mixed~~RED and WMUG Districts, Rezone 135 Kissling Street]

Ordinance amending the Planning Code to conditionally permit vehicle storage lots in the Residential Enclave-Mixed (RED-MX) and Western SoMa Mixed Use-General (WMUG) Districts and to update citations and cross-references in the text and tables of specified Mixed Use Districts; amending the Zoning Map to rezone 135 Kissling Street, Assessor's Parcel Block No. 3516, Lot No. 068, from Residential Enclave (RED) to RED-MX; and 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 making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.

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. Environmental and Land Use 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. 240173 and is incorporated herein by reference. The Board affirms this determination.

(b) On May 23, 2024, the Planning Commission, in Resolution No. 21566, recommended the proposed Zoning Map amendments for approval and 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. 240173, and is incorporated herein by reference.

(c) Pursuant to Planning Code Section 302, this Board finds that these Planning Code amendments will serve the public necessity, convenience, and welfare for the reasons set forth in Planning Commission Resolution No. 21566, and the Board incorporates such reasons herein by reference. A copy of said resolution is on file with the Clerk of the Board of Supervisors in File No. 240173.

Section 2. Article 8 of the Planning Code is hereby amended by revising Sections 803.9, 827, 829, ~~and~~ 835, and 839 to read as follows:

SEC. 803.9. COMMERCIAL USES IN EASTERN NEIGHBORHOODS MIXED USE DISTRICTS.

* * * *

(b) **Preservation of Historic Buildings within Certain Eastern Neighborhoods Mixed Use Districts.** The following controls are intended to support the economic viability of buildings of historic importance within Eastern Neighborhoods.

* * * *

(2) **RED and RED-MX Districts.** This subsection (b)(2) applies only to buildings in RED and RED-MX Districts that are a designated landmark building per Article 10 of the Planning Code, buildings designated as Category I-IV pursuant to Article 11 of this

Code and located within the Extended Preservation District, or a building listed in or determined individually eligible for the National Register of Historic Places or the California Register of Historical Resources by the State Office of Historic Preservation.

(A) Arts Activities, Community Facility, Private Community Facility, Public Facility, School, Social Service or Philanthropic Facility, and Trade School uses are principally permitted, and Retail Sales and Services uses and Office Uses as defined in Section ~~*890.70*~~*102*, are permitted only with Conditional Use authorization, pursuant to Planning Code Section 303, provided that:

* * * *

(3) **WMUG District.** This subsection (b)(3) applies only to buildings in the WMUG District that are a designated landmark building per Article 10 of the Planning Code, buildings designated as Category I-IV pursuant to Article 11 of this Code and located within the Extended Preservation District, or a building listed in or determined individually eligible for the National Register of Historic Places or the California Register of Historical Resources by the State Office of Historic Preservation.

(A) Office uses, as defined in Planning Code Section ~~*890.70*~~*102*, are principally permitted, provided that:

* * * *

//

//

//

//

//

//

SEC. 827. RINCON HILL DOWNTOWN RESIDENTIAL MIXED USE DISTRICT (RH-DTR).

* * * *

Table 827

RINCON HILL DOWNTOWN RESIDENTIAL MIXED USE DISTRICT

ZONING CONTROL TABLE

No.	Zoning Category	§ References	Rincon Hill Downtown Residential Mixed Use District Zoning Controls
Building and Siting Standards			
.10	Height and Bulk	§§ 102.~~12~~, 105, 106, 250 - 252, 260, 270	Varies 45 - 550 feet. For height limits, see Zoning Map 1H and § 263.19; for bulk controls, see § 270(e).
* * * *			
.17	Awning	§ 136.*1*~~2~~(a)	P
.18	Canopy	§ 136.*1*~~2~~(b)	P
.19	Marquee	§ 136.*1*~~2~~(c)	P
Non-Residential Standards and Uses			
.20	Required Residential to Non-Residential Use Ratio	§ 102.~~*10*~~	Non-residential uses limited to occupiable sf per 6 occupiable sf devoted to residential uses. § 825(c)(2).

* * * *			
.33	Nighttime Entertainment	§§ 102~~.17~~, 803.5(g)	C
* * * *			
Residential Standards and Uses			
* * * *			
.54	Large-Scale Urban Agriculture	§ 102~~.35(b)~~	C
* * * *			

* * * *

SEC. 829. SOUTH BEACH DOWNTOWN RESIDENTIAL MIXED USE DISTRICT (SB-DTR).

* * * *

Table 829

SOUTH BEACH DOWNTOWN RESIDENTIAL MIXED USE DISTRICT ZONING CONTROL TABLE

No.	**Zoning Category**	**§ References**	***South Beach Downtown Residential Mixed Use District Zoning Controls***
Building and Siting Standards			
.10	Height and Bulk	§§ 102~~.12~~, 105, 106, 250 - 252, 260, 270	Varies 40 - 200 feet. For height limits, see Zoning Map 1H and § 263.19; for bulk controls, see § 270(e).
* * * *			

.17	Awning	§ 136.*1~~2~~*(a)	P
.18	Canopy	§ 136.*1~~2~~*(b)	P
.19	Marquee	§ 136.*1~~2~~*(c)	P
Non-Residential Standards and Uses			
.20	Required Residential to Non-Residential Use Ratio	§ 102*~~.10~~*	Non-residential uses limited to occupiable sf per 6 occupiable sf devoted to residential uses. § 825(c)(2).
* * * *			
.30b	Residential Care Facility	§ 102	P
* * * *			
.33	Nighttime Entertainment	§§ 102*~~.17~~*, 803.5(b)	C
* * * *			
Residential Standards and Uses			
* * * *			
.51	Residential Conversions	§ *~~790.84~~*317, Ch. 41 Admin. Code	C
.52	Residential Demolition	*§ 317*	C
.53	Large-Scale Urban Agriculture	§ 102*~~.35(b)~~*	C
* * * *			

* * * *

SEC. 835. RED-MX – RESIDENTIAL ENCLAVE-MIXED DISTRICT.

* * * *

Table 835

RED-MX – RESIDENTIAL ENCLAVE DISTRICT ZONING CONTROL TABLE

Zoning Category	§ References	Residential Enclave-Mixed District Controls
* * * *		
NON-RESIDENTIAL STANDARDS AND USES		
* * * *		
Automotive Use Category		
Automotive Uses*	§ 102	NP
Automotive Repair	§ 102	P(3)
Private Parking Garage	§ 102	C
Vehicle Storage Lot	*§ 102*	*C*
Vehicle Storage Garage	§ 102	C
* * * *		

* * * *

//

//

//

//

//

//

//

SEC. 839. WMUG – WSOMA MIXED USE-GENERAL DISTRICT.

* * * *

Table 839

WMUG – WSOMA MIXED USE-GENERAL DISTRICT ZONING CONTROL TABLE

Zoning Category	§ References	Western SoMa Mixed Use-General District Controls
* * * *		
NON-RESIDENTIAL STANDARDS AND USES		
* * * *		
Automotive Use Category		
Automotive Uses*	§ 102	P(4)
* * * *		
Vehicle Storage Lot	§ 102	~~NP~~C
* * * *		

* * * *

Section 3. The Planning Code is hereby amended in accordance with Planning Code Section 106 by revising Zoning Use District Map ZN07 of the Zoning Map of the City and County of San Francisco, as follows:

Description of Property	Current Zoning to be Superseded	Proposed Zoning to be Approved
Assessor's Parcel Block No. 3516, Lot No. 068	RED	RED-MX

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. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors intends to amend only those words, phrases, paragraphs, subsections, sections, articles, numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal Code that are explicitly shown in this ordinance as additions, deletions, Board amendment additions, and Board amendment deletions in accordance with the "Note" that appears under the official title of the ordinance.

APPROVED AS TO FORM:
DAVID CHIU, City Attorney

By: /s/ Heather Goodman
HEATHER L. GOODMAN
Deputy City Attorney

n:\legana\as2023\2400141\01763652.docx

FILE NO. 240173

REVISED LEGISLATIVE DIGEST

(Amended in Committee – July 1, 2024)

[Planning Code, Zoning Map - RED and WMUG Districts, Rezone 135 Kissling Street]

Ordinance amending the Planning Code to conditionally permit vehicle storage lots in the Residential Enclave-Mixed (RED-MX) and Western SoMa Mixed Use-General (WMUG) Districts and to update citations and cross-references in the text and tables of specified Mixed Use Districts; amending the Zoning Map to rezone 135 Kissling Street, Assessor's Parcel Block No. 3516, Lot No. 068, from Residential Enclave (RED) to RED MX; and 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 making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302

Existing Law

In the Planning Code, different uses are permitted, conditionally permitted, or not permitted in various zoning districts covering a geographic area. For each zoning district, the Planning Code specifies the allowable or prohibited uses, and often describes relevant terms and definitions by cross-referencing other sections of the Planning Code.

A mix of uses are permitted or conditionally permitted in the Residential Enclave-Mixed (RED-MX) district, including residential, retail, and some automotive uses. In the zoning control table for this district, only specified automotive uses are permitted or conditionally permitted, and all other automotive uses are not permitted. Currently, vehicle storage lots are not specifically listed as permitted, therefore appear to be not permitted under existing law. In the Western SoMa Mixed-Use General District (WMUG), vehicle storage lots are not permitted.

Under existing law, the parcel located at 135 Kissling Street is zoned Residential Enclave (RED), where automotive uses are not permitted. Certain parcels adjacent to 135 Kissling Street have been rezoned to RED-MX.

Amendments to Current Law

Pursuant to this ordinance, various cross-references to other sections of the Planning Code would be updated and corrected. These changes are technical only and do not make substantive changes to which uses are allowed or prohibited.

In the RED-MX and WMUG Districts, this ordinance would specifically list vehicle storage lots as conditionally permitted.

The parcel located at 135 Kissling Street would be rezoned from RED to RED-MX. The zoning controls applicable in the RED-MX district would apply to the parcel instead of the zoning controls applicable to the RED district.

Background Information

In Ordinance No. 70-23, Article 8 of the Planning Code was reorganized, with several sections deleted and re-adopted in a new format. This reorganization affected each of the sections included in this ordinance. This ordinance makes updates and corrections needed following the reorganization in Ordinance No. 70-23, including updating cross-references and inserting inadvertently omitted text that vehicle storage lots are to be conditionally permitted in the RED-MX district.

n:\legana\as2023\2400141\01712875.docx

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

June 7, 2024

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

Re: Transmittal of Planning Department Case Number 2024-001873PCA:
Residential Enclave-Mixed District, Rezone 135 Kissling Street
Board File No. 240173

Planning Commission Recommendation: **Approval with Modification**

Dear Ms. Calvillo and Supervisor Dorsey,

On May 23, 2024, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance, introduced by Supervisor Dorsey. The proposed ordinance would amend the Planning Code to conditionally permit vehicle storage lots in the Residential Enclave-Mixed (RED-MX) District and update citations and cross-references in the text and tables of specified Mixed Use Districts. The ordinance would also amend the Zoning Map to rezone 135 Kissling Street, Assessor's Parcel Block No. 3516, Lot No. 068, from Residential Enclave (RED) to RED-MX. At the hearing the Planning Commission recommended approval with modification.

The Commission's proposed modification is to expand the scope of the ordinance to also Conditionally permit Vehicle Storage Lots in the WMUG District.

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

cc: Heather L. Goodman, Deputy City Attorney
Madison Tam, Aide to Supervisor Dorsey
John Carroll, Office of the Clerk of the Board

Attachments :
Planning Commission Resolution
Planning Department Executive Summary

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

PLANNING COMMISSION RESOLUTION NO. 21566

HEARING DATE: May 23, 2024

Project Name:	Residential Enclave-Mixed District, Rezone 135 Kissling Street
Case Number:	2024-001873PCA/MAP [Board File No. 240173]
Initiated by:	Supervisor Dorsey / Introduced February 27, 2024
Staff Contact:	Audrey Merlone, Legislative Affairs Audrey.Merlone@sfgov.org 628-652-7534
Reviewed by:	Dan Sider, Chief of Staff dan.sider@sfgov.org, 628-652-7539

RESOLUTION APPROVING A PROPOSED ORDINANCE THAT WOULD AMEND THE PLANNING CODE TO CONDITIONALLY PERMIT VEHICLE STORAGE LOTS IN THE RESIDENTIAL ENCLAVE-MISED (RED-MX) DISTRICT AND TO UPDATE CITATIONS AND CROSS-REFERENCES IN THE TEXT AND TABLES OF SPECIFIED MIXED USE DISTRICTS; AMENDING THE ZONING MAP TO REZONE 135 KISSLING STREET, ASSESSOR'S PARCEL BLOCK NO. 3516, LOT NO. 068, FROM RESIDENTIAL ENCLAVE (RED) TO RED-MX; 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 MAKING FINDINGS OF PUBLIC NECESSITY, CONVENIENCE, AND WELFARE PURSUANT TO PLANNING CODE, SECTION 302.

WHEREAS, on February 27, 2024, Supervisor Dorsey introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 240173, which would amend the Planning Code to conditionally permit vehicle storage lots in the Residential Enclave-Mixed (RED-MX) District and to update citations and cross-references in the text and tables of specified Mixed Use Districts; amending the Zoning Map to rezone 135 Kissling Street, Assessor's Parcel Block No. 3516, Lot No. 068, from Residential Enclave (RED) to RED-MX;

WHEREAS, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on May 23, 2024; and,

WHEREAS, the proposed Ordinance has been determined to be categorically exempt from environmental review under the California Environmental Quality Act Section 15378 and 15060(c)(2); 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 with modifications. The Commission's proposed modification is to expand the scope of the ordinance to also Conditionally permit Vehicle Storage Lots in the WMUG District.

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 Commission supports the ordinance's goal of promoting the retention and growth of existing auto repair businesses. The proposed Conditional Use authorization will ensure careful examination of future projects and would allow for the imposition of conditions to address any potential adverse effects on nearby residential areas.

General Plan Compliance

The proposed Ordinance and the Commission's recommended modifications are consistent with the following Objectives and Policies of the General Plan:

COMMERCE AND INDUSTRY ELEMENT

OBJECTIVE 2
MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1
Seek to retain existing commercial and industrial activity and to attract new such activity to the city

OBJECTIVE 4
IMPROVE THE VIABILITY OF EXISTING INDUSTRY IN THE CITY, THE EQUITABLE DISTRIBUTION OF INFRASTRUCTURE, AND THE ATTRACTIVENESS OF THE CITY AS A LOCATION FOR NEW INDUSTRY.

Policy 4.4
When displacement does occur, attempt to relocate desired firms within the city.

The proposed Ordinance allows a long-standing auto repair business to stay in the neighborhood after having lost their lease on a nearby vehicle storage garage space. The building at 135 Kissling Street will serve as the replacement auto storage garage for Royal Motors, who currently operate other storage facilities and a repair shop on the same block.

WESTERN SOMA AREA PLAN

OBJECTIVE 1.1
BUILD ON AN EXISTING MIXED-USED CHARACTER THAT ENCOURAGES PRODUCTION OF RESIDENTIAL USES IN AREAS MOST APPROPRIATE FOR NEW HOUSING WITH A PROXIMATE MIX OF USES AND SERVICES SERVING LOCAL NEEDS AND THEREBY DEVELOPING A COMPLETE NEIGHBORHOOD.

Policy 1.1.3
Protect existing and newly designated residential clusters with Residential Enclave District zoning controls.

OBJECTIVE 1.2
ENCOURAGE PRESERVATION OF EXISTING AND VIABLY APPROPRIATE NEW LAND USES IN LOCATIONS THAT PROVIDE THE GREATEST OPPORTUNITIES FOR SUCCESS ANDMINIMIZE CONFLICT WITH RESIDENTIAL USES.

OBJECTIVE 1.3
MINIMIZE NOISE IMPACTS AND ENSURE APPROPRIATE NOISE ORDINANCE REQUIREMENTS ARE MET.

Policy 1.1.3
Reduce potential land use conflicts by carefully considering the location and design of both noise-generating uses and sensitive uses in the Western SoMa.

The building at 135 Kissling Street's design lends itself to industrial activities, and the proposed legislation supports its continued function as an industrial space by Conditionally allowing Vehicle Storage Garages. The Conditional Use authorization required to operate a Vehicle Storage Garage at this site will additionally ensure that there is careful evaluation of the use to ensure it does not negatively impact the surrounding residential buildings.

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 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.

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 WITH MODIFICATIONS as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on May 23, 2024.

Jonas P. Ionin
Commission Secretary

AYES:	So, Williams, Braun, Diamond
NOES:	Imperial, Moore
ABSENT:	Koppel
ADOPTED:	May 23, 2024

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

EXECUTIVE SUMMARY
PLANNING CODE TEXT & ZONING MAP AMENDMENT

HEARING DATE: May 23, 2024

90-Day Deadline: May 30, 2024

Project Name:	Residential Enclave-Mixed District, Rezone 135 Kissling Street
Case Number:	2024-001873PCA/MAP [Board File No. 240173]
Initiated by:	Supervisor Dorsey / Introduced February 27, 2024
Staff Contact:	Audrey Merlone, Legislative Affairs Audrey.Merlone@sfgov.org 628-652-7534
Reviewed by:	Dan Sider, Chief of Staff dan.sider@sfgov.org, 628-652-7539
Environmental Review:	Not a Project Under CEQA

Recommendation:	Approval with Modifications

Planning Code Amendment

The proposed Ordinance would amend the Planning Code to (1) Conditionally permit Vehicle Storage Lots in the Residential Enclave-Mixed (RED-MX) District and (2) Rezone 135 Kissling Street from Residential Enclave (RED) to RED-MX.

The Way It Is Now:

1. The parcel at 135 Kissling Street (APN 3516/068) is zoned RED.
2. In the RED-MX District, Vehicle Storage Lots are Not Permitted.

The Way It Would Be:

1. The parcel at 135 Kissling Street would be rezoned to RED-MX.
2. In the RED-MX District, Vehicle Storage Lots would be Conditionally permitted.

Background

The lot at 135 Kissling Street contains a large, industrial building that City Assessor records show was constructed in 1953. Royal Automotive Group (DBA "Royal Motors"), a car dealership and auto repair business, is under contract to purchase the building. Royal Motors intends to use the building as a Vehicle Storage Garage, which is not allowed under the parcel's current RED zoning but is Conditionally allowed under the proposed provisions of the RED-MX District.

Royal Motors operates a handful of other nearby Vehicle Storage Lots along Kissling Street and Howard Street that are zoned RED-MX or Western SoMa Mixed Use-General District (WMUG), respectively. While a Conditional Use Authorization had been approved to allow those Vehicle Storage Lots, building permits were never issued within the three years allowed under the Commission's approval. Because subsequent Code changes inadvertently prohibited Vehicle Storage Lots within the RED-MX and WMUG districts, that Conditional Use Authorization cannot be renewed to allow for issuance of the required building permits.

Map of the subject parcel at 135 Kissling (above), and photo of the subject site from Kissling Street (below).

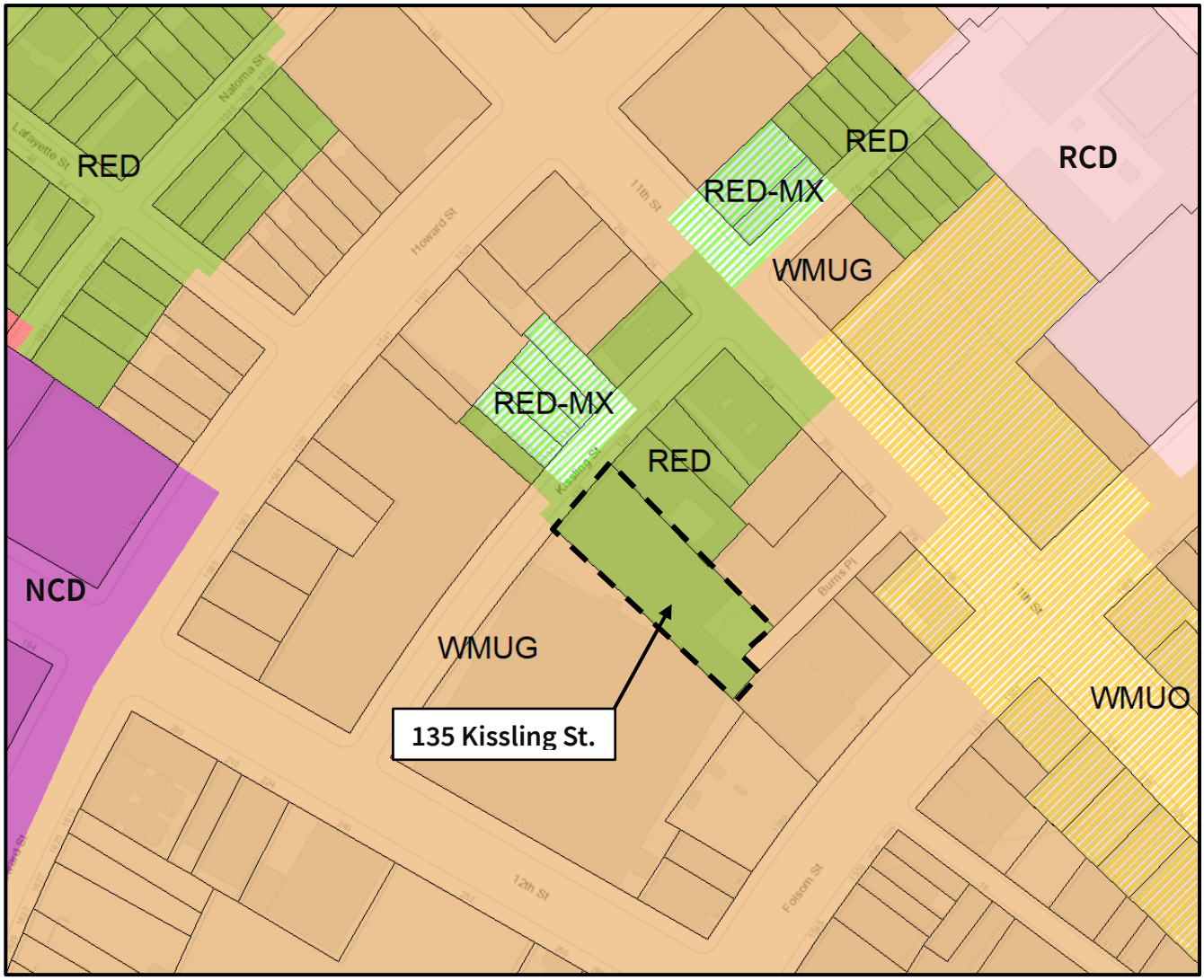
Issues and Considerations

Existing Neighborhood

The neighborhood surrounding 135 Kissling Street is a diverse blend of residential, industrial, and commercial uses. The immediate neighborhood is within the Western SoMa Special Use District, which resulted from the Western SoMa Area Planning process. This area of the City is distinguished by fine-grained Zoning Districts (*see map on page 4*). The Western SoMa Area Plan created this intricate pattern in part to respond to the juxtaposition of more intensive industrial uses with older multi-family residential structures.

General Plan Compliance

Objective 1.2 of the Western SoMa Area Plan is to: "Encourage preservation of existing and viably appropriate new land uses in locations that provide the greatest opportunities for success and minimize conflict with residential uses." The building at 135 Kissling Street was purpose-built for industrial activities, and the proposed rezoning would support its continued functioning by Conditionally allowing additional Automotive uses. Allowing Vehicle Storage Lots in the RED-MX District will also restore the ability to establish an industrial land use that was inadvertently prohibited through the Article 8 reorganization ordinance.



Racial and Social Equity Analysis

The proposed amendments are narrowly tailored and cannot be directly associated with a negative or positive impact in advancing the racial or social equity. However, the City's Housing Element emphasizes the importance of including traditionally marginalized voices in proposals located in Priority Equity Geographies, which 135 Kissling Street – and much of this immediate neighborhood - is within. Applications for subsequent Conditional Use Authorization enabled through this legislation will involve opportunities for broad community engagement.

Implementation

The Department has determined that this ordinance will not impact implementation procedures.

Recommendation

The Department recommends that the Commission *approve the proposed Ordinance with modifications* and adopt the attached Draft Resolution to that effect. Specifically, we recommend that the scope of the ordinance be expanded to also Conditionally permit Vehicle Storage Lots in the WMUG District.

Basis for Recommendation

The Department supports the ordinance's goal of promoting the retention and growth of existing auto repair businesses. The proposed Conditional Use authorization would ensure careful examination of future projects and would allow for the imposition of conditions to address any potential adverse effects on nearby residential areas.

Staff recommends modifying the ordinance to incorporate the proposed change to the RED-MX District into the WMUG District, as well. Two of the parcels on which prior Conditional Use Authorization had been granted for Vehicle Storage Lots are located in the WMUG District. Without this modification those uses would persist without a path for legalization.

In both RED-MX and WMUG Districts, restoring the Conditional Use allowance for Vehicle Storage Lots is consistent with longstanding zoning controls that were inadvertently changed last year.

Required Commission Action

The proposed Ordinance is before the Commission so that it may approve it, reject it, or approve it with modifications.

Environmental Review

The proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c)(2) and 15378 because they do not result in a physical change in the environment.

Public Comment

As of the date of this report, the Planning Department has received one submission of public comment regarding the proposed Ordinance. The letter is attached as Exhibit C.

Attachments:

Exhibit A: Draft Planning Commission Resolution
Exhibit B: Board of Supervisors File No. 240173
Exhibit C: Letters of Support/Opposition

BOARD of SUPERVISORS

City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

MEMORANDUM

Date: March 1, 2024

To: Planning Department/Planning Commission

From: John Carroll, Assistant Clerk, Land Use and Transportation Committee

Subject: Board of Supervisors Legislation Referral - File No. 240173
Planning Code, Zoning Map - Residential Enclave-Mixed District, Rezone 135 Kissling Street

☒ California Environmental Quality Act (CEQA) Determination
(California Public Resources Code, Sections 21000 et seq.)
☒ Ordinance / Resolution
☐ Ballot Measure

Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment. Physical changes are covered under Community Plan Evaluation for 1560 Folsom Street Case No. 2018-014795ENV.

3/11/2024

☒ Amendment to the Planning Code, including the following Findings:
(Planning Code, Section 302(b): 90 days for Planning Commission review)
☒ General Plan ☒ Planning Code, Section 101.1 ☒ Planning Code, Section 302

☐ Amendment to the Administrative Code, involving Land Use/Planning
(Board Rule 3.23: 30 days for possible Planning Department review)

☐ General Plan Referral for Non-Planning Code Amendments
(Charter, Section 4.105, and Administrative Code, Section 2A.53)
(Required for legislation concerning the acquisition, vacation, sale, or change in use of City property; subdivision of land; construction, improvement, extension, widening, narrowing, removal, or relocation of public ways, transportation routes, ground, open space, buildings, or structures; plans for public housing and publicly-assisted private housing; redevelopment plans; development agreements; the annual capital expenditure plan and six-year capital improvement program; and any capital improvement project or long-term financing proposal such as general obligation or revenue bonds.)

☐ Historic Preservation Commission
☐ Landmark *(Planning Code, Section 1004.3)*
☐ Cultural Districts *(Charter, Section 4.135 & Board Rule 3.23)*
☐ Mills Act Contract *(Government Code, Section 50280)*
☐ Designation for Significant/Contributory Buildings *(Planning Code, Article 11)*

Please send the Planning Department/Commission recommendation/determination to John Carroll at john.carroll@sfgov.org.

BOARD of SUPERVISORS

City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

NOTICE OF PUBLIC HEARING

LAND USE AND TRANSPORTATION COMMITTEE

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco's 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, July 1, 2024**

Time: **1:30 p.m.**

Location: **Legislative Chamber, Room 250, located at City Hall**
1 Dr. Carlton B. Goodlett Place, San Francisco. CA 94102

Subject: **File No. 240173.** Ordinance amending the Planning Code to conditionally permit vehicle storage lots in the Residential Enclave-Mixed (RED-MX) District and to update citations and cross-references in the text and tables of specified Mixed Use Districts; amending the Zoning Map to rezone 135 Kissling Street, Assessor's Parcel Block No. 3516, Lot No. 068, from Residential Enclave (RED) to RED-MX; 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 making findings of public necessity, convenience, and welfare pursuant to 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. These comments will be added to the official public record in this matter and shall be brought to the attention of the Board of Supervisors. 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 or sent via email (bos@sfgov.org). Information relating to this matter is available with the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (https://sfbos.org/legislative-research-center-lrc). Agenda information relating to this matter will be available for public review on Friday, June 28, 2024.

For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee:

John Carroll (john.carroll@sfgov.org ~ (415) 554-4445)

Angela Calvillo
Clerk of the Board of Supervisors
City and County of San Francisco

jec:bjj:ams

DATED ~ POSTED ~ PUBLISHED: June 21, 2024

San Francisco Examiner

PUBLIC NOTICES

San Mateo County: 650-556-1556 • E-mail: smlegals@sfmediaco.com
San Francisco: 415-314-1835 • E-mail: sflegals@sfmediaco.com

San Francisco Examiner • Daly City Independent • San Mateo Weekly • Redwood City Tribune • Enquirer - Bulletin • Foster City Progress • Millbrae - San Bruno Sun • Boutique & Villager • Examiner - So. San Francisco • Examiner - San Bruno

GOVERNMENT

NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE MONDAY JULY 1, 2024 - 1:30 PM Legislative Chamber, Room 250, City Hall 1 Dr. Carlton B. Goodlett Place, San Francisco. CA 94102

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco's 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. 240173.** Ordinance amending the Planning Code to conditionally permit vehicle storage lots in the Residential Enclave-Mixed (RED-MX) District and to update citations and cross-references in the text and tables of specified Mixed Use Districts; amending the Zoning Map to rezone 135 Kissling Street, Assessor's Parcel Block No. 3516, Lot No. 068, from Residential Enclave (RED) to RED-MX; 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 making findings of public necessity, convenience, and welfare pursuant to 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. These comments will be added to the official public record in this matter and shall be brought to the attention of the Board of Supervisors. 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 or sent via email (bos@sfgov.org). Information relating to this matter is available with the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (https://sfbos.org/legislative-research-center-lrc). Agenda information relating to this matter will be available for public review on Friday, June 28, 2024.

For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee: John Carroll (john.carroll@sfgov.org ~ (415) 554-4445)

EXM-3825843#

I. INTRODUCTION The San Francisco Public Utilities Commission (SFPUC) is issuing this Request for Qualifications (RFQ) in search of candidates with the specified qualifications to respond to the forthcoming Request For Bids (RFB) to construct the WW-719C Folsom Area Stormwater Improvements –(FASI) Harrison/Treat Box Sewers and Connecting Auxiliary Sewers (Project). A "Candidate" is any entity responding to this RFQ. This qualification process is mandatory to respond to the RFB. The SFPUC will only evaluate timely submitted Qualification Applications. SFPUC will only accept bids on the Contract at the time of RFB from Qualified Contractors. A Qualified Contractor is a Candidate that submitted a timely Qualification Application and whose Qualification Application receives a "qualifying" status. **1. SFPUC Background** The SFPUC is a department within the City and County of San Francisco (City) that provides retail drinking water and sewer services to the City, wholesale water to three other Bay Area counties, and hydroelectric power to the City's municipal operations. The SFPUC is comprised of three separate enterprises. The SFPUC Water Enterprise is responsible for managing the transmission, treatment, storage, and distribution of potable water to the City's wholesale and retail customers. The SFPUC Wastewater Enterprise is responsible for managing the collection, treatment, and disposal of the City's wastewater. The SFPUC Power Enterprise is responsible for managing retail power sales, transmission and power scheduling, energy efficiency programs, street lighting services, utilities planning for redevelopment projects, energy resource planning efforts, and various other energy services. The mission of the SFPUC is to: • Serve the City and its Bay Area customers with reliable, high quality, and affordable water, while maximizing benefits from power operations and responsibly managing the resources entrusted to its care; • Protect public health, public safety, and the environment by providing reliable and efficient collection, treatment, and disposal of the City's wastewater; • Conduct its business affairs in a manner that promotes efficiency, minimizes wastes, and assures rate payers' confidence; and • Promote diversity and the health, safety, and professional development of its employees. **2. Project Background** The SFPUC Wastewater Enterprise is proposing the Project to address the Sewer System Improvement Program's (SSIP) level of service (LOS) in the City's Inner Mission District. The goal is to control and manage flows from a statistically derived, LOS-design storm of 3-hour duration and delivering 1.3 inches of rain. Properties have been subjected to stormwater inundation during moderate-to-heavy storms. The lower-lying areas can experience up to several feet of flooding. This Contract (Contract WW-719C) is part of the larger Folsom Area Stormwater Improvements Project (FASIP). FASIP consists of four construction contracts (including this Contract). The construction contracts are: • WW-719A Folsom Area Stormwater Improvements – SOMA and Mission Districts Sewer Replacement • WW-719B Folsom Area Stormwater Improvements – Alameda Street Wet Weather Conveyance Tunnel • WW-719C Folsom Area Stormwater Improvements – Harrison/Treat Box Sewers and Connecting Auxiliary Sewers (this Contract) • WW-719D Folsom Area Stormwater Improvements – Western SOMA and Northern Mission District Sewer Replacement **3. Environmental Review** The City conducted an environmental review of the proposed FASIP under the California Environmental Quality Act (CEQA). FASIP's environmental review was completed by the City Planning Department and was determined to be categorically exempt (Case Number 2021-002217ENV). However, the City retains sole and absolute discretion to: (i) make such modifications, deemed necessary to mitigate significant environmental impacts; (ii) select other feasible alternatives to the proposed FASIP to avoid such impacts; (iii) balance the benefits of the FASIP against unavoidable significant impacts prior to taking final action if such significant impacts cannot otherwise be avoided; or (iv) determine not to proceed with the proposed FASIP. **4. Contract Scope** Contract WW-719C will address the SSSIP's LOS in the City's Inner Mission District. The proposed improvements under WW-719C include: • Building a new box sewer on Harrison Street to collect all-weather flows; • Replacing the existing box sewers on Treat Avenue (used for only wet-weather flows); • Building a new box sewer on Florida Street to collect wet-weather flows; • Installing a new auxiliary box sewer on 17th and 18th Streets; • Lining existing sewers on 18th Street; • Relocating existing sewers; and • Building and/or modifying existing junction structures. **5. Contract Schedule** The RFB for Contract WW-719C is expected to be advertised in November 2024 with Notice to Proceed in May 2025. The construction schedule is estimated to take 39 months to complete. **6. General Contractor Requirements** The SFPUC seeks Candidates with demonstrated experience and qualifications for the following capabilities: • Building linear, underground, reinforced concrete structures with large cross-sections; • Building multi-level, underground, reinforced concrete structures; • Designing and installing vertical shoring in an urban environment to support an open-cut excavation with a high groundwater table; • Installing cast-in-place, drilled-hole (CIDH) piles and tie-down anchors; • Controlling water entering the active working area from various sources such as active sewer laterals, active sewer system, and groundwater; and • Lining existing pipes with polyethylene or poly-vinyl chloride. The Candidate's proposed team composition must include the positions specified below. An individual cannot serve in more than one of these positions. • Project Manager – The duly authorized representative of the Contractor on the Contract authorized to sign all project documents. • General Site Superintendent – The person responsible for the daily management of the Contract activities and shall be full time at the construction site. Whether a Candidate has such qualifications will be determined through the evaluation process described in this RFQ. Candidates chosen through this process will become Qualified Contractors and will be notified of their eligibility to submit bids for construction services associated with the Contract. Candidates responding to this RFQ do so with the understanding that the SFPUC does not guarantee the award of any contract or work as a result of qualification.

EXM-3825832#

NOTICE OF RECESSED MEETING SAN FRANCISCO BOARD OF SUPERVISORS BUDGET AND APPROPRIATIONS COMMITTEE CITY HALL, LEGISLATIVE CHAMBER, ROOM 250 1 DR. CARLTON B. GOODLETT PLACE, SAN FRANCISCO, CA 94102 JUNE 24, 2024 - 10:00 AM

The agenda packet and legislative files are available for review at https://sfbos.org/legislative-research-center-lrc, in Room 244 at City Hall, or by calling (415) 554-5184.

EXM-3824375#

BULK SALES

NOTICE TO CREDITORS OF BULK SALE (Division 6 of the Commercial Code)

Escrow No. 025146-KC

(1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described.

(2) The name and business addresses of the seller are: SAN FRANCISCO WINDOW & DOOR COMPANY, INC., 1377 LOWRIE AVENUE, SAN FRANCISCO, CA 94080

(3) The location in California of the chief executive office of the Seller is: 1377 LOWRIE AVENUE, SAN FRANCISCO, CA 94080

(4) The names and business address of the Buyer(s) are: SF WINDOW AND DOOR, INC, 1377 LOWRIE AVENUE, SAN FRANCISCO, CA 94080

(5) The location and general description of the assets to be sold are: FURNITURE, FIXTURES & EQUIPMENT of that certain business located at: 1377 LOWRIE AVENUE, SAN FRANCISCO, CA 94080

(6) The business name used by the seller(s) at said location is: SAN FRANCISCO WINDOW AND DOOR CO., INC., 1377 LOWRIE AVENUE, SOUTH SAN FRANCISCO, CA 94080

(7) The anticipated date of the bulk sale is JULY 11, 2024 at the office of: GREEN ESCROW SERVICES, INC, 2010 CROW CANYON PLACE, SUITE 212 SAN RAMON, CA 94583, Escrow No. 025146-KC, Escrow Officer: KATHY LOZANO, CSEO, CEI

(8) Claims may be filed with Same as "7" above.

(9) The last date for filing claims is: JULY 10, 2024.

(10) This bulk sale is subject to Section 6106.2 of the Uniform Commercial Code.

(11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: 1377 LOWRIE AVENUE, SOUTH SAN FRANCISCO, CA 94080.

DATED: JUNE 14, 2024

TRANSFEREES: SF WINDOW AND DOOR, INC, A CALIFORNIA CORPORATION

ORD-2444466 EXAMINER-SOUTH S.F.

6/21/24

NPEN-3825645#
EXAMINER - SO. SAN FRANCISCO

CIVIL

SUMMONS (Family Law) CITACIÓN (Derecho familiar)

CASE NUMBER (NÚMERO DE CASO): 23VEFL00987

NOTICE TO RESPONDENT (Name): AVISO AL DEMANDADO (Nombre): VICKY LINN JONES

You have been sued. Read the information below and on the next page.

Lo han demandado. Lea la información a continuación y en la página siguiente.

Petitioner's name is: Nombre del demandante: GILBERTO AZCUNAGA ALVAREZ

You have **30 calendar days** after this Summons and Petition are served on you to file a Response (form FL-120) at the court and have a copy served on the petitioner. A letter, phone call, or court appearance will not protect you.

If you do not file your Response on time, the court may make orders affecting your marriage or domestic partnership, your property, and custody of your children. You may be ordered to pay support and attorney fees and costs.

For legal advice, contact a lawyer immediately. Get help finding a lawyer at the California Courts Online Self-Help Center (www.courts.ca.gov/selfhelp), at the California Legal Services website (www.lawhelpca.org), or by contacting your local county bar association.

Tiene **30 días de calendario** después de haber recibido la entrega legal de esta Citación y Petición para presentar una Respuesta (formulario FL-120) ante la corte y efectuar la entrega legal de una copia al demandante. Una carta o llamada telefónica o una audiencia de la corte no basta para protegerlo.

Si no presenta su Respuesta a tiempo, la corte puede dar órdenes que afecten su matrimonio o pareja de hecho, sus bienes y la custodia de sus hijos. La corte también le puede ordenar que pague manutención, y honorarios y costos legales.

Para asesoramiento legal, póngase en contacto de inmediato con un abogado. Puede obtener información para encontrar un abogado en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en el sitio web de los Servicios Legales de California (www.lawhelpca.org) o poniéndose en contacto con el colegio de abogados de su condado.

NOTICE—RESTRAINING ORDERS ARE ON PAGE 2: These restraining orders are effective against both spouses or domestic partners until the petition is dismissed, a judgment is entered, or the court makes further orders. They are enforceable anywhere in California by any law enforcement officer who has received or seen a copy of them.

AVISO—LAS ÓRDENES DE RESTRICCIÓN SE ENCUENTRAN EN LA PÁGINA 2: Las órdenes de restricción están en vigencia en cuanto a ambos cónyuges o miembros de la pareja de hecho hasta que se despida la petición, se emita un fallo o la corte dé otras órdenes. Cualquier agencia del orden público que haya recibido o visto una copia de estas órdenes puede hacerlas acatar en cualquier lugar de California.

FEE WAIVER: If you cannot pay the filing fee, ask the clerk for a fee waiver form**.** The court may order you to pay back all or part of the fees and costs that the court waived for you or the other party.

EXENCIÓN DE CUOTAS: Si no puede pagar la cuota de presentación, pida al secretario un formulario de exención de cuotas. La corte puede ordenar que usted pague, ya sea en parte o por completo, las cuotas y costos de la corte previamente exentos a petición de usted o de la otra parte.

1. The name and address of the court are (El nombre y dirección de la corte son): LOS ANGELES SUPERIOR COURT, NORTHWEST DISTRICT - EAST BUILDING, 6230 SYLMAR AVENUE, ROOM 107, VAN NUYS, CA 91401

2. The name, address, and telephone number of the petitioner's attorney, or the petitioner without an attorney, are: (El nombre, dirección y número de teléfono del abogado del demandante, o del demandante si no tiene abogado, son): GILBERTO AZUNAGA ALVAREZ, 15865 VANOWEN ST. APT 11, VAN NUYS, CA 91406

Date (Fecha): JULY 5, 2023

DAVID W. GLAYTOR, Clerk, by (Secretario, por) JANESHA HALL, Deputy (Asistente) [SEAL]

5/31, 6/7, 6/14, 6/21/24

CNS-3818434#
SAN FRANCISCO EXAMINER

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT
File No. M-297567

The following person(s) is (are) doing business as: MH TECHNICAL SERVICES, 116 Drake ave, SOUTH SAN FRANCISCO, CA 94080 County of SAN MATEO

Mailing Address: 116 Drake ave, SOUTH SAN FRANCISCO, CA 94080

Michael P Haughey, 116 Drake ave, SOUTH SAN FRANCISCO, CA 94080

This business is conducted by an Individual

The registrant(s) commenced to transact business under the fictitious business name or names listed above on N/A.

I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

S/ Michael P. Haughey,

This statement was filed with the County Clerk of San Mateo County on 05/29/2024.

Mark Church, County Clerk

Henry Salgado, Deputy

Original

6/21, 6/28, 7/5, 7/12/24

NPEN-3824935#
EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT
File No. M-297638

The following person(s) is (are) doing business as: **CANNON PROPERTIES, 968 WOODSIDE RD, REDWOOD CITY, CA 94061**, County of SAN MATEO

PATRICK C KERWIN, 968 WOODSIDE RD, REDWOOD CITY, CA 94061

This business is conducted by AN INDIVIDUAL

The registrant(s) commenced to transact business under the fictitious business name or names listed above on 02/15/2019

I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

S/ PATRICK C KERWIN

This statement was filed with the County Clerk of San Mateo County on 06/04/2024

Mark Church, County Clerk

MARIA P PEREZ, Deputy Clerk

NEW FILING

6/14, 6/21, 6/28, 7/5/24

NPEN-3823618#
EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT
File No. M-297640

The following person(s) is (are) doing business as: **BAYSIDE ENDODONTICS DENTAL GROUP, 333 GELLERT BLVD STE 242, DALY CITY, CA 94015**, County of SAN MATEO

ROWSHAN AHANI, DDS, MS, INC, 333 GELLERT BLVD, DALY CITY, CA 94015

This business is conducted by A CORPORATION

The registrant(s) commenced to transact business under the fictitious business name or names listed above on 03/15/2019

I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

ROWSHAN AHANI, DDS, MS, INC.

S/ ROWSHAN AHANI, OWNER/PRESIDENT

This statement was filed with the County Clerk of San Mateo County on 06/04/2024

Mark Church, County Clerk

MARIA P PEREZ, Deputy Clerk

NEW FILING

6/14, 6/21, 6/28, 7/5/24

NPEN-3823613#
EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT
File No. M-297524

The following person(s) is (are) doing business as: **XANTE AIRPORT SHUTTLE, 619 VILLA ST APT 2, DALY CITY, CA 94014**, County of SAN MATEO

JUAN TOGUAL XANTE, 619 VILLA ST APT 2, DALY CITY, CA 94014

This business is conducted by AN INDIVIDUAL

The registrant(s) commenced to transact business under the fictitious business name or names listed above on 02/27/2019

I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

S/ JUAN TOGUAL XANTE

This statement was filed with the County Clerk of San Mateo County on 05/22/2024

Mark Church, County Clerk

MARIA P PEREZ, Deputy Clerk

NEW FILING

6/14, 6/21, 6/28, 7/5/24

NPEN-3823607#
EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT
File No. M-297523

The following person(s) is (are) doing business as: **VALIANT RUNNING, 188 WESTMOOR AVE, DALY CITY, CA 94015**, County of SAN MATEO

MATTHEW CAYABYAB, 188 WESTMOOR AVE, DALY CITY, CA 94015

This business is conducted by AN INDIVIDUAL

The registrant(s) commenced to transact business under the fictitious business name or names listed above on 02/26/2019

I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

S/ MATTHEW CAYABYAB

This statement was filed with the County Clerk of San Mateo County on 05/22/2024

Mark Church, County Clerk

MARIA P PEREZ, Deputy Clerk

05/22/2024

6/14, 6/21, 6/28, 7/5/24

NPEN-3823604#
EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT
File No. M-297522

The following person(s) is (are) doing business as: **TILE AND TROWEL, 21 E 40TH AVE, APT 6, SAN MATEO, CA 94403**, County of SAN MATEO

IGOR ILIC, 21 E 40TH AVE, APT 6, SAN MATEO, CA 94403

This business is conducted by AN INDIVIDUAL

The registrant(s) commenced to transact business under the fictitious business name or names listed above on 03/22/2019

I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

S/ IGOR ILIC

This statement was filed with the County Clerk of San Mateo County on 05/22/2024

Mark Church, County Clerk

MARIA P PEREZ, Deputy Clerk

NEW FILING

6/14, 6/21, 6/28, 7/5/24

NPEN-3823447#
EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT
File No. M-297521

The following person(s) is (are) doing business as: **SUNNY BEAQUTY SALON, 11 HILLCREST DR, DALY CITY, CA 94014**, County of SAN MATEO

CALIFORNIA NEWSPAPER SERVICE BUREAU

DAILY JOURNAL CORPORATION

Mailing Address : 915 E 1ST ST, LOS ANGELES, CA 90012
Telephone (800) 788-7840 / Fax (800) 464-2839
Visit us @ www.LegalAdstore.com

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

EXM# 3825843

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description
JEC - LUT Hearing - July 1, 2024 - File No. 240173

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):

06/21/2024

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

Publication	$491.40
Total	$491.40

NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE MONDAY JULY 1, 2024 - 1:30 PM Legislative Chamber, Room 250, City Hall 1 Dr. Carlton B. Goodlett Place, San Francisco. CA 94102

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco's 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. 240173.** Ordinance amending the Planning Code to conditionally permit vehicle storage lots in the Residential Enclave-Mixed (RED-MX) District and to update citations and cross-references in the text and tables of specified Mixed Use Districts; amending the Zoning Map to rezone 135 Kissling Street, Assessor's Parcel Block No. 3516, Lot No. 068, from Residential Enclave (RED) to RED-MX; 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 making findings of public necessity, convenience, and welfare pursuant to 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. These comments will be added to the official public record in this matter and shall be brought to the attention of the Board of Supervisors. 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 or sent via email (bos@sfgov.org). Information relating to this matter is available with the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (https://sfbos.org/legislative-research-center-lrc). Agenda information relating to this matter will be available for public review on Friday, June 28, 2024.

For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee: John Carroll (john.carroll@sfgov.org ~ (415) 554-4445)

EXM-3825843#

* A 0 0 0 0 0 6 7 9 5 6 7 *

Member, Board of Supervisors
District 7

City and County of San Francisco

MYRNA MELGAR

DATE: July 2, 2024

TO: Angela Calvillo
Clerk of the Board of Supervisors

FROM: Supervisor Myrna Melgar, Chair, Land Use and Transportation Committee

RE: Land Use and Transportation Committee
COMMITTEE REPORT

Pursuant to Board Rule 4.20, as Chair of the Land Use and Transportation Committee, I have deemed the following matter is of an urgent nature and request it be considered by the full Board on Tuesday, July 9, 2024.

File No. 240173 **Planning Code, Zoning Map - RED and WMUG Districts, Rezone 135 Kissling Street**
Sponsor: Dorsey

This matter will be heard in the Land Use and Transportation Committee at a Regular Meeting on Monday, July 8, 2024.

City Hall · 1 Dr. Carlton B. Goodlett Place, Room 244 · San Francisco, California 94102-4689 · (415) 554-6516
TDD/TTY (415) 554-5227 · E-mail: Myrna.Melgar@sfgov.org

BOARD of SUPERVISORS

City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

M E M O R A N D U M

LAND USE AND TRANSPORTATION COMMITTEE

SAN FRANCISCO BOARD OF SUPERVISORS

TO: Supervisor Myrna Melgar, Chair
Land Use and Transportation Committee

FROM: John Carroll, Assistant Clerk

DATE: July 8, 2024

SUBJECT **COMMITTEE REPORT, BOARD MEETING**
Tuesday, July 9, 2024

The following file should be presented as COMMITTEE REPORT during the Board meeting on Tuesday, July 9, 2024. This ordinance was acted upon during the Land Use and Transportation Committee meeting on Monday, July 8, 2024, at 1:30 p.m., by the votes indicated.

BOS Item No. 35 File No. 240173

[Planning Code, Zoning Map - RED and WMUG Districts, Rezone 135 Kissling Street]
Ordinance amending the Planning Code to conditionally permit vehicle storage lots in the Residential Enclave-Mixed (RED-MX) and Western SoMa Mixed Use-General (WMUG) Districts and to update citations and cross-references in the text and tables of specified Mixed Use Districts; amending the Zoning Map to rezone 135 Kissling Street, Assessor's Parcel Block No. 3516, Lot No. 068, from Residential Enclave (RED) to RED MX; and 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 making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.

RECOMMENDED AS A COMMITTEE REPORT
Vote: Supervisor Myrna Melgar – Aye
Supervisor Dean Preston – Aye
Supervisor Aaron Peskin – Aye

Cc: Board of Supervisors
Angela Calvillo, Clerk of the Board
Alisa Somera, Legislative Deputy
Anne Pearson, Deputy City Attorney

Introduction Form

(by a Member of the Board of Supervisors or the Mayor)

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

- [x] 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- [ ] 2. Request for next printed agenda (For Adoption Without Committee Reference)
  (Routine, non-controversial and/or commendatory matters only)
- [ ] 3. Request for Hearing on a subject matter at Committee
- [ ] 4. Request for Letter beginning with "Supervisor _____ inquires…"
- [ ] 5. City Attorney Request
- [ ] 6. Call File No. _____ from Committee.
- [ ] 7. Budget and Legislative Analyst Request (attached written Motion)
- [ ] 8. Substitute Legislation File No. _____
- [ ] 9. Reactivate File No. _____
- [ ] 10. Topic submitted for Mayoral Appearance before the Board on _____

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

☐ Small Business Commission ☐ Youth Commission ☐ Ethics Commission

☐ Planning Commission ☐ Building Inspection Commission ☐ Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

☐ Yes ☐ No

(Note: For Imperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)

Sponsor(s):

Dorsey

Subject:

Planning Code, Zoning Map - Residential Enclave-Mixed District, Rezone 135 Kissling Street

Long Title or text listed:

Ordinance amending the Planning Code to conditionally permit vehicle storage lots in the Residential Enclave-Mixed (RED-MX) District and to update citations and cross-references in the text and tables of specified Mixed Use Districts; amending the Zoning Map to rezone 135 Kissling Street, Assessor's Block 3516, Lot 068, from Residential Enclave (RED) to RED MX; and 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 making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302

Signature of Sponsoring Supervisor: Matt Dorsey