

File No. 150003

Committee Item No. 7

Board Item No. 24

# COMMITTEE/BOARD OF SUPERVISORS

## AGENDA PACKET CONTENTS LIST

Committee: Land Use & Development

Date Jan. 26, 2015

Board of Supervisors Meeting

Date Feb. 3, 2015

### Cmte Board

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| <input type="checkbox"/>            | <input type="checkbox"/>            | Motion                                       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Resolution                                   |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Ordinance                                    |
| <input type="checkbox"/>            | <input 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 type="checkbox"/>            | <input type="checkbox"/>            | Introduction Form                            |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/>            | <input type="checkbox"/>            | MOU  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Information Form                       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Budget                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Subcontract Budget                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Contract/Agreement                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Form 126 – Ethics Commission                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Award Letter                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Application                                  |
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OTHER (Use back side if additional space is needed)

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Completed by: Andrea Ausberry Date Jan. 23, 2015

Completed by: \_\_\_\_\_ Date \_\_\_\_\_

1 [Planning Code - Zoning Map Amendment - 1600-1612 Cortland Avenue]

2  
3 **Ordinance amending the Zoning Map to rezone a parcel located at 1600-1612 Cortland**  
4 **Avenue from Heavy Commercial and Industrial Protection Zone Special Use District to**  
5 **Production Distribution and Repair - General; and making environmental findings**  
6 **pursuant to the California Environmental Quality Act, Planning Code, Section 302**  
7 **findings, and findings of consistency with the General Plan, and the eight priority**  
8 **policies of Planning Code, Section 101.1.**

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

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

17 Section 1.

18 (a) The Planning Department has determined that the actions contemplated in this  
19 Ordinance comply with the California Environmental Quality Act (California Public Resources  
20 Code section 21000 et seq.). Said determination is on file with the Clerk of the Board of  
21 Supervisors in File No. 150003 and is incorporated herein by reference.

22 (b) On November 24, 2014, the Planning Commission in Resolution No. 19285, adopted  
23 findings that the actions contemplated in this ordinance are consistent, on balance, with the  
24 City's General Plan and eight priority policies of Planning Code Section 101.1. The Board  
25 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. 150003, and is incorporated herein by reference.


1 (c) Pursuant to Planning Code Section 302, the Board finds that the proposed  
2 ordinance will serve the public necessity, convenience and welfare for the reasons set  
3 forth in Planning Commission Resolution No. 19285, and the Board  
4 incorporates such reasons herein by reference. A copy of said Resolution is on file with  
5 the Board of Supervisors in File No. 150003.

6  
7 Section 2. The San Francisco Planning Code is hereby amended by amending  
8 Sectional Maps ZN11 and SU11 of the Zoning Map of the City and County of San  
9 Francisco as follows:

<u>Description of Property</u>	<u>Zoning Designation to be Superseded</u>	<u>Zoning Designation Hereby Approved</u>
Block 5691, Lot 040	C-M, IPZ SUD	PDR-1-G

13  
14 Section 3. Effective Date. This ordinance shall become effective 30 days after  
15 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns  
16 the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or  
17 the Board of Supervisors overrides the Mayor's veto of the ordinance.

18  
19 APPROVED AS TO FORM:  
20 DENNIS J. HERRERA, City Attorney

21 By:   
22 KATE HERRMANN STACY  
Deputy City Attorney

23 N: \Land\AS2014\9690392\00960154.doc



# SAN FRANCISCO PLANNING DEPARTMENT

December 9, 2014

Ms. Angela Calvillo, Clerk  
Honorable Supervisor Campos  
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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

Re: **Transmittal of Planning Department Case Number 2014.1237Z**  
**Zoning Map Clean up: 1600 Cortland Avenue Rezoning**  
**Board File No. 150003**  
**Planning Commission Recommendation: Approval**

Dear Ms. Calvillo and Supervisor Campos,

On December 4, 2014, the Planning Commission conducted duly noticed public hearings at regularly scheduled meetings to consider the proposed Ordinance that would amend the Zoning Map (Sheets ZN11 and SU11). At the hearing the Planning Commission recommended approval.

The proposed amendments have been determined to be categorically exempt from environmental review under the California Environmental Quality Act Sections 15060(c)(2) and 15378.

Supervisor Campos, if you would like to take sponsorship of the proposed Ordinance please contact the Clerk of the Board of Supervisors at your earliest convenience.

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 Starr  
Manager of Legislative Affairs

cc:  
Kate Stacy, Deputy City Attorney  
Nate Albee, Aide to Supervisor Campos  
Andrea Ausberry, Office of the Clerk of the Board

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
28th DEC 11 PM 1:35



# SAN FRANCISCO PLANNING DEPARTMENT

## Planning Commission Resolution No. 19285

HEARING DATE: DECEMBER 4, 2014

*Date:* November 24, 2014  
*Case No.:* 2014.1237Z  
*Project:* Zoning Map Clean-Up (1600 Cortland Rezoning)  
*Staff Contact:* Diego R Sánchez – (415) 575-9082  
[diego.sanchez@sfgov.org](mailto:diego.sanchez@sfgov.org)  
*Reviewed By:* Aaron Starr, Acting Manager of Legislative Affairs  
[aaron.starr@sfgov.org](mailto:aaron.starr@sfgov.org)

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RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT A PROPOSED ORDINANCE THAT WOULD AMEND THE ZONING MAP TO REZONE A PARCEL FROM THE HEAVY COMMERCIAL (C-M) ZONING DISTRICT IN THE INDUSTRIAL PROTECTION ZONE SPECIAL USE DISTRICT (IPZ SUD) TO THE PRODUCTION, DISTRIBUTION AND REPAIR – GENERAL (PDR-1-G) ZONING DISTRICT; ADOPTING FINDINGS, INCLUDING ENVIRONMENTAL FINDINGS, PLANNING CODE SECTION 302 FINDINGS, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND THE PRIORITY POLICIES OF PLANNING CODE SECTION 101.

### PREAMBLE

WHEREAS, in 2010 San Francisco adopted the Bayshore Boulevard Home Improvement Special Use District to encourage and promote businesses of varying types that are focused on home improvement, particularly those that emphasize sensitivity to the environment and sustainable use of natural resources through products offered; and

WHEREAS, as part of the adoption of the Bayshore Boulevard Home Improvement Special Use District, over one hundred lots were rezoned to either Production Distribution and Repair – General (PDR-1-G) or Core Production Distribution and Repair (PDR-2); and

WHEREAS, the rezoning of those lots was done to reflect contemporary zoning controls on light industrial uses, including the provision of space for a variety of production, distribution and repair and other non-residential activities in districts where these uses are free from economic and operational competition and conflicts with housing and large office developments; and

WHEREAS, this rezoning was also done to remove industrially used land from older commercial zoning districts that, while permitting a number of light industrial activities, did not afford the breadth of protections to light industrial uses that more contemporary Production, Distribution and Repair districts do;

WHEREAS, the proposed legislation is intended to resolve the aforementioned issues; and

WHEREAS, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the initiation of the proposed Ordinance on December 4, 2014; and

WHEREAS, the proposed Ordinance has been determined to be categorically exempt from environmental review under the California Environmental Quality Act Section 15060(c)(2) and 15378; 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, the all pertinent documents may be found in the files of the Planning Department (hereinafter "Department"), as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

WHEREAS, the Commission has reviewed the proposed Ordinance:

MOVED, that the Commission hereby adopts this Resolution to recommend approval of the draft Ordinance to the Board of Supervisors; and.

## 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. **General Plan Compliance.** This Resolution is consistent with the following Objectives and Policies of the General Plan:

### COMMERCE AND INDUSTRY ELEMENT

#### OBJECTIVE 1

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT

##### Policy 1.3

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

*The proposed Ordinance reinforces the existing industrial land use plan by rezoning the subject property to a zoning district with the explicit purpose of permitting and protecting light industrial activity.*

#### 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.

*The proposed Ordinance will retain existing industrial activity by rezoning the subject property to a zoning district that permits and protects light industrial uses.*

**OBJECTIVE 3**

PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

**Policy 3.1**

Promote the attraction, retention and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

*The proposed Ordinance promotes the retention of industrial firms which provide employment opportunities for unskilled and semi-skilled workers by adopting land use controls that permit and protect light industrial activity.*

**OBJECTIVE 4**

IMPROVE THE VIABILITY OF EXISTING INDUSTRY IN THE CITY AND THE ATTRACTIVENESS OF THE CITY AS A LOCATION FOR NEW INDUSTRY.

**Policy 4.3**

Avoid public actions that displace existing viable industrial firms.

**Policy 4.5**

Avoid encroachment of incompatible land uses on viable industrial activity.

*By rezoning the subject property to a zoning district that permits and protects light industrial activity the proposed Ordinance constitutes a public action that retains a viable industrial firm and that does not allow the encroachment of incompatible land uses on viable industrial activity.*

2. 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.
3. This Resolution is consistent with the eight General Plan priority policies set forth in Section 101.1 in that:
  - A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced.

*The proposed Ordinance concerns itself with maintaining land use controls for light industrial activities and does not affect neighborhood serving retail uses.*

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

*The proposed Ordinance will help to maintain the existing light industrial character of the neighborhood thereby preserving the economic diversity of the neighborhood.*

- C) The City's supply of affordable housing will be preserved and enhanced.

*The proposed Ordinance does not affect the City's supply of affordable housing as the proposed Ordinance concerns itself with the rezoning of property used for light industrial purposes.*

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking.

*The proposed Ordinance will not result in the overburdening of streets or neighborhood parking and will not impede MUNI transit.*

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development and future opportunities for resident employment and ownership in these sectors will be enhanced.

*The proposed Ordinance helps to maintain a diverse economic base through the adoption of a rezoning to a zoning district that principally permits industrial activities.*

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

*The proposed Ordinance will not hinder any efforts to prepare for and protect against injury and loss of life in an earthquake.*

- G) That landmark and historic buildings will be preserved.

*There are no landmarks or historic buildings that will be affected by the proposed Ordinance.*

- H) Parks and open space and their access to sunlight and vistas will be protected from development.

*There are no parks or open spaces that will be affected by the proposed Ordinance.*



Resolution No. 19285  
Hearing Date: December 4, 2014

Case No 2014.1237Z  
Zoning Map Amendment (1600 Cortland Rezoning)

I hereby certify that the foregoing Resolution was ADOPTED by the San Francisco Planning Commission on December 4, 2014.

Jonas P. Ionin  
Commission Secretary

AYES: Commissioners Antonini, Fong, Johnson, Moore, Richards, Wu

NOES: *None*

ABSENT: Commissioner Hillis



# SAN FRANCISCO PLANNING DEPARTMENT

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

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

Reception:  
415.558.6378

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Planning  
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*Date:* November 24, 2014  
*Case No.:* 2014.1237Z  
*Project:* Zoning Map Clean-Up (1600 Cortland Rezoning)  
*Staff Contact:* Diego R Sánchez – (415) 575-9082  
[diego.sanchez@sfgov.org](mailto:diego.sanchez@sfgov.org)  
*Reviewed By:* Aaron Starr, Acting Manager of Legislative Affairs  
[aaron.starr@sfgov.org](mailto:aaron.starr@sfgov.org)  
*Recommendation:* **Recommend Approval**

### ZONING MAP AMENDMENT

The proposed Ordinance would amend the Zoning Map to correct a minor omission that occurred during the implementation of the Bayshore Boulevard Home Improvement Special Use District (SUD), Board File 101313.<sup>1</sup> As part of that effort, properties adjacent to the SUD zoned C-M (Heavy Commercial) were rezoned to PDR-1-G (Production, Distribution and Repair: General) or RH-1 (Residential, House, One Family), as appropriate. 1600 Cortland Avenue (Lot 40 in Assessor's Block 5691) was inadvertently omitted from the rezoning and is currently zoned C-M.

#### The Way It Is Now:

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

#### The Way It Would Be:

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

### ISSUES AND CONSIDERATIONS

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

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

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

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

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

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

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

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

## **REQUIRED COMMISSION ACTION**

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

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

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

## RECOMMENDATION

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

## BASIS FOR RECOMMENDATION

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

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

## ENVIRONMENTAL REVIEW

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

## PUBLIC COMMENT

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

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

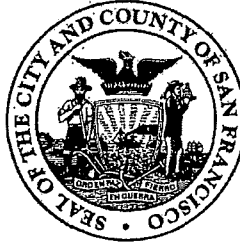
<b>RECOMMENDATION:</b> Recommendation of Approval
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**Attachments**

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

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

January 16, 2015

File No. 150003

Sarah Jones  
Environmental Review Officer  
Planning Department  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Dear Ms. Jones:

On January 7, 2015, Supervisor Campos introduced the following legislation:

**File No. 150003**

**Ordinance amending the Zoning Map to rezone a parcel located at 1600-1612 Cortland Avenue from Heavy Commercial and Industrial Protection Zone Special Use District to Production Distribution and Repair - General; and making environmental findings pursuant to the California Environmental Quality Act, Planning Code, Section 302 findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.**

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

A handwritten signature in black ink, appearing to read "Derek Evans".

By: Derek Evans, Assistant Clerk

Attachment

cc: 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: 2015.01.23 16:24:41 -0800

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

January 16, 2015

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

Dear Commissioners:

On January 7, 2015, Supervisor Campos introduced the following legislation:

**File No. 150003**

**Ordinance amending the Zoning Map to rezone a parcel located at 1600-1612 Cortland Avenue from Heavy Commercial and Industrial Protection Zone Special Use District to Production Distribution and Repair - General; and making environmental findings pursuant to the California Environmental Quality Act, Planning Code, Section 302 findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.**

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 Economic Development Committee and will be scheduled for hearing upon receipt of your response.

Angela Calvillo, Clerk of the Board

A handwritten signature in black ink, appearing to be "Derek Evans".

By: Derek Evans, Assistant Clerk

cc: John Rahaim, Director of Planning  
Aaron Starr, Acting Manager of Legislative Affairs  
AnMarie Rodgers, Senior Policy Manager  
Scott Sanchez, Zoning Administrator  
Sarah Jones, Chief, Major Environmental Analysis  
Jeanie Poling, Environmental Planning  
Joy Navarrete, Environmental Planning

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Fax No. 554-5163  
TDD/TTY No. 554-5227

## MEMORANDUM

TO: Regina Dick-Endrizzi, Director  
Small Business Commission, City Hall, Room 448

FROM: Derek Evans, Assistant Clerk, Board of Supervisors

DATE: January 16, 2015

SUBJECT: REFERRAL FROM BOARD OF SUPERVISORS  
Land Use and Economic Development Committee

The Board of Supervisors' Land Use and Economic Development Committee has received the following legislation, which is being referred to the Small Business Commission for comment and recommendation. The Commission may provide any response it deems appropriate within 12 days from the date of this referral.

**File No. 150003**

**Ordinance amending the Zoning Map to rezone a parcel located at 1600-1612 Cortland Avenue from Heavy Commercial and Industrial Protection Zone Special Use District to Production Distribution and Repair - General; and making environmental findings pursuant to the California Environmental Quality Act, Planning Code, Section 302 findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.**

Please return this cover sheet with the Commission's response to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

\*\*\*\*\*

RESPONSE FROM SMALL BUSINESS COMMISSION - Date: \_\_\_\_\_

\_\_\_\_\_ No Comment

\_\_\_\_\_ Recommendation Attached

\_\_\_\_\_  
Chairperson, Small Business Commission



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 ECONOMIC DEVELOPMENT COMMITTEE

NOTICE IS HEREBY GIVEN THAT the Land Use and Economic Development 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:

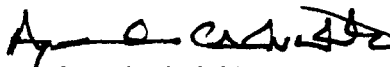
**Date:** Monday, January 26, 2015

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

**Location:** Committee Room 263, located at City Hall  
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

**Subject:** File No. 150003. Ordinance amending the Zoning Map to rezone a parcel located at 1600-1612 Cortland Avenue from Heavy Commercial and Industrial Protection Zone Special Use District to Production Distribution and Repair - General; and making environmental findings pursuant to the California Environmental Quality Act, Planning Code, Section 302 findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

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 as 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 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, January 23, 2015.

  
Angela Calvillo  
Clerk of the Board



**New Order**



- Home
- New Order**
- Copy Order
- Order Lookup
- Order Tracking
- Open [0]
- Ready [0]
- Sent [4]
- Newspapers
- Accounting
- Reports
- Help

**Your Order is sent.**

**Customer Information**

<b>Customer Name</b>	S.F. BD OF SUPERVISORS (NON-CONSECUTIVE)	<b>Master Id</b>	52704
<b>Address</b>	1 DR CARLTON B GOODLETT PL #244	<b>Phone</b>	4155547704
<b>City</b>	SAN FRANCISCO	<b>Fax</b>	4155547714
<b>State - Zip</b>	CA - 94102		

**Product Information**

Legal GOVERNMENT - GOVT PUBLIC NOTICE

**Order Information**

**Attention Name** Alisa Somera

**Billing Reference No.**

**Ad Description** AS - 01.26.15 LU - File 150003 Zoning Map

**Sale/Hrg/Bid Date**

**Special Instructions**

**Orders Created**

Order No.	Newspaper Name	Publishing Dates	Ad	Price Description	Price	Ad Status
2708292	SAN FRANCISCO EXAMINER 10%, CA <b>Billed To:</b> CCSF BD OF SUPERVISORS (OFFICIAL NOTICES) <b>Created For:</b> CCSF BD OF SUPERVISORS (OFFICIAL NOTICES)	01/16/2015	<b>Depth :</b> 5.77" <b>Lines :</b> 69	<b>\$3.75 69 lines * 1 Inserts[\$258.75] \$ 10% set aside [\$-25.88]</b>	<b>\$232.87</b>	Sent

Order No:	Newspaper	View
2708292	SAN FRANCISCO EXAMINER: 10%	<a href="#">View Ad In PDF</a>

**NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND ECONOMIC DEVELOPMENT COMMITTEE MONDAY, JANUARY 26, 2015 - 1:30 PM COMMITTEE ROOM 263, CITY HALL, 1 DR. CARLTON B. GOODLETT PLACE, SAN FRANCISCO, CA**

NOTICE IS HEREBY GIVEN THAT the Land Use and Economic Development 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. 150003.** Ordinance amending the Zoning Map to rezone a parcel located at 1600-1612 Cortland Avenue from Heavy Commercial and Industrial Protection Zone Special Use District to Production Distribution and Repair - General; and making environmental findings pursuant to the California Environmental Quality Act, Planning Code, Section 302 findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1. 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 as 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 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, January 23, 2015. Angela Calvillo, Clerk of the Board

**Somera, Alisa (BOS)**

---

**From:** glenda\_sobrique@dailyjournal.com  
**Sent:** Thursday, January 15, 2015 11:50 AM  
**To:** Somera, Alisa (BOS)  
**Subject:** Confirmation of Order 2708292 for AS - 01.26.15 LU - File 150003 Zoning Map

Dear Customer:

The order listed below has been received and processed. If you have any questions regarding this order, please contact your ad coordinator or the phone number listed below.

Customer Account Number: 120503  
Type of Notice : GPN - GOVT PUBLIC NOTICE  
Ad Description : AS - 01.26.15 LU - File 150003 Zoning Map  
Our Order Number : 2708292  
Newspaper : SAN FRANCISCO EXAMINER 10%  
Publication Date(s) : 01/16/2015

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

### COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE  
Ad Description AS - 01.26.15 LU - File 150003 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):

01/16/2015

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.

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THE INTER-CITY EXPRESS, OAKLAND	(510) 272-4747

EXM 2708292

NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND ECONOMIC DEVELOPMENT COMMITTEE MONDAY, JANUARY 26, 2015 - 1:30 PM COMMITTEE ROOM 263, CITY HALL, 1 DR. CARLTON B. GOODLETT PLACE, SAN FRANCISCO, CA

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\* A 0 0 0 0 0 3 6 5 1 1 9 8 \*

President, District 5  
BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-7450  
Fax No. 554-7454  
TDD/TTY No. 544-5227

LM Comm Clerk,  
BOS-11, Leg  
COB, L. Dep

London Breed

**PRESIDENTIAL ACTION**

Date: 1-13-15  
To: Angela Calvillo, Clerk of the Board of Supervisors

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
2015 JAN 13 PM 3:27

Madam Clerk,  
Pursuant to Board Rules, I am hereby:

Waiving 30-Day Rule (Board Rule No. 3.23)

File No. 150003 Campos  
(Primary Sponsor)

Title. Planning Code - Zoning Map Amendment - 1

Transferring (Board Rule No. 3.3)

File No. \_\_\_\_\_  
(Primary Sponsor)

Title. \_\_\_\_\_

From: \_\_\_\_\_ Committee

To: \_\_\_\_\_ Committee

Assigning Temporary Committee Appointment (Board Rule No. 3.1)

Supervisor \_\_\_\_\_

Replacing Supervisor \_\_\_\_\_

For: \_\_\_\_\_ Meeting  
(Date) (Committee)

London Breed, President

2540 Board of Supervisors

# Introduction Form

By a Member of the Board of Supervisors or the Mayor

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. [ ]
- 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):**

Campos

**Subject:**

Planning Code, Zoning Map Amendment

**The text is listed below or attached:**

[ ]

Signature of Sponsoring Supervisor: *David Campos*

**For Clerk's Use Only:**

