

File No. 150192

Committee Item No. 1
Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use & Transportation

Date Mar. 9, 2015

Board of Supervisors Meeting

Date _____

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | Introduction Form |
| <input checked="" type="checkbox"/> | <input 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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Completed by: Andrea Ausberry Date Mar. 5, 2015

Completed by: _____ Date _____

1 [Interim Zoning Controls - Large Residential Projects in RH-1, RH-2, and RH-3 Zoning
2 Districts]

3 **Resolution imposing interim zoning controls for an 18-month period for parcels in the**
4 **RH-1, RH-2, and RH-3 zoning districts within a perimeter established by Market Street,**
5 **Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the**
6 **eastern property line of Assessor's Parcel Block No. 2620, Lot No. 063, the eastern**
7 **property line of Assessor's Parcel Block No. 2619, Lot No. 001A, and Douglass Street,**
8 **requiring Conditional Use authorization for any residential development on a vacant**
9 **parcel that will result in total residential square footage exceeding 3,000 gross square**
10 **feet; requiring Conditional Use authorization for any new residential development on a**
11 **developed parcel that will increase the existing gross square footage in excess of 3,000**
12 **square feet and by more than 75% without increasing the existing legal unit count, or**
13 **more than 100% if increasing the existing legal unit count; requiring Conditional Use**
14 **authorization for residential development that results in greater than 55% total lot**
15 **coverage; and making environmental findings, including findings of consistency with**
16 **the General Plan, and the eight priority policies of Planning Code, Section 101.1.**

17
18 WHEREAS, Planning Code, Section 306.7 provides for the imposition of interim zoning
19 controls that promote the public interest, including but not limited to development and
20 conservation of the City's commerce and industry to maintain the City's economic vitality and
21 maintain adequate services for its residents, visitors, businesses, and institutions; and
22 preservation of neighborhoods and areas of mixed residential and commercial uses and their
23 existing character; and

24 WHEREAS, The area within a perimeter established by Market Street, Clayton Street,
25 Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of

1 Assessor's Parcel Block No. 2620, Lot No. 063, the eastern property line of Assessor's Parcel
2 Block No. 2619, Lot No. 001A, and Douglass Street is composed primarily of residential
3 buildings, many of which are small in scale and located on large lots and on through lots; and

4 WHEREAS, Existing zoning controls generally allow residential development much
5 larger in scale than the existing residential fabric within the boundaries established by this
6 Resolution; and

7 WHEREAS, The Planning Code encourages development that preserves existing
8 neighborhood character yet recent residential development proposals within the boundaries
9 established by this Resolution have been significantly larger and bulkier than existing
10 residential buildings; and

11 WHEREAS, The interim controls established by this Resolution will allow time for the
12 orderly completion of a planning study and for the adoption of appropriate legislation; and

13 WHEREAS, This Board of Supervisors ("Board") has considered the impact on the
14 public health, safety, peace, and general welfare if these interim controls are not imposed;
15 and

16 WHEREAS, The Board has determined that the public interest will best be served by
17 imposition of these interim controls to ensure that the legislative scheme which may be
18 ultimately adopted is not undermined during the planning and legislative process for
19 permanent controls; and

20 WHEREAS, The Board makes the following findings of consistency with the Priority
21 Policies set forth in Planning Code Section 101.1: By requiring Conditional Use authorization
22 for residential development exceeding 3,000 gross square feet where the development
23 increases existing development by more than 75% without adding one or more units or more
24 than 100% if adding one or more units and for extensions of buildings beyond 55% total lot
25 coverage, these interim controls advance Priority Policy 2, that existing housing and

1 neighborhood character be conserved and protected to preserve the cultural and economic
2 diversity of our neighborhoods; and these interim controls do not conflict with the other Priority
3 Policies of Section 101.1; and

4 WHEREAS, The Planning Department has determined that the actions contemplated in
5 this Resolution are in compliance with the California Environmental Quality Act (California
6 Public Resources Code, Sections 21000 et seq.); said determination is on file with the Clerk of
7 the Board of Supervisors in File No. 150192 and is incorporated herein by reference; the
8 Board hereby affirms this determination; now, therefore, be it

9 RESOLVED, That pursuant to Planning Code, Section 306.7, the Board hereby
10 requires that for all parcels zoned RH-1, RH-2, or RH-3 within a perimeter established by
11 Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum
12 Way, the eastern property line of Assessor's Parcel Block No. 2620, Lot No. 063, the eastern
13 property line of Assessor's Parcel Block No. 2619, Lot No. 001A, and Douglass Street, (1) a
14 Conditional Use authorization pursuant to Planning Code, Section 303 is required for any
15 residential development that will result in total residential square footage exceeding 3,000
16 gross square feet on a parcel if the residential development will occur on a vacant parcel; (2)
17 a Conditional Use authorization pursuant to Planning Code, Section 303 is required for any
18 residential development that will increase the existing gross square footage on a developed
19 parcel in excess of 3,000 square feet and by (a) more than 75% without increasing the
20 existing legal unit count or (b) more than 100% if increasing the existing legal unit count; and
21 (3) a Conditional Use authorization pursuant to Planning Code, Section 303 is required for any
22 residential development that results in greater than 55% lot coverage; and, be it

23 FURTHER RESOLVED, That the Planning Commission shall only grant a Conditional
24 Use authorization allowing residential development to result in greater than 55% lot coverage
25

1 upon finding unique or exceptional lot constraints would make development on the lot
2 infeasible without exceeding 55% total lot coverage; and, be it

3 FURTHER RESOLVED, That upon imposition of these interim controls, the Planning
4 Department shall conduct a study of the contemplated zoning proposal and propose
5 permanent legislation to address the issues posed by large residential development projects
6 within an existing fabric of smaller homes; and, be it

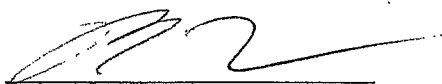
7 FURTHER RESOLVED, That these interim controls shall apply to all applications for
8 residential development in the area covered by the controls where a final building permit has
9 not been issued as of the effective date of this Resolution; and, be it

10 FURTHER RESOLVED, That for projects currently scheduled for a hearing at the
11 Planning Commission under a Discretionary Review as of the effective date of this Resolution,
12 the Planning Department is requested to expedite the processing and calendaring of any
13 required Conditional Use authorization under these controls; and, be it

14 FURTHER RESOLVED, That these interim controls shall remain in effect for a period
15 of eighteen (18) months unless extended in accordance with Planning Code Section 306.7(h)
16 or until permanent controls are adopted; and, be it

17 FURTHER RESOLVED, That the Planning Department shall provide reports to the
18 Board pursuant to Planning Code Section 306.7(i).

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

22 By: 
23 ROBB KAPLA
24 Deputy City Attorney

25 n:\egana\as2015\1500585\00994359.doc

BOARD of SUPERVISORS



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

March 4, 2015

File No. 150192

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

Dear Ms. Jones:

On February 24, 2015, Supervisor Wiener introduced the following legislation:

File No. 150192

Resolution imposing interim zoning controls for an 18-month period for parcels in the RH-1, RH-2, and RH-3 zoning districts within a perimeter established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of Assessor's Parcel Block No. 2620, Lot No. 063, the eastern property line of Assessor's Parcel Block No. 2619, Lot No. 001A, and Douglass Street, requiring Conditional Use authorization for any residential development on a vacant parcel that will result in total residential square footage exceeding 3,000 gross square feet; requiring Conditional Use authorization for any new residential development on a developed parcel that will increase the existing gross square footage in excess of 3,000 square feet and by more than 75% without increasing the existing legal unit count, or more than 100% if increasing the existing legal unit count; requiring Conditional Use authorization for residential development that results in greater than 55% total lot coverage; and making environmental findings, including 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 cursive script, appearing to read "A. Ausberry".

By: Andrea Ausberry, Assistant Clerk
Land Use & Transportation Committee

Attachment

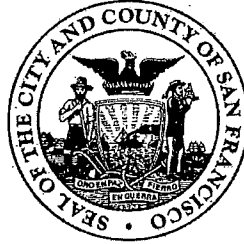
c: Joy Navarrete, Environmental Planning
Jeanie Poling, Environmental Planning

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

Joy
Navarrete

Digitally signed by Joy Navarrete
DN: cn=Joy Navarrete, o=Planning,
ou=Environmental Planning,
email=joy.navarrete@sfgov.org,
c=US
Date: 2015.03.05 15:58:43 -08'00'

BOARD of SUPERVISORS



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

MEMORANDUM

TO: John Rahaim, Director, Planning Department
Olson Lee, Director, Mayor's Office of Housing & Community Development
John Updike, Director, Real Estate
Tiffany Bohee, Executive Director, Community Investment & Infrastructure

FROM: Andrea Ausberry, Assistant Clerk, Land Use and Transportation Committee,
Board of Supervisors

DATE: March 4, 2015

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following legislation, introduced by Supervisor Wiener on February 24, 2015:

File No. 150192

Resolution imposing interim zoning controls for an 18-month period for parcels in the RH-1, RH-2, and RH-3 zoning districts within a perimeter established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of Assessor's Parcel Block No. 2620, Lot No. 063, the eastern property line of Assessor's Parcel Block No. 2619, Lot No. 001A, and Douglass Street, requiring Conditional Use authorization for any residential development on a vacant parcel that will result in total residential square footage exceeding 3,000 gross square feet; requiring Conditional Use authorization for any new residential development on a developed parcel that will increase the existing gross square footage in excess of 3,000 square feet and by more than 75% without increasing the existing legal unit count, or more than 100% if increasing the existing legal unit count; requiring Conditional Use authorization for residential development that results in greater than 55% total lot coverage; and making environmental findings, including findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

If you have any additional comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

c: AnMarie Rodgers, Planning Department
Aaron Starr, Planning Department
Scott Sanchez, Zoning Administrator
Sarah Jones, Acting Environmental Review Officer
Joy Navarrete, Environmental Planning
Jeanie Poling, Environmental Planning

Sophie Hayward, Housing & Community Development

BOARD of SUPERVISORS



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

NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: Monday, March 9, 2015

Time: 1:30 p.m.

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

Subject: **File No. 150192.** Resolution imposing interim zoning controls for an 18-month period for parcels in the RH-1, RH-2, and RH-3 zoning districts within a perimeter established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of Assessor's Parcel Block No. 2620, Lot No. 063, the eastern property line of Assessor's Parcel Block No. 2619, Lot No. 001A, and Douglass Street, requiring Conditional Use authorization for any residential development on a vacant parcel that will result in total residential square footage exceeding 3,000 gross square feet; requiring Conditional Use authorization for any new residential development on a developed parcel that will increase the existing gross square footage in excess of 3,000 square feet and by more than 75% without increasing the existing legal unit count, or more than 100% if increasing the existing legal unit count; requiring Conditional Use authorization for residential development that results in greater than 55% total lot coverage; and making environmental findings, including 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, March 6, 2015.


for Angela Calvillo, Clerk of the Board

DATED: February 26, 2015
POSTED/PUBLISHED: February 27, 2015

Public Notices

Public Notices

Public Notices

Public Notices

Public Notices

Public Notices

Public Notices

Public Notices

City and County of San Francisco



Edwin M. Lee, Mayor

City and County of San Francisco
Human Services Agency
Request for Proposals #635

Human Services Agency

Department of Human Services
Department of Aging and Adult Services
Trent Rhoter, Executive Director

The City and County of San Francisco Human Services Agency (HSA), Department of Aging and Adult Services (DAAS) is seeking non-profit agencies, other organizations and individuals to provide various Consumer Advocacy Services to seniors and younger adults with disabilities. Interested respondents may submit a proposal for one or all of the service areas. The Agency expects to make multiple grant awards through this procurement process. The specific services to be granted through this RFP and the estimated annual level of funding potentially available for each service category is illustrated in the table below.

Service Category	Estimated Annual Funding
Health Insurance Counseling and Advocacy Program (HICAP)	\$364,767
Home Care Advocacy	\$94,938
Housing Advocacy and Counseling	\$147,583
Legal Services for Seniors	\$814,315
Legal Services for Younger Adults with Disabilities	\$85,693
Long-Term Care Consumer Rights Advocacy	\$107,428
Naturalization Services	\$639,575
Empowerment for Seniors and Younger Adults with Disabilities	\$183,029
TOTAL	\$2,457,328

The source of funding for these services will be a combination of Federal, State and County revenue. Payment for all services provided in accordance with provisions under these grants shall be contingent upon the availability of Federal, State and County funds for the purpose of providing these services. The City shall not be required to provide any definite units of services nor does the City guarantee any minimum amount of funding for this service. Due to federal and state funding for these services, LBE bid discounts will not be used in this RFP.

Each grant shall have an original term of three (3) years, effective from July 1, 2015 to June 30, 2018. In addition, the Human Services Agency shall have one option to extend the term for a period of one year, which the City may exercise in its sole, absolute discretion.

An RFP packet may be picked up at SFHSA, Office of Contract Management, 1650 Mission Street, Suite 300, on or after February 24, 2015. RFP packets are available on the internet at

<http://mission.sfgov.org/OCABidPublication/>. Select "Consultants and Professional Services" from the Category Drop Down Menu and look for RFP #635.

For further information, e-mail Elena Baranoff at elena.baranoff@sfgov.org. Initial due date for responses is March 27, 2015 @3:00 PM.

CNS#2722543

GOVERNMENT

NOTICE OF PUBLIC HEARING
LAND USE AND TRANSPORTATION COMMITTEE
SF BOARD OF SUPERVISORS
MARCH 9, 2015 - 1:30 PM
LEGISLATIVE CHAMBER, ROOM 260, CITY HALL

1 DR. CARLTON B. GOODLETT PLACE, SF, CA
NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may

attend and be heard: File No. 150192. Resolution imposing interim zoning controls for an 18-month period for parcels in the RH-1, RH-2, and RH-3 zoning districts within a perimeter established by Market Street, Clayton Street,

Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of Assessor's Parcel Block No. 2820, Lot No. 063, the eastern property line of Assessor's Parcel Block No. 2819, Lot No. 001A, and Douglas Street, requiring Conditional Use authorization for any residential development on a vacant parcel that will result in total residential square footage exceeding 3,000 gross square feet; requiring Conditional Use authorization for any residential development on a developed parcel that will increase the existing gross square footage in excess of 3,000 square feet and by more than 75% without increasing the existing legal unit count, or more than 100% if increasing the existing legal unit count; requiring Conditional Use authorization for residential development that results in greater than 65% total lot coverage; and making environmental findings, including findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1. In accordance with Administrative Code, Section 57-1, 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, March 6, 2015, Angela Calvillo, Clerk of the Board

LEGISLATIVE CHAMBER
RM 260 1 DR. CARLTON B. GOODLETT PL. SF, CA 94102

The agenda packet and legislative files are available at www.sfbos.org. In Rm 244 at the address listed above, or by calling (415) 554-5184.

ADVERTISEMENT FOR BIDS
CITY & COUNTY OF SAN FRANCISCO
PUBLIC UTILITIES COMMISSION
INFRASTRUCTURE DIVISION
Peninsula Vegetation Removal Contract No. WD-2854
Sealed bids will be received at 525 Golden Gate Avenue, 3rd Floor - Tiulume Room, SF, CA 94102, until 2:00 PM, on April 2, 2015. Hard copy versions of plans, specifications and bidding documents are available at 525 Golden Gate Avenue, 1st Floor, Customer Service Desk, SF, CA 94102 for a non-refundable \$100 fee paid by cash or check payable to "SFPUC." Call (415) 551-4503 for further information. A CD version is available for a fee of \$10. Visit <http://sfwater.org/contracts> for updates.
This contract requires bidder pre-qualification by the SFPUC. Only contractors who have successfully completed the pre-qualification process for the category of work titled: "Habitat Development Projects", as posted at <http://sfwater.org/pre-qualify>, will be allowed to submit bids for this contract.
On March 27, 2007, the SFPUC adopted a Project Labor Agreement (the "PLA") for its Water System Improvement Program of which this Project, CUW39802, is a part. A copy of the PLA is included as Document 00808 in the contract documents. Bidders are advised that the PLA is incorporated into and made a part of any contract awarded for Project CUW39802. On July 1, 2014, the registration program under section 1725.5 of the California Labor Code went into effect. This program requires that all contractors

NOTICE OF REGULAR MEETING SF BOARD OF SUPERVISORS LAND USE AND TRANSPORTATION COMMITTEE MARCH 2, 2015 - 1:30 PM CITY HALL,

and subcontractors who bid or work on a public works project register and pay an annual fee to the California Department of Industrial Relations ("DIR"). Effective March 1, 2015, no contractor or subcontractor may be listed in a bid for a public works project unless registered with the DIR as required by Labor Code section 1725.5 (with limited exceptions from this requirement for bid purposes only under Labor Code section 1771.1(a)). Effective April 1, 2015, no contractor or subcontractor may be awarded a contract for public work on a public works project unless registered with the DIR pursuant to Labor Code section 1725.5. This Project is subject to compliance monitoring and enforcement of prevailing wage requirements by the California Department of Industrial Relations and the San Francisco Office of Labor Standards Enforcement.

The objective of the project is to remove non-native trees from approximately 48 acres and restore approximately 0.5 acre of wetlands within the SFPUC Watershed located in unincorporated San Mateo County. The work is to be performed in San Mateo County, CA. The Engineer's estimate is \$5,000,000. The Contract will be awarded to the lowest responsible and responsive bidder.

Bid discounts may be applied as per San Francisco Administrative Code Chapter 14B. The LBE subcontracting goal is 11%. Both San Francisco Small & Micro-LBE and SFPUC Bids (Firms certified by SF Contract Monitoring Division) can be utilized to meet this requirement. Please contact Bayard Fong at 415-554-3105 for further information. Subcontracting opportunities may include, but not limited, to the following major types of work: hauling, earthwork, grading and landscaping. Please refer to Section 01060 in the Specifications regarding the purchase of equipment to achieve the LBE subcontracting goal. Interested bidders are encouraged to attend a pre-bid and contractor networking conference to be held at

Water Supply & Treatment Division Headquarters, 1000 El Camino Real, Millbrae, CA 94030, Large Conference Room at 10:00 A. M., on March 17, 2015. Prime bidder's attendance at this conference is worth 16 points toward Chapter 14B "Good Faith Outreach" requirements. Bidders must achieve at least 80 points (out of a possible 100 points), as determined by CMG, to be deemed compliant with the "Good Faith Outreach" requirements, unless bidder is exempt from performing good faith outreach efforts under Section 14B.8(B) of the Administrative Code. Site inspection will be held immediately following the pre-bid conference on March 17, 2015. A Class "A" California Contractors License is required to bid. Furthermore, each listed subcontractor must possess appropriate active licenses for the work each subcontractor will be performing in accordance with San Francisco Administrative Code Chapter 6, no bid is accepted and no contract in excess of \$400,000 is awarded by the City and County of San Francisco until such time as (a) the General Manager, SFPUC recommends the contract for award and (b) the SFPUC then adopts a resolution awarding the contract. Pursuant to Chapter Section 3.105, all contract awards are subject to certification by the Controller as to the availability of funds. Bidders are hereby advised that the Contractor to whom the Contract is awarded must be certified by the Contract Monitoring Division as being in compliance with the Equal Benefits Provisions of Chapter 12B of the City's Administrative Code within two weeks after notification of award by the SFPUC General Manager. If a bidder objects on any ground to any bid specification or legal requirement imposed by this Advertisement for Bids, the bidder shall, no later than the 10th working day prior to the date of Bid opening, provide written notice to the Manager, Contract Administration Bureau, setting forth with specificity the grounds for the objection.

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City	SAN FRANCISCO	Fax	4155547714
State - Zip	CA - 94102		

Product Information

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**NOTICE OF PUBLIC HEARING
LAND USE AND TRANSPORTATION COMMITTEE
SF BOARD OF SUPERVISORS
MARCH 9, 2015 - 1:30 PM
LEGISLATIVE CHAMBER, ROOM 250, CITY HALL
1 DR. CARLTON B. GOODLETT PLACE, SF, CA**

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard: **File No. File No. 150192. Resolution imposing interim zoning controls for an 18-month period for parcels in the RH-1, RH-2, and RH-3 zoning districts within a perimeter established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of Assessor's Parcel Block No. 2620, Lot No. 063, the eastern property line of Assessor's Parcel Block No. 2619, Lot No. 001A, and Douglass Street, requiring Conditional Use authorization for any residential development on a vacant parcel that will result in total residential square footage exceeding 3,000 gross square feet; requiring Conditional Use authorization for any new residential**

development on a developed parcel that will increase the existing gross square footage in excess of 3,000 square feet and by more than 75% without increasing the existing legal unit count, or more than 100% if increasing the existing legal unit count; requiring Conditional Use authorization for residential development that results in greater than 55% total lot coverage; and making environmental findings, including 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, March 6, 2015. Angela Calvillo, Clerk of the Board

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**LAND USE & ECONOMIC DEVELOPMENT COMMITTEE
NOTICE REVIEW**

Legislative File No.

150192

Interim Zoning Controls - Large Residential Projects in RH-1, RH-2,
and RH-3 Zoning Districts

Initial:



Initial:



Date:

February 25, 2015

Publishing Logistics

Hearing Date: Mar. 9

Notice Must be Submitted: Feb. 26 by 12:00 p.m.

Notice Must be Mailed: N/A

Notice Will Publish: Feb. 27

COB, LU, Leg Dep

Member, Board of Supervisors
District 10



RECEIVED
BOARD OF SUPERVISORS
City and County of San Francisco
SAN FRANCISCO

2015 MAR -4 AM 10:55

MALIA COHEN RJ
馬莉亞郭嫻

DATE: March 4, 2015
TO: Angela Calvillo
Clerk of the Board of Supervisors
FROM: Supervisor Malia Cohen
Chairperson
RE: Land Use and Transportation
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 March 10, 2015, as a Committee Report:

150192 - Interim Controls - Large Residential Projects in RH-1, RH-2, and RH-3 Zoning Districts

Resolution imposing interim zoning controls for an 18-month period for parcels in the RH-1, RH-2, and RH-3 zoning districts within a perimeter established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of Assessor's Parcel Block No. 2620, Lot No. 063, the eastern property line of Assessor's Parcel Block No. 2619, Lot No. 001A, and Douglass Street, requiring Conditional Use authorization for any residential development on a vacant parcel that will result in total residential square footage exceeding 3,000 gross square feet; requiring Conditional Use authorization for any new residential development on a developed parcel that will increase the existing gross square footage in excess of 3,000 square feet and by more than 75% without increasing the existing legal unit count, or more than 100% if increasing the existing legal unit count; requiring Conditional Use authorization for residential development that results in greater than 55% total lot coverage; and making environmental findings, including findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

This matter will be heard in the Land Use and Transportation Committee on March 9, 2015, at 1:30 p.m.

Sincerely,

Malia Cohen
Member, 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. Request for Closed Session (attach written motion).
- 10. Board to Sit as A Committee of the Whole.
- 11. 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

Sponsor(s):

Supervisor Wiener

Subject:

Interim Zoning Controls - Large Residential Projects in RH-1, RH-2, and RH-3 Zoning Districts

The text is listed below or attached:

Resolution imposing interim zoning controls for an 18-month period for parcels in the RH-1, RH-2, and RH-3 zoning districts within a perimeter established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of parcel 2620/063, the eastern property line of parcel 2619/001A, and Douglass Street, requiring Conditional Use authorization for any residential development on a vacant parcel that will result in total residential square footage exceeding 3,000 gross square feet; requiring Conditional Use authorization for any new residential development on a developed parcel that will increase the existing gross square footage in excess of 3,000 square feet and by more than 75% without increasing the existing legal unit count, or more than 100% if increasing the existing legal unit count; and requiring Conditional Use authorization for residential development that results in greater than 55% total lot coverage; and making environmental findings, and findings of consistency with the General Plan and with the eight priority policies of Planning Code, Section 101.1.

Signature Sponsoring Supervisor: Sc Hickey

For Clerk's Use Only: