



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Resolution No. 19730

*Project Name:* Height Rezoning of 1493-1497 Potrero Avenue  
*Case Number:* 2015-014314MAP [Board File No. TBD]  
*Initiated by:* Jim Abrams  
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**RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT WITH MODIFICATIONS A PROPOSED ORDINANCE THAT WOULD THE PLANNING CODE TO REVISE SECTION MAP HT08 OF THE ZONING MAP TO REZONE THE HEIGHT AND BULK DESIGNATION FOR 1493-1497 POTRERO AVENUE, BLOCK 4277, LOT 16, FROM OS (OPEN SPACE) TO 55-X; ADOPTING FINDINGS, INCLUDING ENVIRONMENTAL FINDINGS, PLANNING CODE SECTION 302 FINDINGS, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.**

WHEREAS, on or around October 27, 2015, Jim Abrams submitted an application to rezone Assessor Block 4277, Lot 16 from OS (Open Space) to 55-X;

WHEREAS, The Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider initiation of the proposed Ordinance on June 2, 2016; and,

WHEREAS, The Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on September 8, 2016; and,

WHEREAS, 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; 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 1650 Mission Street, Suite 400, San Francisco; and

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

MOVED, that the Planning Commission hereby recommends that the Board of Supervisors **approve with modifications** the proposed ordinance.

## FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The Eastern Neighborhoods Rezoning (Board File 081154) rezoned the subject property from M-1/40-X to MUR/OS; the Planning Commission believes that the OS designation was a mistake and that the 40-X designation should have been maintained.
2. The Commission finds that the proposed ordinance will allow an error in the City's zoning map to be corrected.
3. The Commission finds that an increase in the height beyond 40 feet is not warranted. This property was previously zoned 40-X and the adjacent properties are either zoned 40-X or for Open Space. In addition, the adjacency to a park and community garden further recommends against a 55-X designation for this site.
4. **General Plan Compliance.** The proposed Ordinance and the Commission's recommended modifications are consistent with the following Objectives and Policies of the General Plan:

### OPEN SPACE ELEMENT

#### OBJECTIVE 1

ENSURE A WELL-MAINTAINED, HIGHLY UTILIZED, AND INTEGRATED OPEN SPACE SYSTEM

##### Policy 1.1

Preserve existing open space by restricting its conversion to other uses and limiting encroachment from other uses, assuring no loss of quantity or quality of open space.

##### Policy 1.9

Preserve sunlight in public open spaces.

*The ordinance with the Commission's proposed modifications will ensure that the quality of and light access to the adjacent open space will be preserved.*

### Showplace Square/Potrero Area Plan

#### OBJECTIVE 3.1

PROMOTE AN URBAN FORM THAT REFLECTS SHOWPLACE SQUARE AND POTRERO HILL'S DISTINCTIVE PLACE IN THE CITY'S LARGER FORM AND STRENGTHENS ITS PHYSICAL FABRIC AND CHARACTER

##### Policy 3.1.1

Adopt heights that are appropriate for Showplace Square's location in the city, the prevailing street width and block pattern, and the anticipated land uses, while respecting the residential character of Potrero Hill.

**Policy 3.1.2**

Development should respect the natural topography of Potrero Hill.

*The proposed ordinance with the Commission's modifications will respect the residential character and natural topography of the Potrero Hill neighborhood.*

5. **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.*

- 8. 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.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on September 8, 2016.



Jonas P. Ionin  
Commission Secretary

AYES: Fong, Hillis, Johnson, Richards, and Moore

NOES: None

ABSENT: None

ADOPTED: September 8, 2016