

BOARD of SUPERVISORS



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June 18, 2018

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

Dear Commissioners:

On June 12, 2018, Supervisor Cohen introduced the following legislation:

File No. 180644

Ordinance amending the Planning Code and Zoning Map to create the Design Professional Special Use District at 2 Henry Adams Street, Assessor's Parcel Block No. 3910, Lot No. 001, to allow for Design Professional uses above the second story in a PDR-1-D (Production, Distribution, and Repair Design) zoning district with a Conditional Use Authorization; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and general welfare under Planning Code, Section 302.

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

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "Erica Major".

By: Erica Major, Assistant Clerk
Land Use and Transportation Committee

- c: John Rahaim, Director of Planning
- Aaron Starr, Acting Manager of Legislative Affairs
- Scott Sanchez, Zoning Administrator
- Lisa Gibson, Environmental Review Officer
- AnMarie Rodgers, Director of Citywide Planning
- Laura Lynch, Environmental Planning
- Joy Navarrete, Environmental Planning

1 [Planning Code, Zoning Map - Design Professional Special Use District]

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3 **Ordinance amending the Planning Code and Zoning Map to create the Design**
4 **Professional Special Use District at 2 Henry Adams Street, Assessor's Parcel Block**
5 **No. 3910, Lot No. 001, to allow for Design Professional uses above the second story in**
6 **a PDR-1-D (Production, Distribution, and Repair Design) zoning district with a**
7 **Conditional Use Authorization; affirming the Planning Department's determination**
8 **under the California Environmental Quality Act; and making findings of consistency**
9 **with the General Plan, and the eight priority policies of Planning Code, Section 101.1,**
10 **and making findings of public necessity, convenience, and general welfare under**
11 **Planning Code, Section 302.**

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

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

20 Section 1. Environmental and Land Use Findings.

21 (a) The Planning Department has determined that the actions contemplated in this
22 ordinance comply with the California Environmental Quality Act (California Public Resources
23 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
24 Supervisors in File No. _____ and is incorporated herein by reference. The Board
25 affirms this determination.

1 (b) Assessor's Parcel Block No. 3910, Lot 001, also known as 2 Henry Adams Street,
2 is generally bounded by Alameda, Vermont, Division, and Henry Adams Streets. The area is
3 located in San Francisco's Showplace Square Plan Area, which serves a local and national
4 market. Uses in this District provide City residents and visitors with furniture making and
5 interior design services, among other uses.

6 (c) The Board of Supervisors intends to preserve these services, but also recognizes
7 the need to allow for additional services to encourage the growth of new development that
8 occupies critical locations within this District. In the absence of providing flexibility to
9 accommodate additional services, existing uses and zoning controls could stifle the
10 development of new growth and business in this area. A revision to the current land use
11 controls is necessary to expand the regulated types of use and ensure that the many furniture
12 showrooms and other types of design businesses are not subsequently priced out of the
13 area's PDR (Production, Distribution, and Repair Design) activity.

14 (d) On _____, the Planning Commission, in Resolution No. _____,
15 adopted findings that the actions contemplated in this ordinance are consistent, on balance,
16 with the City's General Plan and eight priority policies of Planning Code Section 101.1. In this
17 resolution, the Planning Commission also found that the Planning Code and Zoning Map
18 amendments will serve the public necessity, convenience, and general welfare under
19 Planning Code Section 302. The Board adopts each of these findings as its own. A copy of
20 said Resolution is on file with the Clerk of the Board of Supervisors in File No. _____,
21 and is incorporated herein by reference.

22
23 Section 2. The San Francisco Planning Code is hereby amended by adding Planning
24 Code Section 249.2, to read as follows:

25 **SEC 249.2. DESIGN PROFESSIONAL SPECIAL USE DISTRICT.**

1 (a) **General.** A Special Use District entitled the "Design Professional Special Use District"
2 (Design Professional SUD or SUD) shall apply to Assessor's Parcel Block No. 3910, Lot 001, also
3 known as 2 Henry Adams Street. The boundaries of the Design Professional SUD are designated on
4 Sectional Map 8SU of the Zoning Map.

5 (b) **Purpose.** The purpose of the SUD is to facilitate the development of 2 Henry Adams Street
6 by allowing for Design Professional Uses above the second story in this portion of the PDR-1 zoning
7 district.

8 (c) **Use Controls.** The following provisions shall apply to the SUD:

9 (1) This SUD is subject to all requirements of the PDR-1-D zoning district except as
10 provided under subsection (c)(2).

11 (2) **Design Professional Uses.** Design Professional Uses, as defined in Planning Code
12 Section 102, are allowed above the second story with a Conditional Use Authorization pursuant to
13 Planning Code Section 303. Any Design Professional Use that meets the definition of "Office Space"
14 in Section 320 shall comply with the applicable provisions of Sections 320 through 325.

15
16 Section 3. The Planning Code is hereby amended in accordance with Planning Code
17 Section 106 by revising Sectional Map 8SU of the Zoning Map, as follows:

Description of Property	Special Use District Hereby Approved
Assessor's Parcel Block No. 3910, Lot 001	Design Professional Special Use District

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23 // // // //


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25 // // // //

1 Section 4. Effective Date. This ordinance shall become effective 30 days after
2 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
3 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
4 of Supervisors overrides the Mayor's veto of the ordinance.
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7 APPROVED AS TO FORM:
8 DENNIS J. HERRERA, City Attorney

9 By:

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11 JOHN D. MALAMUT
12 Deputy City Attorney

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LEGISLATIVE DIGEST

[Planning Code, Zoning Map - Design Professional Special Use District]

Ordinance amending the Planning Code and Zoning Map to create the Design Professional Special Use District at 2 Henry Adams Street, Assessor's Parcel Block No. 3910, Lot No. 001, to allow for Design Professional uses above the second story in a PDR-1-D (Production, Distribution, and Repair Design) zoning district with a Conditional Use Authorization; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and making findings of public necessity, convenience, and general welfare under Planning Code, Section 302.

Existing Law

2 Henry Adams Street is generally bounded by Alameda, Vermont, Division, and Henry Adams Streets. The property is located in San Francisco's Showplace Square Plan Area and is subject to the PDR-1-D (Production, Distribution, and Repair Design) zoning district. Design Professional Use is defined in Planning Code Section 102 and covers non-retail sales and services uses that provide professional design services to the general public or other businesses. Design Professional Uses include such services as architecture, landscape architecture, engineering, interior design, and industrial design. Any Design Professional Use that meets the definition of "Office Space" in Section 320 is required to comply with the applicable provisions of Sections 320 through 325 (Proposition M 1986).

Amendments to Current Law

This ordinance would amend the Planning Code and the Zoning Map to create the Design Professional Special Use District at 2 Henry Adams Street. This Special Use District would allow Design Professional Uses above the second story with a Conditional Use Authorization. The legislation would adopt environmental findings, findings of consistency with the General Plan and eight priority policies of Planning Code Section 101.1, and the public necessity findings of Planning Code Section 302.

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