

File No. 180939 Committee Item No. 2  
Board Item No. \_\_\_\_\_

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation Committee Date December 10, 2018

Board of Supervisors Meeting Date \_\_\_\_\_

**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 type="checkbox"/> | Ordinance                                    |
| <input checked="" 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 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                                  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Public Correspondence                        |

**OTHER (Use back side if additional space is needed)**

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Referral PC 100318</u>        |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Referral CEQA 100318</u>      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>CEQA Determination 110118</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Hearing Notice 121018</u>     |
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Completed by: Erica Major Date December 7, 2018  
Completed by: Erica Major Date \_\_\_\_\_

1 [Planning Code, Zoning Map - District 11 Large Residence Special Use District]

2  
3 **Ordinance amending the Planning Code and Zoning Map to create the District 11 Large**  
4 **Residence Special Use District (the area within a perimeter established by Interstate**  
5 **280, Orizaba Avenue, Brotherhood Way, Junipero Serra Boulevard, Holloway Avenue,**  
6 **Ashton Avenue, Ocean Avenue, southern border of Balboa Park, San Jose Avenue,**  
7 **Havelock Street, Interstate 280, Stoneybrook Avenue, Cambridge Street, Stoneyford**  
8 **Avenue, Gladstone Drive, Sunglow Lane, Silver Avenue, Madison Street, Burrows**  
9 **Street, Mansfield Street, western boundary of John McLaren Park, La Grande Avenue,**  
10 **western boundary of John McLaren Park, Geneva Avenue, Linda Vista Steps, Lapham**  
11 **Way, Robinson Drive, and the southern boundary of San Francisco), to promote and**  
12 **enhance neighborhood character and affordability by requiring Conditional Use**  
13 **authorization for large residential developments in the district; affirming the Planning**  
14 **Department's determination under the California Environmental Quality Act; making**  
15 **findings of consistency with the General Plan, and the eight priority policies of**  
16 **Planning Code, Section 101.1; and adopting findings of public necessity, convenience,**  
17 **and welfare under Planning Code, Section 302.**

18 **NOTE:** **Unchanged Code text and uncodified text** are in plain Arial font.  
19 **Additions to Codes** are in *single-underline italics Times New Roman font*.  
20 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.  
21 **Board amendment additions** are in double-underlined Arial font.  
22 **Board amendment deletions** are in ~~strikethrough Arial font~~.  
23 **Asterisks (\* \* \* \*)** indicate the omission of unchanged Code  
24 subsections or parts of tables.

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

Section 1. Environmental and Land Use Findings.

1 (a) The Planning Department has determined that the actions contemplated in this  
2 ordinance comply with the California Environmental Quality Act (California Public Resources  
3 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of  
4 Supervisors in File No. 180939 and is incorporated herein by reference. The Board affirms  
5 this determination.

6 (b) On \_\_\_\_\_, the Planning Commission, in Resolution No. \_\_\_\_\_, adopted  
7 findings that the actions contemplated in this ordinance are consistent, on balance, with the  
8 City's General Plan and eight priority policies of Planning Code Section 101.1. The Board  
9 adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the  
10 Board of Supervisors in File No. \_\_\_\_\_, and is incorporated herein by reference.

11 (c) On \_\_\_\_\_, the Planning Commission, in Resolution No. \_\_\_\_\_, approved  
12 this ordinance, recommended it for adoption by the Board of Supervisors, and adopted  
13 findings that it will serve the public necessity, convenience, and welfare. Pursuant to Planning  
14 Code Section 302, the Board adopts these findings as its own. A copy of said Resolution is  
15 on file with the Clerk of the Board of Supervisors in File No. \_\_\_\_\_, and is incorporated by  
16 reference herein.

17  
18 Section 2. Article 2 of the Planning Code is hereby amended by adding Section 249.3,  
19 to read as follows:

20 **SEC 249.3. DISTRICT 11 LARGE RESIDENCE SPECIAL USE DISTRICT.**

21 (a) **General.** *A special use district entitled the "District 11 Large Residence Special Use*  
22 *District," consisting of the area within a perimeter established by Interstate 280, Orizaba Avenue,*  
23 *Brotherhood Way, Junipero Serra Boulevard, Holloway Avenue, Ashton Avenue, Ocean Avenue,*  
24 *southern border of Balboa Park, San Jose Avenue, Havelock Street, Interstate 280, Stoneybrook*  
25 *Avenue, Cambridge Street, Stoneyford Avenue, Gladstone Drive, Sunglow Lane, Silver Avenue,*

1 Madison Street, Burrows Street, Mansfield Street, western boundary of John McLaren Park, La Grande  
2 Avenue, western boundary of John McLaren Park, Geneva Avenue, Linda Vista Steps, Lapham Way,  
3 Robinson Drive, southern boundary of the City and County of San Francisco, which district includes  
4 RH-1, RH-2, and RH-3 Use Districts, is hereby established for the purposes set forth in subsection (b).  
5 The boundaries of the District 11 Large Residence Special Use District are designated on Sectional  
6 Maps No. SU11 and No. SU12 of the Zoning Map of the City and County of San Francisco.

7 (b) **Purposes.** To protect and enhance existing neighborhood character, encourage new  
8 infill housing at compatible densities and scale, and provide for thorough assessment of proposed  
9 large-scale residences that could adversely impact the area and affordable housing opportunities, the  
10 controls stated in subsections (c)-(e) are imposed in the District 11 Large Residence Special Use  
11 District.

12 (c) **Controls.** All applicable provisions of the Planning Code shall continue to apply in the  
13 District 11 Large Residence Special Use District, except as otherwise provided in this Section 249.2.

14 (d) **Conditional Use Authorizations.** For all parcels zoned RH-1, RH-2, or RH-3 within the  
15 District 11 Large Residence Special Use District, the following developments shall require a  
16 Conditional Use authorization:

17 (1) **Development or Expansion of Residential Property.** Residential development on a  
18 vacant or developed parcel that will result in a dwelling unit with:

19 (A) total gross floor area exceeding 2,500 square feet; or

20 (B) five or more bedrooms.

21 (e) In acting on any application for Conditional Use authorization within the District 11  
22 Large Residence Special Use District, the Planning Commission shall consider the Conditional Use  
23 authorization requirements set forth in subsection 303(c) of this Code and, in addition, shall consider  
24 whether facts are presented to establish, based on the record before the Commission, one or more of  
25 the following:

1                    (1) The proposed project promotes housing affordability by increasing housing supply;

2                    (2) The proposed project maintains affordability of any existing housing unit; or

3                    (3) The proposed project is compatible with existing development.

4                    (f) This Section 249.3 shall apply to building permit applications received on or after the  
5 effective date of the ordinance, in Board of Supervisors File No. \_\_\_\_\_, creating this Section.

6  
7                    Section 3. The Planning Code is hereby amended by revising Sectional Maps SU11  
8 and SU12 of the Zoning Map of the City and County of San Francisco, as follows:

9

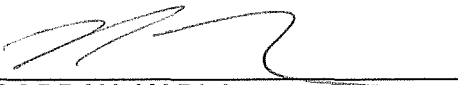
<u>Description of Property</u>	<u>Special Use District Hereby Approved</u>
All parcels within a perimeter established by Interstate 280, Orizaba Avenue, Brotherhood Way, Junipero Serra Boulevard, Holloway Avenue, Ashton Avenue, Ocean Avenue, southern border of Balboa Park, San Jose Avenue, Havelock Street, Interstate 280, Stoneybrook Avenue, Cambridge Street, Stoneyford Avenue, Gladstone Drive, Sun glow Lane, Silver Avenue, Madison Street, Burrows Street, Mansfield Street, western boundary of John McLaren Park, La Grande Avenue, western boundary of John McLaren Park, Geneva Avenue, Linda Vista Steps, Lapham Way,	District 11 Large Residence Special Use District

1 Robinson Drive, southern boundary of the  
2 City and County of San Francisco.  
3

4  
5 Section 4. Effective Date. This ordinance shall become effective 30 days after  
6 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the  
7 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board  
8 of Supervisors overrides the Mayor's veto of the ordinance.  
9

10  
11 APPROVED AS TO FORM:  
12 DENNIS J. HERRERA, City Attorney

13 By:

  
14 ROBB W. KAPLA  
Deputy City Attorney

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25

**LEGISLATIVE DIGEST**

[Planning Code, Zoning Map - District 11 Large Residence Special Use District]

**Ordinance amending the Planning Code and Zoning Map to create the District 11 Large Residence Special Use District (the area within a perimeter established by Interstate 280, Orizaba Avenue, Brotherhood Way, Junipero Serra Boulevard, Holloway Avenue, Ashton Avenue, Ocean Avenue, southern border of Balboa Park, San Jose Avenue, Havelock Street, Interstate 280, Stoneybrook Avenue, Cambridge Street, Stoneyford Avenue, Gladstone Drive, Sunglow Lane, Silver Avenue, Madison Street, Burrows Street, Mansfield Street, western boundary of John McLaren Park, La Grande Avenue, western boundary of John McLaren Park, Geneva Avenue, Linda Vista Steps, Lapham Way, Robinson Drive, and the southern boundary of San Francisco), to promote and enhance neighborhood character and affordability by requiring Conditional Use authorization for large residential developments in the district; 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 adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.**

**Existing Law**

Under the Planning Code, residential parcels within the area established by Interstate 280, Orizaba Avenue, Brotherhood Way, Junipero Serra Boulevard, Holloway Avenue, Ashton Avenue, Ocean Avenue, southern border of Balboa Park, San Jose Avenue, Havelock Street, Interstate 280, Stoneybrook Avenue, Cambridge Street, Stoneyford Avenue, Gladstone Drive, Sunglow Lane, Silver Avenue, Madison Street, Burrows Street, Mansfield Street, western boundary of John McLaren Park, La Grande Avenue, western boundary of John McLaren Park, Geneva Avenue, Linda Vista Steps, Lapham Way, Robinson Drive, and the southern boundary of San Francisco ("SUD Area") are subject to RH-1, RH-2, and RH-3 zoning controls. RH-1, RH-2, and RH-3 zoning controls do not contain limits on the number of bedrooms allowed or gross square footage of dwelling units.

**Amendments to Current Law**

The SUD Area conforms to the boundaries of Supervisorial District 11. New development on or expansion of RH-1, RH-2, or RH-3 zoned parcels within the SUD Area will require a Conditional Use authorization ("CU") from the Planning Commission if the expansion or new development will result in a dwelling unit having: greater than 2,500 gross square feet; or five or more bedrooms.

To grant a CU for projects exceeding either or both of these thresholds, the Planning Commission shall consider—in addition to the standard CU requirements in Planning Code Section 303(c)—whether there are facts establishing the project will: (1) promote housing affordability by increasing housing supply; (2) maintain affordability of any existing housing unit; or (3) is compatible with existing development.

#### Background Information

Most dwelling units within the SUD Area are smaller than 2,500 square feet and contain fewer than five bedrooms. Currently, otherwise code compliant permits for expanding existing or constructing new dwelling units greater than 2,500 square feet and/or having five or more bedrooms do not undergo Planning Commission review and may result in the establishment of group housing, private student dorms, and/or very large dwelling units that are not affordable or compatible with the existing development. The proposed legislation would ensure that Planning Commission reviews such permits and grants CUs only where the project would promote or maintain affordable housing or be compatible with existing development.

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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

October 3, 2018

File No. 180939

Lisa Gibson  
Environmental Review Officer  
Planning Department  
1650 Mission Street, Ste. 400  
San Francisco, CA 94103

Dear Ms. Gibson:

On September 25, 2018, Supervisor Safai submitted the proposed legislation:

**File No. 180939**

**Ordinance amending the Planning Code and Zoning Map to create the District 11 Large Residence Special Use District (the area within a perimeter established by Interstate 280, Orizaba Avenue, Brotherhood Way, Junipero Serra Boulevard, Holloway Avenue, Ashton Avenue, Ocean Avenue, southern border of Balboa Park, San Jose Avenue, Havelock Street, Interstate 280, Stoneybrook Avenue, Cambridge Street, Stoneyford Avenue, Gladstone Drive, Sunglow Lane, Silver Avenue, Madison Street, Burrows Street, Mansfield Street, western boundary of John McLaren Park, La Grande Avenue, western boundary of John McLaren Park, Geneva Avenue, Linda Vista Steps, Lapham Way, Robinson Drive, and the southern boundary of San Francisco), to promote and enhance neighborhood character and affordability by requiring Conditional Use authorization for large residential developments in the district; 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 adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.**

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

Handwritten signature of Erica Major in black ink.

Joy  
Navarrete

Digitally signed by Joy Navarrete  
DN: cn=Joy Navarrete, o=Planning, ou=Environmental Planning, email=joy.navarrete@sfgov.org, c=US  
Date: 2018.11.01 16:38:48 -0700

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

Attachment

c: Joy Navarrete, Environmental Planning  
Laura Lynch, Environmental Planning

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

180939

**From:** Yonathan <yonathan@gmail.com>  
**Sent:** Wednesday, November 28, 2018 11:45 PM  
**To:** Sanchez, Diego (CPC); Major, Erica (BOS); CPC-Commissions Secretary  
**Subject:** Don't ban 5-bedroom homes

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To the Planning Commission and Board of Supervisors:

This is in regards to Leg Ver1 (from File 180939) of the proposed ordinance creating a “D11 Large Residence Special Use District.” Within this district, on any RH-1, RH-2, or RH-3 parcel, any proposed creation or expansion of a house resulting in at least 5 bedrooms or 2,500 gross square feet of floor area would require a Conditional Use hearing from the Planning Commission to determine whether the project is “necessary or desirable” (PC §102) prior to approval. The legislation is scheduled to appear before the Planning Commission on 12/6/2018 and the BoS Land Use Committee 12/10/2018.

This legislation is a reaction to a Discretionary Review that the Planning Commission heard on 6/28/2018 (2014-001994DRP, Laura Waxman, SF Examiner: “Planning Commission, supervisors condemn landlord for unpermitted student housing”) for 278 Monticello St, a 2792 sq. ft. house with 13 bedrooms (only 6 permitted bedrooms) that were used for student housing. The lot is zoned RH-1 and there is no Residential Permit Parking zone in the vicinity. At the hearing, neighbors complained of loss of street parking, loud parties, drunkenness, litter, and the disturbance of the “neighborhood character.” The Planning Commission decided to scale the project down to 4 bedrooms and 3 bathrooms to punish the owner for the unpermitted construction.

Respectfully, I disagree with the approach of this ordinance.

For one thing, the boundaries of the proposed district appear to trace the *old* District 11 boundaries from the 2002 redistricting (which includes several more blocks in the Ingleside) rather than the new boundaries from the 2012 redistricting (SF Charter Appendix E). It’s unclear why the 2002 District 11 boundaries should be used, or indeed why District 11 should be singled out at all.

For another thing, I am not convinced that it will be particularly effective at the intended effect of reducing the number of people living in each house. The ordinance does not define “bedroom,” and it is likely that owners will simply create living rooms and other odd spaces to rent out when a real bedroom would be more healthy for the occupants.

But more importantly, we as a city need to stop reaching for the same old hammer of limiting residential density as the solution to our City’s individual problems. San Francisco’s neighborhoods have a wide range of densities, so it is ironic that we acquiesce to fears of density and change, when only a few miles away other neighborhoods have gone through similar transitions. By all means, address the specific problems such as unpermitted construction enforcement, noise, and managing the on-street parking. But preventing living space should be the last tool we use, not the first, and only after careful consideration of how our city needs to grow in the coming decades.

Yonathan Randolph

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

October 3, 2018

File No. 180939

Lisa Gibson  
Environmental Review Officer  
Planning Department  
1650 Mission Street, Ste. 400  
San Francisco, CA 94103

Dear Ms. Gibson:

On September 25, 2018, Supervisor Safai submitted the proposed legislation:

**File No. 180939**

**Ordinance amending the Planning Code and Zoning Map to create the District 11 Large Residence Special Use District (the area within a perimeter established by Interstate 280, Orizaba Avenue, Brotherhood Way, Junipero Serra Boulevard, Holloway Avenue, Ashton Avenue, Ocean Avenue, southern border of Balboa Park, San Jose Avenue, Havelock Street, Interstate 280, Stoneybrook Avenue, Cambridge Street, Stoneyford Avenue, Gladstone Drive, Sunglow Lane, Silver Avenue, Madison Street, Burrows Street, Mansfield Street, western boundary of John McLaren Park, La Grande Avenue, western boundary of John McLaren Park, Geneva Avenue, Linda Vista Steps, Lapham Way, Robinson Drive, and the southern boundary of San Francisco), to promote and enhance neighborhood character and affordability by requiring Conditional Use authorization for large residential developments in the district; 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 adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.**

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 "Erica Major".

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

Attachment

c: Joy Navarrete, Environmental Planning  
Laura Lynch, Environmental Planning

BOARD of SUPERVISORS



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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

October 3, 2018

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

Dear Commissioners:

On September 25, 2018, Supervisor Safai introduced the following legislation:

**File No. 180939**

**Ordinance amending the Planning Code and Zoning Map to create the District 11 Large Residence Special Use District (the area within a perimeter established by Interstate 280, Orizaba Avenue, Brotherhood Way, Junipero Serra Boulevard, Holloway Avenue, Ashton Avenue, Ocean Avenue, southern border of Balboa Park, San Jose Avenue, Havelock Street, Interstate 280, Stoneybrook Avenue, Cambridge Street, Stoneyford Avenue, Gladstone Drive, Sunglow Lane, Silver Avenue, Madison Street, Burrows Street, Mansfield Street, western boundary of John McLaren Park, La Grande Avenue, western boundary of John McLaren Park, Geneva Avenue, Linda Vista Steps, Lapham Way, Robinson Drive, and the southern boundary of San Francisco), to promote and enhance neighborhood character and affordability by requiring Conditional Use authorization for large residential developments in the district; 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 adopting findings of public necessity, convenience, and 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

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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 proposals and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

**Date:** Monday, December 10, 2018

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

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

**Subjects:** **File No. 180939.** Ordinance amending the Planning Code and Zoning Map to create the District 11 Large Residence Special Use District (the area within a perimeter established by Interstate 280, Orizaba Avenue, Brotherhood Way, Junipero Serra Boulevard, Holloway Avenue, Ashton Avenue, Ocean Avenue, southern border of Balboa Park, San Jose Avenue, Havelock Street, Interstate 280, Stoneybrook Avenue, Cambridge Street, Stoneyford Avenue, Gladstone Drive, Sunglow Lane, Silver Avenue, Madison Street, Burrows Street, Mansfield Street, western boundary of John McLaren Park, La Grande Avenue, western boundary of John McLaren Park, Geneva Avenue, Linda Vista Steps, Lapham Way, Robinson Drive, and the southern boundary of San Francisco), to promote and enhance neighborhood character and affordability by requiring Conditional Use authorization for large residential developments in the district; 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 adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on these matters may submit written comments to the City prior to the time the hearing begins. These comments will be made part of the official public record in these matters, 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 B. Goodlett Place, Room 244, San Francisco, CA 94102. Information relating to these matters are available in the Office of the Clerk of the Board. Agenda information relating to these matters will be available for public review on Friday, December 7, 2018.

  
for Angela Calvillo, Clerk of the Board

DATED/PUBLISHED/POSTED: November 30, 2018

# Introduction Form

By a Member of the Board of Supervisors or Mayor

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2018 SEP 25 PM 2:43  
Time stamp

BY RJ  
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 [ ] inquiries"
- 5. City Attorney Request.
- 6. Call File No. [ ] from Committee.
- 7. Budget Analyst request (attached written motion).
- 8. Substitute Legislation File No. [ ]
- 9. Reactivate File No. [ ]
- 10. Topic 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 the Imperative Form.**

Sponsor(s):

Supervisor Ahsha Safai

Subject:

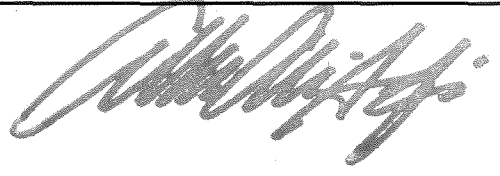
Planning Code, Zoning Map -- District 11 Large Residence Special Use District

The text is listed:

Ordinance amending the Planning Code and Zoning Map to create the District 11 Large Residence Special Use District (the area within a perimeter established by Interstate 280, Orizaba Avenue, Brotherhood Way, Junipero Serra Boulevard, Holloway Avenue, Ashton Avenue, Ocean Avenue, southern border of Balboa Park, San Jose Avenue, Havelock Street, Interstate 280, Stoneybrook Avenue, Cambridge Street, Stoneyford Avenue, Gladstone Drive, Sunglow Lane, Silver Avenue, Madison Street, Burrows Street, Mansfield Street, western boundary of John McLaren Park, La Grande Avenue, western boundary of John McLaren Park, Geneva Avenue, Linda Vista Steps, Lapham Way, Robinson Drive, and the southern boundary of San Francisco), to promote and enhance neighborhood character and affordability by requiring Conditional Use authorization for large residential developments in the district; 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 adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Signature of Sponsoring Supervisor:

For Clerk's Use Only

A handwritten signature in black ink, appearing to read "C. M. Smith", is written over the signature line. The signature is cursive and slanted to the right.