



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Zoning Map Amendment

HEARING DATE: OCTOBER 20, 2011

*Date:* October 13, 2011  
*Case No.:* **2011.0864Z**  
*Project Address:* **312 Connecticut Street**  
*Current Zoning:* RH-2 (Residential, House, Two-Family)  
40-X Height and Bulk District  
*Proposed Zoning:* NC-2 (Neighborhood Commercial, Small-Scale)  
40-X Height and Bulk District  
*Project Sponsor:* Supervisor Malia Cohen  
*Staff Contact:* Aaron Starr – (415) 558-6362  
[aaron.starr@sfgov.org](mailto:aaron.starr@sfgov.org)  
*Recommendation:* **Recommendation of Approval**

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The proposed Ordinance would amend the San Francisco Zoning Map Sheet No. ZN08 to rezone Block No. 4035, Lot No. 003 (312 Connecticut Street) from RH-2 (Residential, House, Two-Family) to NC-2 (Neighborhood Commercial, Small-Scale).

### SITE DESCRIPTION AND PRESENT USE

The Subject Property is Lot 003 in Assessor's Block 4035 and located on the west side of Connecticut Street between 18<sup>th</sup> Street and 19<sup>th</sup> Street. The lot is approximately 33' wide by 100' deep, for a lot area of 3,300 square feet. The project site is developed with a two-story building that covers the entire lot. The building appears to have originally been a commercial space and is currently occupied by a church.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The site is located in an RH-2 (Residential House, Two-Family) Zoning District and 40-X Height and Bulk District. The subject property is located one lot in from 18<sup>th</sup> Street and directly next to an NC-2 (Neighborhood Commercial, Small Scale) District that runs along 18<sup>th</sup> Street between Connecticut Street and Texas Street. While the majority of the NC-2 District is along 18<sup>th</sup> Street, some parcels that front on Connecticut and Texas Streets are also part of this NC-2 District.

### ENVIRONMENTAL REVIEW

The Project was determined on October 5, 2011 to exempt from Environmental Review under the General Rule Exclusion [Section 15061(b)(3) of the CEQA Guidelines].

### HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	September 23, 2011	September 23, 2011	20 days
Posted Notice	10 days	October 3, 2011	September 29, 2011	15 days
Mailed Notice	10 days	October 3, 2011	October 3, 2011	10 days

### PUBLIC COMMENT

As of October 13, 2011, the Department has not received any public comment on the proposal.

### ISSUES AND OTHER CONSIDERATIONS

- The subject property was zoned C-2 (Community Business) prior to the Neighborhood Commercial Zoning controls. It was rezoned to residential (RH-2) when the neighborhood zoning controls were enacted.
- According to the property owner, the proposed rezoning will help secure financing in order to make needed improvements to the property; the church will remain in the building after the rezoning.

### REQUIRED COMMISSION ACTION

The proposed Ordinance is before the Commission so that it may recommend adoption, rejection, or adoption with modifications to the Board of Supervisors.

### BASIS FOR RECOMMENDATION

- The property was originally developed as a commercial property and was zoned C-2 (Community Business) prior to the adoption of the neighborhood commercial zoning controls.
- The subject property is connected physically and visually to the existing neighborhood commercial district along 18<sup>th</sup> Street.
- There does not appear to be any neighborhood opposition to the proposed map change and no housing will be lost due to this proposal.

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

- Draft Resolution
- Draft Legislation
- Environmental Determination
- Parcel, Sanborn and Zoning Maps
- Aerial Photos
- Context Photograph

## Attachment Checklist

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary           | <input type="checkbox"/> Project sponsor submittal    |
| <input checked="" type="checkbox"/> Draft Resolution            | Drawings: <u>Existing Conditions</u>                  |
| <input checked="" type="checkbox"/> Environmental Determination | <input type="checkbox"/> Check for legibility         |
| <input checked="" type="checkbox"/> Zoning District Map         | Drawings: <u>Proposed Project</u>                     |
| <input type="checkbox"/> Height & Bulk Map                      | <input type="checkbox"/> Check for legibility         |
| <input checked="" type="checkbox"/> Parcel Map                  | <input type="checkbox"/> Correspondence               |
| <input checked="" type="checkbox"/> Sanborn Map                 | <input checked="" type="checkbox"/> Draft Legislation |
| <input checked="" type="checkbox"/> Aerial Photo                |   |
| <input checked="" type="checkbox"/> Context Photos              |   |
| <input type="checkbox"/> Site Photos                            |   |

Exhibits above marked with an "X" are included in this packet

\_\_\_\_\_  
Planner's Initials

AS: I:\Board of Supervisors\Reference\templates\BOS initiated rezoning\Executive Summary - Approval.doc



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission DRAFT Resolution

HEARING DATE OCTOBER 20, 2011

*Date:* October 13, 2011  
*Case No.:* **2011.0864Z**  
*Project Address:* **312 Connecticut Street**  
*Current Zoning:* RH-2 (Residential, House, Two-Family)  
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**RECOMMENDING THAT THE BOARD OF SUPERVISORS APPROVE A PROPOSED ORDINANCE TO AMEND THE SAN FRANCISCO ZONING MAP SHEET NO. ZN08 TO 1) REZONE BLOCK NO. 4035, LOT NO. 003 (312 CONNECTICUT STREET) FROM RH-2 TO NC-2 AND TO MAKE AND ADOPT ENVIRONMENTAL FINDINGS AND FINDINGS OF CONSISTENCY WITH THE PRIORITY POLICIES OF PLANNING CODE SECTION 101.1 AND THE GENERAL PLAN.**

WHEREAS, on July 20, 2011, Supervisor Cohen introduced an Ordinance amending the San Francisco Zoning Map Sheet No. ZN08 to: 1) rezone Block No. 4035, Lot No. 003 (312 Connecticut Street) from RH-2 (Residential, House, Two-Family) to NC-2 (Neighborhood Commercial, Small-Scale); and 2) making environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.

The Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance for Application No. 2011.0864Z on October 13, 2011; and,

The Commission adopted the resolution on October 13, 2011, to approve the map amendment rezoning Block No. 4035, Lot No. 003 (312 Connecticut Street) from RH-2 (Residential, House, Two-Family) to NC-2 (Neighborhood Commercial; and,

An exemption from Environmental Review under the General Rule Exclusion found in the State CEQA Guidelines Section 15061 (b)(3) was issued for the Project on October 14, 2011; and

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 by Department staff and other interested parties; and

The Project Site consists of one Assessor's parcel (Lot 003) of approximately 3,300 square feet in area on Assessor's Block 4035. The parcel is located on the west side of Connecticut Street between 18<sup>th</sup> Street and 19<sup>th</sup> Street, and currently contains a two-story commercial structure; and

The proposed map change has been found to be consistent with the following relevant Objectives and Policies of the General Plan:

## **NEIGHBORHOOD COMMERCE**

### **Objectives and Policies**

#### **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 subject property is directly adjacent to an existing vibrant neighborhood commercial district; the proposed rezoning will rezone a property for commercial use in accordance with a generalized commercial land use plan.*

#### **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.

*Rezoning the subject property from RH-2 to NC-2 has the potential to bring additional commercial activity to the subject NC-2 Zoning district, which in turn will bring more foot traffic and activity to district having a positive effect on existing commercial activity.*

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 map change has the potential to enhance the neighborhood-serving retail uses by bring more foot traffic and activity to the area if and when a commercial use is established in the subject building.*

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

*The existing site does not include a residential unit. There are no proposed changes to the existing building under this proposal. The subject building was originally constructed as a commercial building and this rezoning will allow it to maintain that character.*

3. That the City's supply of affordable housing be preserved and enhanced;

*The proposal will not impact the City's supply of affordable housing.*

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

*The proposal will not impact the MUNI transit or overburden streets of 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 map change could enhance the economic base of the city by allowing a commercial establishment, consistent with the NC-2 Zoning controls, to be established in the existing building.*

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

*Any potential development on the subject property must meet current building code requirements. The proposed amendments will not alter any such requirements.*

7. That the landmarks and historic buildings be preserved;

*The proposed amendment would not impact any historic buildings.*

8. That our parks and open space and their access to sunlight and vistas be protected from development;

*The proposed map change would not alter the allowable height on the subject property. There are currently no plans to alter the existing building, other than internal improvements. The proposed amendment will not have any adverse impact on adjacent open space or parks.*

NOW THEREFORE BE IT RESOLVED **that** the Commission hereby recommends that the Board APPROVE the proposed Ordinance as described in this Resolution No. XXXXX to rezone Lot 003 in Assessor's Block 4035 from RH-2 to NC-2.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on October 20, 2011.

Linda D. Avery  
Commission Secretary

**Resolution No. XXXXX**  
**Hearing Date: October 20, 2011**

**CASE NO. 2011.0864Z**  
**312 Connecticut Street**

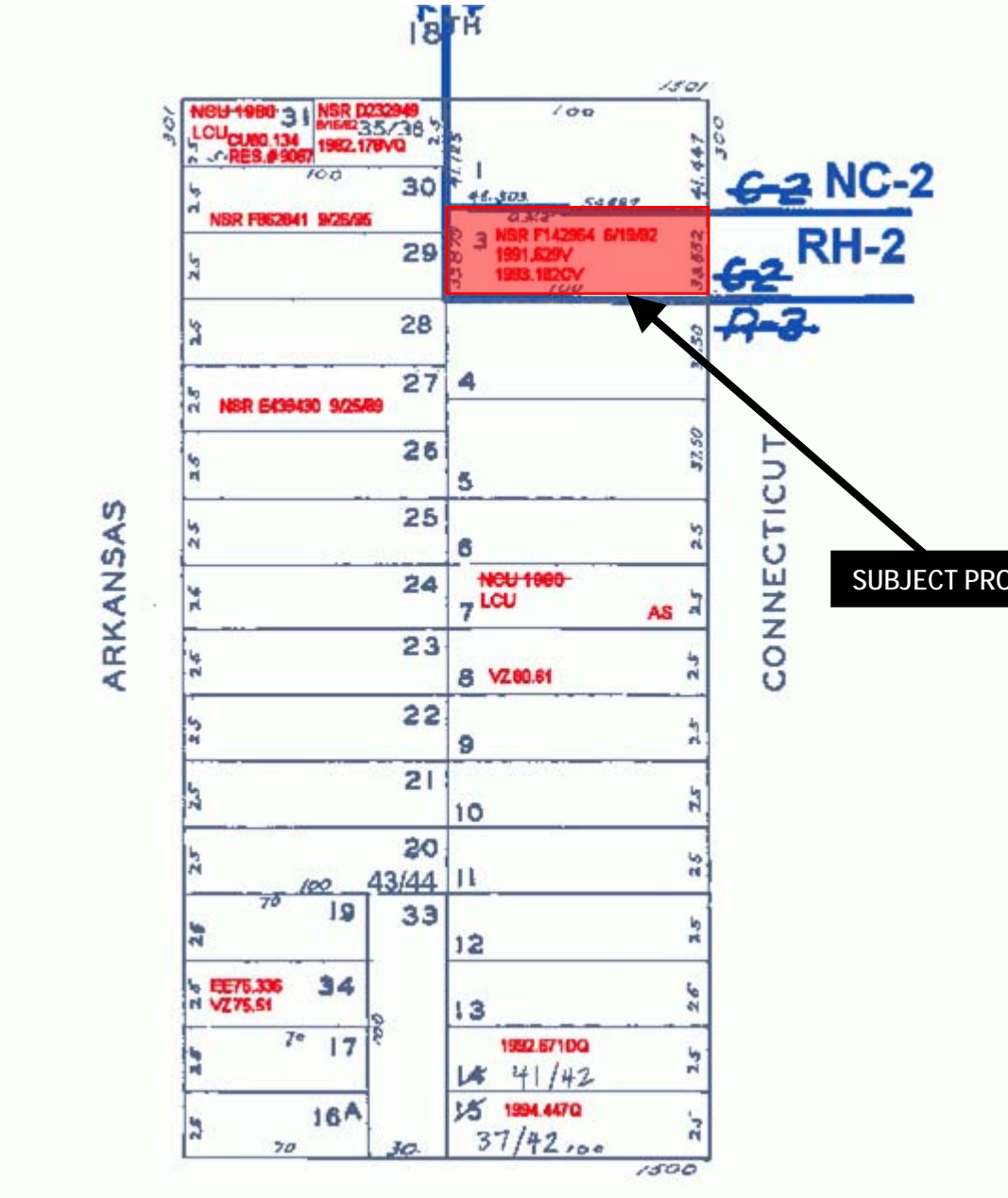
AYES:

NOES:

ABSENT:

ADOPTED:     October 20, 2011

# Parcel Map



SUBJECT PROPERTY

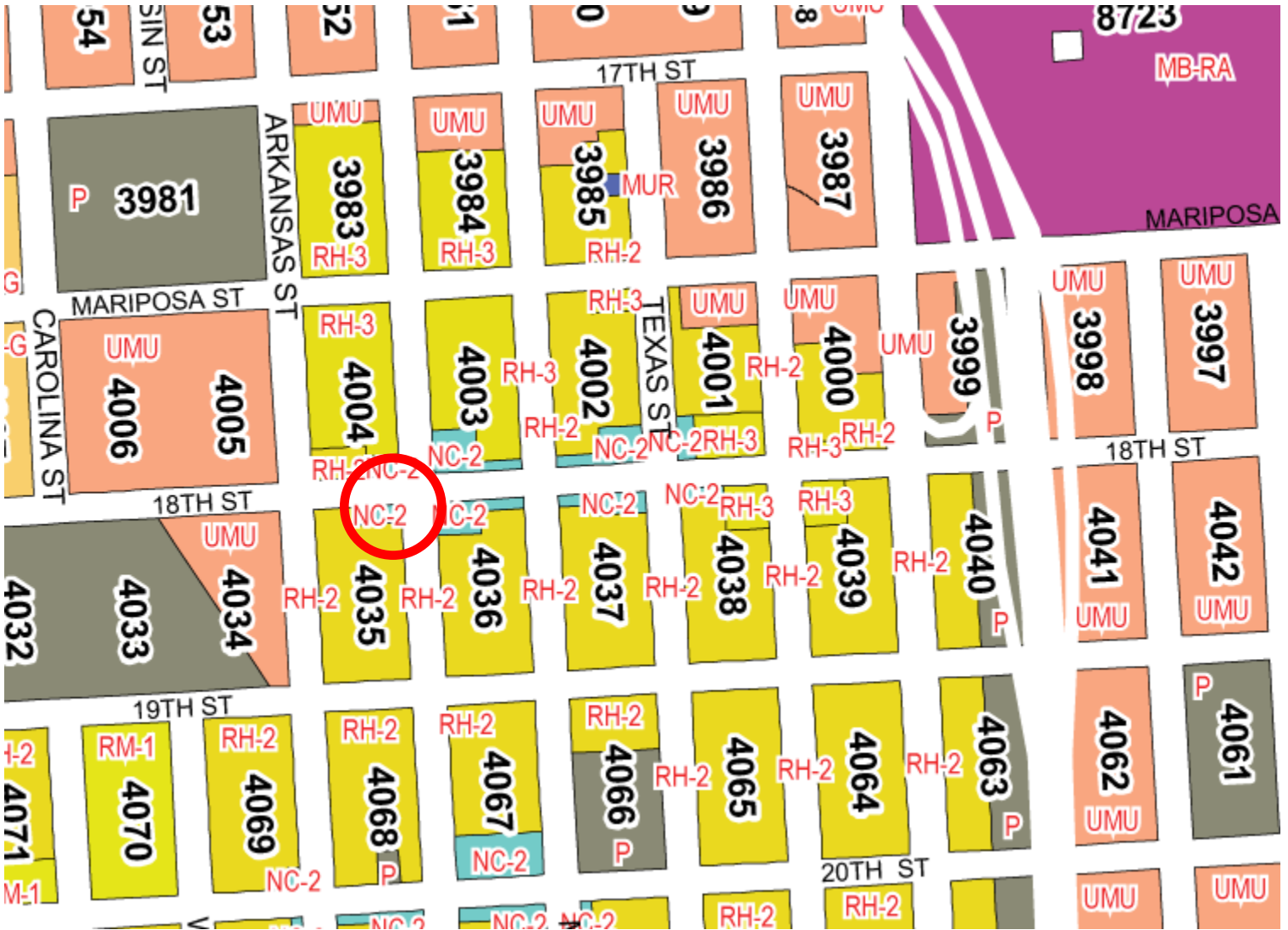


Zoning Map Change  
 Case Number 2011.0864Z  
 312 Connecticut Street





# Zoning Map



Zoning Map Change  
Case Number 2011.0864Z  
312 Connecticut Street

# Aerial Photo



SUBJECT PROPERTY



Zoning Map Change  
Case Number 2011.0864Z  
312 Connecticut Street



# Aerial Photo



SUBJECT PROPERTY



Zoning Map Change  
Case Number 2011.0864Z  
312 Connecticut Street

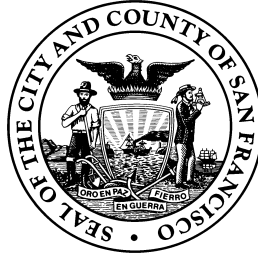
# Site Photo



**SUBJECT PROPERTY**

Zoning Map Change  
Case Number 2011.0864Z  
312 Connecticut Street

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

August 10, 2011

Planning Commission  
Attn: Linda Avery  
1660 Mission Street, 5<sup>th</sup> Floor  
San Francisco, CA 94103

Dear Commissioners:

On July 20, 2011, Supervisor Cohen introduced the following proposed legislation:

**File No. 110845**

Ordinance amending the San Francisco Zoning Map Sheet No. ZN08 to: 1) rezone Block No. 4035, Lot No. 003 (312 Connecticut Street) from RH-2 to NC-2; and 2) making environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the 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 & Economic Development Committee and will be scheduled for hearing upon receipt of your response.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script that reads "Alisa Somera".

By: Alisa Somera, Committee Clerk  
Land Use & Economic Development Committee

Attachment

- c: John Rahaim, Director of Planning
- Scott Sanchez, Zoning Administrator
- Bill Wycko, Chief, Major Environmental Analysis
- AnMarie Rodgers, Legislative Affairs
- Nannie Turrell, Major Environmental Analysis
- Brett Bollinger, Major Environmental Analysis

1 [Zoning Map - Rezoning of 312 Connecticut Street]

2

3 **Ordinance amending the San Francisco Zoning Map Sheet No. ZN08 to: 1) rezone Block**  
4 **No. 4035, Lot No. 003 (312 Connecticut Street) from RH-2 to NC-2; and 2) making**  
5 **environmental findings, Planning Code Section 302 findings, and findings of**  
6 **consistency with the General Plan and the Priority Policies of Planning Code Section**  
7 **101.1.**

8

NOTE: Additions are *single-underline italics Times New Roman*;  
9 deletions are ~~*strike-through italics Times New Roman*~~.  
Board amendment additions are double-underlined;  
10 Board amendment deletions are ~~strikethrough normal~~.

9

10

11

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

12

(a) The Planning Department has determined that the actions contemplated in this  
13 ordinance comply with the California Environmental Quality Act (California Public Resources  
14 Code Section 21000 et seq.). Said determination is on file with the Clerk of the Board of  
15 Supervisors in File No. \_\_\_\_\_ and is incorporated herein by reference.

16

(b) Pursuant to Planning Code Section 302, this Board finds that the actions  
17 contemplated in this ordinance will serve the public necessity, convenience, and welfare for  
18 the reasons set forth in Planning Commission Resolution No. \_\_\_\_\_ and the Board  
19 incorporates such reasons herein by reference. A copy of Planning Commission Resolution  
20 No. \_\_\_\_\_ is on file with the Clerk of the Board of Supervisors in File No. \_\_\_\_\_.

21

(c) This Board finds that the actions contemplated in this ordinance are consistent with  
22 the General Plan and with the Priority Policies of Planning Code Section 101.1 for the reasons  
23 set forth in Planning Commission Resolution No. \_\_\_\_\_ and the Board hereby  
24 incorporates such reasons herein by reference.

25

1 Section 2. Sheet ZN08 of the Zoning Map of the City and County of San Francisco is  
2 hereby amended, as follows:

	Use District <u>to be Superseded</u>	Use District <u>Hereby Approved</u>
3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25	Block 4035, Lot 003 RH-2	NC-2

Section 3. Effective Date. This ordinance shall become effective 30 days from the date of passage.

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

By: \_\_\_\_\_  
JUDITH A. BOYAJIAN  
Deputy City Attorney