



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 17675

HEARING DATE AUGUST 8, 2008

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Case No.: **2007.0785 VZ**
Project Address: **483 BOSWORTH ST (aka 1 LYELL ST)**
Current Zoning: P (Public)
40-X Height and Bulk District
Proposed Zoning: RH-2 (Residential, House Districts, Two-Family)
Block/Lot: 6753/063
Project Sponsor: TECTA Associates
2747 19th Street
San Francisco, CA 94110
Staff Contact: Corey Teague – (415) 575-9081
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Recommendation: **Approval**

RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT A PROPOSED ORDINANCE THAT WOULD AMEND THE PLANNING CODE BY AMENDING ZONING MAP SHEET 11 OF THE ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO TO RECLASSIFY 483 BOSWORTH STREET (AKA 1 LYELL STREET), BEING ALL OF LOT 063 OF BLOCK 6753, FROM P (PUBLIC) TO RH-2 (RESIDENTIAL, HOUSE DISTRICTS, TWO-FAMILY).

WHEREAS, on July 26, 2007, TECTA Associates, representing David Parker (Applicant), filed applications with the Planning Department (Department) for a zoning map amendment; and

The Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance for Application No. 2007.0785Z on August 8, 2008; and,

The Planning Commission adopted the resolution on August 7, 2008 to approve the Map changes; and,

An exemption from Environmental Review under the "general Rule" found in the State CEQA Guidelines Section 15061(b)(3) was issued for the Project on January 6, 2008; and

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 the applicant, Department staff, and other interested parties; and

The project site consists of one Assessor's parcel of approximately 880 square feet in area on Assessor's block 6753. The parcel is bounded by Bosworth Street on the north and Lyell Street on the west. The subject property is vacant; and

The proposal will promote the following relevant objectives and policies of the General Plan:

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1: TO PROVIDE NEW HOUSING, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING, IN APPROPRIATE LOCATIONS WHICH MEETS IDENTIFIED HOUSING NEEDS AND TAKES INTO ACCOUNT THE DEMAND FOR AFFORDABLE HOUSING CREATED BY EMPLOYMENT DEMAND.

Policy 1.4: Locate in-fill housing on appropriate sites in established residential neighborhoods.

Policy 1.5: Support development of affordable housing on surplus public lands.

The reclassification from P to RH-2 will permit the construction of up to 2 dwelling units on a previously public-owned infill lot in an existing residential neighborhood that is currently vacant and unused.

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 reclassification would not impact existing or future neighborhood-serving retail uses in the area.

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 reclassification would permit new housing to be constructed on a vacant infill lot in an established residential neighborhood.

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

The substandard size of the lot proposed for reclassification may allow smaller, more affordable units.

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

Any potential development on this substandard lot would be too small to negatively impact transit services 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 amendment would not affect the industrial and service sectors.

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.

7. That the landmarks and historic buildings be preserved;

The proposed reclassification will 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 amendment will have no effect on our parks and open space.

NOW THEREFORE BE IT RESOLVED that the Commission hereby recommends that the Board ADOPT the proposed Code amendment and Map change as described in this Resolution and in the draft Ordinance.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on August 8, 2008.

Linda Avery
Commission Secretary

AYES: Antonini, Borden, Lee, Miguel, Moore, Olague, and Sugaya

NOES:

ABSENT:

ADOPTED: August 8, 2008