



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Zoning Map Amendment

HEARING DATE: NOVEMBER 13, 2008

Project Name: Amendments relating to select publicly owned parcels in the Eastern Neighborhoods
Case Number: 2008.1204Z [Board File No. 081339]
Initiated by: Supervisor Maxwell / Introduced October 21, 2008
Staff Contact: Jon Swae, 415-575-9069 / Ken Rich 415-558-6345
Recommendation: **Recommend Approval with Modification**

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ZONING MAP AMENDMENT

The proposed Ordinance would amend sheets ZN01, ZN07 and ZN08 of the Zoning Map of the City and County of San Francisco to rezone publicly owned parcel numbers 4171-022 (1021 Minnesota), 4219-051 (1044 Wisconsin), 4297-001 (1450 Michigan), 4313-001 (1550 Michigan), 4314-001 (1698 Illinois), 4317-014 (1597 Indiana), 4318-017 (1596 Indiana), 3773-879 (vacated street at Brannan and the Embarcadero), 3551-001 (1940 Harrison Street), 3904-002 (1401 Bryant), 4171-022 (1021 Minnesota), 3781-008 (934 Brannan) in the Eastern Neighborhoods Plan Area to a "P" (Public) zoning district; and parcel number 4108-001 (2310 3rd Street) to a "UMU" (Urban Mixed Use) zoning district and adopting environmental findings and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1(b).

The Way It Is Now:

The following publicly-owned parcels in the Eastern Neighborhoods are zoned per the existing zoning designations in the table below. Zoning changes for these parcels proposed by the Planning Commission on August 7, 2008 are included in the table.

ADDRESS	BLOCK/LOT	EXISTING ZONING	COMMISSION PROPOSED ZONING (8/7/2008)
1021 Minnesota	4171/022	P (Public)	UMU (Urban Mixed Use)
1044 Wisconsin	4219/051	P (Public)	RH-2 (Residential – two units)
1450 Michigan	4297/001	M-2 (Heavy Industrial)	PDR-1-G (Production Distribution & Repair - 1 - General)
1550 Michigan	4313/001	M-2 (Heavy Industrial)	PDR-1-G (Production Distribution & Repair - 1 - General)
1698 Illinois	4314/001	M-2 (Heavy Industrial)	PDR-1-G (Production Distribution & Repair - 1 - General)
1597 Indiana	4317/014	M-2 (Heavy Industrial)	PDR-1-G (Production Distribution & Repair - 1 - General)
1596 Indiana	4318/017	M-2 (Heavy Industrial)	PDR-1-G (Production Distribution & Repair - 1 - General)
vacated street at Brannan and the Embarcadero	3773/879	M-2 (Heavy Industrial)	SB-DTR (South Beach Downtown Residential)
1940 Harrison Street	3551/001	M-1 (Light Industrial)	PDR-1-G (Production Distribution & Repair - 1 - General)
1401 Bryant	3904/002	M-1 (Light Industrial)	PDR-1-G (Production Distribution & Repair - 1 - General)
934 Brannan	3781/008	M-2 (Heavy Industrial)	UMU (Urban Mixed Use)

2310 3rd Street 4108/001 M-2 (Heavy Industrial) P (Public)

The Way It Would Be:

The proposed Ordinance would supersede both the existing zoning and the Commission’s proposed zoning (8/7/2008). As shown in the table below, the Ordinance would rezone or restore nine parcels as P (Public Use) and one parcel as UMU (Urban Mixed Use).

ADDRESS	BLOCK/LOT	EXISTING ZONING	COMMISSION PROPOSED ZONING (8/7/2008)	ORDINANCE PROPOSED ZONING
1021 Minnesota	4171/022	P (Public)	UMU (Urban Mixed Use)	P (Public)
1044 Wisconsin	4219/051	P (Public)	RH-2 (Residential – two units)	P (Public)
1450 Michigan	4297/001	M-2 (Heavy Industrial)	PDR-1-G (Production Distribution & Repair - 1 - General)	P (Public)
1550 Michigan	4313/001	M-2 (Heavy Industrial)	PDR-1-G (Production Distribution & Repair - 1 - General)	P (Public)
1698 Illinois	4314/001	M-2 (Heavy Industrial)	PDR-1-G (Production Distribution & Repair - 1 - General)	P (Public)
1597 Indiana	4317/014	M-2 (Heavy Industrial)	PDR-1-G (Production Distribution & Repair - 1 - General)	P (Public)
1596 Indiana	4318/017	M-2 (Heavy Industrial)	PDR-1-G (Production Distribution & Repair - 1 - General)	P (Public)
vacated street at Brannan and the Embarcadero	3773/879	M-2 (Heavy Industrial)	SB-DTR (South Beach Downtown Residential)	P (Public)
1940 Harrison Street	3551/001	M-1 (Light Industrial)	PDR-1-G (Production Distribution & Repair - 1 - General)	P (Public)
1401 Bryant	3904/002	M-1 (Light Industrial)	PDR-1-G (Production Distribution & Repair - 1 - General)	P (Public)
934 Brannan	3781/008	M-2 (Heavy Industrial)	UMU (Urban Mixed Use)	P (Public)
2310 3rd Street	4108/001	M-2 (Heavy Industrial)	P (Public)	UMU (Urban Mixed Use)

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.

RECOMMENDATION

The Department recommends approval of the Ordinance’s rezoning to P(Public Use) of the following parcels: 4171-022 (1021 Minnesota), 4219-051 (1044 Wisconsin), 4297-001 (1450 Michigan), 4313-001 (1550 Michigan), 4314-001 (1698 Illinois), 4317-014 (1597 Indiana), 4318-017 (1596 Indiana), 3773-879 (vacated

street at Brannan and the Embarcadero), 3551-001 (1940 Harrison Street), 3904-002 (1401 Bryant), 4171-022 (1021 Minnesota) and 3781-008 (934 Brannan).

The Department recommends disapproval of the Ordinance's rezoning of parcel number 4108-001 (2310 3rd Street) to UMU (Urban Mixed Use). The Department maintains that this parcel should be zoned to P (Public Use) as directed by the Commission on August 7, 2008.

BASIS FOR RECOMMENDATION

The intent of this Ordinance is to make a technical correction for parcels whose current zoning does not accurately reflect the public uses on the ground. These parcels include City-owned properties or street and sidewalk rights-of-way. The Department recommends rezoning the majority of these parcels to more accurately reflect the nature of their current use as Public (P).

In the case of the parcel recommended for disapproval 4108-001 (2310 3rd Street), the Department believes this parcel should retain its existing zoning as P (Public Use). The Department of Real Estate has stated that this parcel contains a deed restriction that restricts the property from being used for anything but a public purpose.

CONSISTENCY WITH GENERAL PLAN AND PRORITY POLICIES

The proposed legislation has been reviewed for consistency with the General Plan and priority policies and has been found consistent, with these based on the analysis in the Eastern Neighborhoods staff report dated August 7, 2008.

ENVIRONMENTAL REVIEW

The proposed legislation has been reviewed for consistency with the findings of the Final Environmental Impact Report for the Eastern Neighborhoods Area Plans and Rezoning Project and no new or more severe environmental impacts associated with the legislation have been identified. Please see attachment under separate cover for a more detailed discussion of this legislation as it relates to CEQA.

PUBLIC COMMENT

As of the date of this report, the Planning Department has not received any comment in regards to the proposed Ordinance.

RECOMMENDATION:	Recommend Approval with Modification
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Attachments:

- Exhibit A: Draft Planning Commission Resolution
- Exhibit B: Map of referenced parcels
- Exhibit C: Proposed Ordinance