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Planning Commission Motion No. 18640 LOCAL COASTAL ZONE PERMIT

Hearing Date: May 24, 2012
Case No.: **2010.0016P**
Project Name: **Beach Chalet Athletic Fields, Golden Gate Park**
Zoning: P (Public) Zoning District
OS (Open Space) Height and Bulk District
Block/Lot: 1700/001
Project Sponsor: San Francisco Recreation and Parks Department
c/o Dan Mauer
30 Van Ness Avenue, 5th floor
San Francisco, CA 94102
Staff Contact: Glenn Cabreros – (415) 558-6169
glenn.cabreros@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A COASTAL ZONE PERMIT APPLICATION PURSUANT TO PLANNING CODE SECTION 330 TO ALLOW RENOVATION OF THE BEACH CHALET ATHLETIC FIELDS FACILITY INCLUDING REPLACING THE EXISTING GRASS TURF FIELDS WITH SYNTHETIC TURF, INSTALLING FIELD LIGHTING, RENOVATING THE EXISTING RESTROOM BUILDING, INSTALLING PLAYER BENCHES AND SEATING, AND COMPLETING OTHER MODIFICATIONS FOR PARKING, CIRCULATION, AND SPECTATOR AMENITIES TO IMPROVE THE OVERALL CONDITIONS OF THE FACILITY AND INCREASE THE AMOUNT OF ATHLETIC PLAY TIME, WITHIN THE P (PUBLIC) ZONING DISTRICT AND THE OPEN SPACE HEIGHT AND BULK DISTRICT.

PREAMBLE

On April 4, 2012, Dan Mauer of the San Francisco Recreation and Park Department (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for a Coastal Zone Permit under Planning Code Section 330 to allow renovation of the Beach Chalet Athletic Fields facility including replacing the existing grass turf fields with synthetic turf, installing field lighting, renovating the existing restroom building, installing player benches and seating, and completing other modifications for parking, circulation, and spectator amenities to improve the overall conditions of the facility and increase the amount of athletic play time ("Project").

On April 17, 2012, the Department mailed a letter to the California Coastal Commission (CCC) to inform the CCC that an application for a Local Coastal Zone Permit had been filed. The letter disclosed to the CCC that the Project site is not within the area appealable to the CCC.

On May 24, 2012, the Planning Commission (hereinafter "Commission") conducted a public hearing on the Final Environmental Impact Report (EIR) for the Project. The Commission reviewed and considered the EIR and found the contents of said report and the procedures through which the EIR was prepared, publicized and reviewed complied with the California Quality Environmental Quality Act (Public Resources Code section 21000 *et seq.*) ("CEQA"), the CEQA Guidelines (14 Cal. Code Reg. section 15000 *et seq.*), and Chapter 31 of the San Francisco Administrative Code.

On May 24, 2012, the Commission certified the Final EIR by Motion No. 18637. Additionally, the Commission adopted approval findings, including findings rejecting alternatives, amending a mitigation measure, and making a statement of overriding considerations, and adopted a mitigation monitoring and reporting program ("MMRP") pursuant to CEQA by Motion No. 18638, which findings and MMRP are incorporated by this reference as though fully set forth herein.

On May 24, 2012, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the Coastal Zone Permit, Case No. 2010.0016P. The Commission heard and considered public testimony presented at the hearing and has further considered written and oral testimony provided by Department staff and other interested parties.

On May 24, 2012, the Commission approved the Coastal Zone Permit requested in the application under Case No. 2010.0016P based to the findings below.

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project site is located at the west end of Golden Gate Park, Assessor's Block 1700, Lot 001 within the P (Public) Zoning District and the Open Space Height and Bulk District. The area of the project site is bound by Great Highway to the west, John F. Kennedy Drive to the north and east and by Martin Luther King Drive to the south. The site contains existing athletic playing fields of natural turf and various park amenities associated with the fields' use, including parking, restrooms, fencing and pedestrian paths.
3. **Surrounding Properties and Neighborhood.** The neighborhoods closest to the project site are primarily residential in character and include the Outer Richmond neighborhood directly north and across Fulton Street from Golden Gate Park and the Outer Sunset neighborhood directly south and across Lincoln Way from Golden Gate Park. Directly west of the project site and across Great Highway are the Ocean Beach parking lot and Ocean Beach. The site is located southeast of the Beach Chalet, City Landmark No. 179, which includes a visitors center and restaurant

facilities. As the project site is located within Golden Gate Park, the athletic fields are not visible from the adjacent residential neighborhoods due to dense vegetation and tree canopy.

4. **Project Description.** The applicant proposes to renovate the Beach Chalet Athletic Fields facility including replacement of the existing grass turf fields with synthetic turf, installation of field lighting, renovation of the existing restroom building, installation of benches and seating, and other modifications related to parking, circulation, and spectator amenities to improve the overall conditions of the facility and increase the amount of athletic play time.
5. **Coastal Zone.** Pursuant to Planning Code Section 330, review of a Coastal Zone Permit Application is required as the project site is within the Local Coastal Zone Boundary per City Zoning Map Sheet CZ05. The Local Coastal Zone boundary within Golden Gate Park starts at Fulton Street and 40th Avenue, curves eastwardly from the Chain of Lakes Drive and ends at Lincoln Way and 41st Avenue. The boundary for the Coastal Zone area that is appealable to the CCC is an area 300 feet wide as measured from the inland extent of Ocean Beach. The project site is not located within the Coastal Zone area that is appealable to the CCC.
6. **Public Comment.** The Department has received no comments to date regarding the Coastal Zone Permit application.
7. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Coastal Zone Permit Findings.** Planning Code Section 330.5.2 states that the Planning Commission in reviewing a Coastal Zone Permit application shall adopt factual findings that the project is consistent or not consistent with the Local Coastal Program and that a Coastal Zone Permit shall be approved only upon findings of fact establishing that the Project conforms to the requirements and objectives of the San Francisco Local Coastal Program.

The requirements and objectives of the San Francisco Local Coastal Program are established in the Western Shoreline Plan of the General Plan with specific objectives and policies related to Golden Gate Park and the Richmond and Sunset Residential Neighborhoods. See "General Plan Compliance" findings below.

8. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan and specifically as identified in the Western Shoreline Area Plan:

WESTERN SHORELINE AREA PLAN – GOLDEN GATE PARK

Objectives and Policies

OBJECTIVE 3:

ENHANCE THE RECREATIONAL CONNECTION BETWEEN GOLDEN GATE PARK AND THE BEACH FRONTAGE

Policy 3.1:

Strengthen the visual and physical connection between the park and beach. Emphasize the naturalistic landscape qualities of the western end of the park for visitor use. When possible eliminate the Richmond-Sunset sewer treatment facilities.

Policy 3.2:

Continue to implement a long-term reforestation program at the western portion of the park.

The rehabilitation of the Beach Chalet Athletic Fields does not introduce a new use into Golden Gate Park; rather the project is a renovation of the existing facilities to allow continuation of existing park amenities and uses. As such, the naturalistic landscape qualities around the athletic fields and around the perimeter of the Park would remain intact. The project does propose removal of 16 trees; however each tree removed would be replaced at a ratio of one-to-one or greater. The proposed tree replacement is consistent with emphasizing the natural landscape qualities of the Park and also the need for continued reforestation of the Park's aging tree population.

WESTERN SHORELINE AREA PLAN – RICHMOND & SUNSET RESIDENTIAL NEIGHBORHOODS

Objectives and Policies

OBJECTIVE 11:

PRESERVE THE SCALE OF RESIDENTIAL AND COMMERCIAL DEVELOPMENT ALONG THE COASTAL ZONE AREA.

Policy 11.6

Protect the neighborhood environment of the Richmond and Sunset residential areas from the traffic and visitor impacts from the public using adjacent recreation and open space areas.

The "Transportation and Circulation" section of the EIR analyzed for the project found that impacts to traffic, public transit and pedestrian circulation would be less than significant. Although field lighting is proposed as part of the project, the hours of operation for the recreation area will be the same as the existing park hours which are 6 AM to 10 PM daily.

9. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The proposal does not affect neighborhood-serving retail uses as the project is a public recreational facility within Golden Gate Park.

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

The existing neighborhood character surrounding Golden Gate Park would be conserved and protected as the project would continue to be screened from the outlying residential areas by dense vegetation.

- C. That the City's supply of affordable housing be preserved and enhanced,

No housing is removed by this project.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The project proposes improvements to the existing 50-space parking lot. The new parking lot would contain 20 additional parking spaces. The amount of parking spaces is not considered excessive for the use, and the EIR for the project found the parking, vehicular and public transit impacts associated with the project to be less than significant.

- E. 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 project will not displace any service or industrial establishment.

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

The project, particularly the building structures will be designed and constructed to conform to the structural and seismic safety requirements of the City Building Code.

- G. That landmarks and historic buildings be preserved.

As identified in the project EIR, the project would cause a substantial adverse change in the significance of Golden Gate Park, an historical resource. While the project would have a significant unavoidable impact from the perspective of historic preservation, the project is a rehabilitation of an existing park amenity.

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

The project will have no negative impact on existing parks and open spaces and their access to sunlight and vistas. Per Section 295 of the Planning Code, pertaining to shadow studies, no building structures are proposed over 40 feet in height and therefore a shadow study is not required for the project.

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
11. The Commission hereby finds that approval of the Coastal Zone Permit would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **ADOPTS** the CEQA approval findings set forth in Planning Commission Motion No. 18638 including the statement of overriding considerations, **ADOPTS** the Mitigation Monitoring and Reporting Program, attached to Motion No. 18638 as Exhibit A, and **APPROVES Coastal Zone Permit Application No. 2010.0016P** in general conformance with plans on file, dated April 4, 2012, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL: Pursuant to Planning Code Sections 308.2 and 330.9, any aggrieved person may appeal this Coastal Zone Permit to the Board of Appeals within fifteen (15) days after the date of this motion. For further information, please contact the Board of Appeals in person at 1650 Mission Street, 3rd Floor (Room 304) or call 575-6880.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on May 24, 2012.

Linda D. Avery
Commission Secretary

AYES: Commissioners Fong, Wu, Antonini and Borden

NAYS: Commissioner Moore

ABSENT: Commissioners Miguel and Sugaya

ADOPTED: May 24, 2012