



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Adoption to Recommend Approval of Zoning Map Amendment

HEARING DATE: FEBRUARY 24, 2011

Date: February 17, 2011
Case Number: 2010.0766Z
Project Address: **2451 Sacramento Street;**
Block/Lot 0636/037
Existing Zoning: RM-1 (Residential, Mixed, Low-Density) District
Proposed Zoning: Upper Fillmore Neighborhood Commercial District
Project Sponsor: San Francisco Housing Authority
Staff Contact: Glenn Cabreros, planner
glenn.cabreros@sfgov.org, 415-558-6169
Reviewed by: AnMarie Rodgers, Manager of Legislative Affairs
anmarie.rodgers@sfgov.org 415-558-6395
David Lindsay, Northwest Quadrant Supervisor
david.lindsay@sfgov.org 415-558-6393
Recommendation: **Recommend Approval**

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The action before the Planning Commission is to recommend approval of an amendment to the Zoning Map to the San Francisco Board of Supervisors.

CASE 2010.0766Z: ZONING MAP AMENDMENT

The proposed Ordinance would amend Zoning Map Sheet 2. Specifically, it would do the following:

The subject property would be rezoned from the RM-1 (Residential, Mixed, Low-Density) District to the adjacent Upper Fillmore Street Neighborhood Commercial District (NCD).

The Way It Is Now:

Currently the subject lot, Lot 037 in Assessor's Block 0636, contains a surface parking lot owned by the San Francisco Housing Authority (SFHA). The subject lot is located on the south side of Sacramento Street between Fillmore and Webster Streets in the RM-1 (Residential, Mixed, Low-Density) District and a 40-X Height and Bulk District.

The Way It Would Be:

The proposed Ordinance would change the subject lot's Zoning District to the Upper Fillmore NCD, which is west and directly adjacent to the subject lot. The rezoning would extend the Upper Fillmore NCD from the adjacent parcel (Lot 023) on the corner of Fillmore and Sacramento Streets to the subject lot, thus maintaining contiguous zoning for both the Upper Fillmore NCD and RM-1 District. Permitted and Conditional Uses and the permitted building envelope would be applicable to the subject site, as defined by the provisions for the Upper Fillmore NCD as referenced in Article 7 of the Planning Code.

SITE DESCRIPTION AND PRESENT USE

The site at 2451 Sacramento, Lot 037 in Assessor's Block 0636, contains a surface parking lot and is located on the south side of Sacramento Street between Fillmore and Webster Streets. The subject lot is approximately 52 feet wide and 83 feet deep with an area of approximately 4,316 square feet. The subject lot is east and adjacent to Lot 23, which is within the Upper Fillmore NCD. Lot 23 is a corner lot at the southeast corner of the intersection of Fillmore and Sacramento Streets.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

- The adjacent lot to the west is within the Upper Fillmore NCD and contains a one-story commercial building that operates as a clothing store (dba "Marc by Marc Jacobs").
- The adjacent lot to the east is within the RM-1 Zoning District and contains a 98-unit, 12-story apartment building known as the John F. Kennedy Towers owned by the San Francisco Housing Authority.
- Directly across Sacramento Street from the subject lot are two lots with mixed-use buildings that are within the Upper Fillmore NCD. Lot 019 in Assessor's Block 0629 is a corner lot containing a two-story mixed-use building with a corner liquor store (dba "D&M Liquor") at the ground floor and a dwelling unit at the upper floor. The corner lot also contains a second commercial space (dba "Captain Submarine") which fronts onto Sacramento Street. Lot 019A in Assessor's Block 0629 contains a three-story plus attic mixed use building containing one dwelling unit over two floors containing three commercial uses (dba "Toujours Lingerie" and "Soaps" hair salon at the ground floor and "Bebe" skin care at the second floor).
- Across the street from the subject lot and towards the east end of the block-face is a large 8-story building containing a medical and dental school owned by the University of the Pacific.

ENVIRONMENTAL REVIEW

On October 7, 2010, the Planning Department's Major Environmental Analysis Division found the proposed rezoning to not have a negative impact to the environment and was found to be Categorically Exempt from Environmental Review (General Rule Exclusion per State CEQA Guidelines, Section 15061(b)(3)).

PUBLIC COMMENT

At the date of this report, one individual is opposed to the rezoning of the subject lot.

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 that the Commission recommend *approval* to the Board of Supervisors to amend the Zoning Map and adopt the attached Draft Resolution to that effect.

BASIS FOR RECOMMENDATION

The San Francisco Housing Authority would like to liquidate the underutilized subject property. The rezoning of the subject lot would provide the opportunity for mixed-use development that could potentially diversify commercial and residential uses in the Upper Fillmore NCD, while at the same time not negatively impact the adjacent residential districts. In terms of the lot configuration and the built urban form, the rezoning of the subject lot would mirror the length of the street frontage across Sacramento Street that is also within the Upper Fillmore NCD. The rezoning would result in an approximately 104-foot wide street frontage on both sides of Sacramento Street, as measured from the intersection with Fillmore Street, that is within the Upper Fillmore NCD.

RECOMMENDATION TO APPROVE ZONING MAP AMENDMENT: Recommend Approval

Attachments:

Certificate of Determination, Exemption from Environmental Review

Draft Commission Resolution

Draft Ordinance

Exhibits for Rezoning of 2451 Sacramento Street: Parcel Map, Sanborn Map, Block Book Map, Zoning Map and Aerial Photographs



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Resolution

HEARING DATE FEBRUARY 24, 2011

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Recommendation: **Recommend Approval**

RECOMMENDING THAT THE BOARD OF SUPERVISORS APPROVE A PROPOSED ORDINANCE AMENDING THE SAN FRANCISCO ZONING MAP SHEET 2 TO CHANGE THE ZONING CLASSIFICATION OF LOT 037 IN ASSESSOR'S BLOCK 0636 FROM THE RM-1 (RESIDENTIAL, MIXED, LOW-DENSITY) DISTRICT TO THE UPPER FILLMORE NEIGHBORHOOD COMMERCIAL DISTRICT; ADOPTING FINDINGS, INCLUDING ENVIRONMENTAL FINDINGS, SECTION 302 FINDINGS, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PRIORITIES OF PLANNING CODE SECTION 101.1(B).

Whereas, on October 10, 2010, the San Francisco Housing Authority (SFHA) requested that an amendment be made to the Zoning Map under Case Number 2010.0766Z; and

Whereas, the proposed Zoning Map change would amend Zoning Map Sheet 2 specifically to rezone the Lot 037 in Assessor's Block 0636 from the RM-1 (Residential, Mixed, Low-Density) District to the adjacent Upper Fillmore Neighborhood Commercial District(NCD); and

Whereas, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing on January 13, 2011 and approved the initiation of the proposed Ordinance per Resolution Number R-18249;

Whereas, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting to recommend adoption of the proposed Ordinance under Case Number 2010.0766Z on February 24, 2011; and,

Whereas, On October 7, 2010, the Major Environmental Analysis Division of the Planning Department found the proposed rezoning to not have a negative impact to the environment and was found to be Categorically Exempt from Environmental Review (General Rule Exclusion per State CEQA Guidelines, Section 15061(b)(3)); and

Whereas, 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 on behalf of Department staff and other interested parties; and

Whereas, the Project Site consists of one Assessor's parcel (Lot 037) of approximately 4,300 square feet in area in Assessor's Block 0636. The parcel is located on the south side of Sacramento Street between Fillmore and Webster Streets and currently contains a surface parking lot; and

Whereas, the proposed map amendment has been found to be consistent with the following relevant Objectives and Policies of the General Plan:

2004 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 1.1

Encourage higher residential density in areas adjacent to downtown, in underutilized commercial and industrial areas proposed for conversion to housing and in neighborhood commercial districts where higher density will not have harmful effects, especially if the higher density provides a significant number of units that are affordable to lower income households. Set allowable densities in established residential areas at levels which will promote compatibility with prevailing neighborhood scale and character where there is neighborhoods support.

The zoning reclassification of the subject property would result in the site being able to accommodate a greater residential density than the current zoning controls. The maximum number of dwelling units that could potentially be developed would increase from five to seven units. At this time, however, there is no proposal to develop the property.

OBJECTIVE 11

IN INCREASING THE SUPPLY OF HOUSING, PURSUE PLACE MAKING AND NEIGHBORHOOD BUILDING PRINCIPLES AND PRACTICES TO MAINTAIN SAN FRANCISCO'S DESIRABLE URBAN FABRIC AND ENHANCE LIVABILITY IN ALL NEIGHBORHOODS.

Policy 11.3

Encourage appropriate neighborhood-serving commercial activities in residential areas without causing affordable housing displacement.

Policy 11.9

Set allowable densities and parking standards in residential areas at levels that promote the City's overall housing objectives while respecting neighborhood scale and character.

The zoning reclassification would allow a more diverse selection of uses to occur on the site and would allow for future development to include an increased number of housing units. These use changes would be consistent with the established development found within the Upper Fillmore NCD. The density that would result from the zoning reclassification would be a total of seven units. The increased density would be comparable to surrounding development.

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1:

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

Policy 1.2:

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

Policy 1.3:

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

The zoning reclassification will provide net benefits such as having options for different permitted commercial uses while minimizing undesirable consequences. The rezoning will allow for commercial uses as regulated by the provisions of the Upper Fillmore Neighborhood Commercial District controls.

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.

The zoning reclassification allows for future development of a mixed-use building, which would create commercial activity compatible with the Upper Fillmore NCD. The current RM-1 Zoning District does not permit commercial uses to be established at the subject property.

OBJECTIVE 3:

PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

Policy 3.1:

Promote the attraction, retention and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

The zoning map change will allow for expanded employment opportunities. Although no project is proposed at this time, future commercial tenants will have the flexibility of hiring a wider variety of employees due to the increased variety of uses permitted on the lot.

OBJECTIVE 4:

IMPROVE THE VIABILITY OF EXISTING INDUSTRY IN THE CITY AND THE ATTRACTIVENESS OF THE CITY AS A LOCATION FOR NEW INDUSTRY.

Policy 4.1:

Maintain and enhance a favorable business climate in the City.

Policy 4.2:

Promote and attract those economic activities with potential benefit to the City.

Although a specific project is not currently proposed at the site, the granting of this zoning reclassification will allow for a more favorable business climate in that the property owner will have more options in choosing from commercial and residential uses in developing the site.

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 will result in an opportunity to establish neighborhood-serving retail uses, and thus it will also create an opportunity for resident employment in and ownership of such businesses.

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

As the site is occupied by a surface parking lot, the site does not currently contribute to existing housing or neighborhood character. The proposed map change would allow for future development that could contribute to the diversity of the Upper Fillmore NCD.

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

The site does not currently contain any residential units or housing. The proposed map change does not affect the City's supply of affordable housing.

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

The zoning reclassification will not result in any additional impacts to MUNI, traffic, or neighborhood parking, as no project is proposed at this time.

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 allow for future commercial opportunities on the subject property, and would increase opportunities for resident employment and ownership in future local businesses.

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

No construction project is proposed along with the zoning reclassification.

7. That the landmarks and historic buildings be preserved;

The site contains no landmark or 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 result in an increase to the permitted height limit for the subject property. The parcel will maintain its 40-X Height and Bulk designation, and thus will not be required to conduct a shadow study under Section 295 (Proposition K).

NOW THEREFORE BE IT RESOLVED that the Commission hereby recommends that the Board of Supervisors APPROVE the proposed Ordinance as described in this Resolution No. _____ to reclassify the subject property so that it is zoned within the Upper Fillmore Neighborhood Commercial District.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on February 24, 2011.

Linda D. Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: February 24, 2011

1 [Zoning Map Amendment – 2451 SACRAMENTO STREET]

2 **Ordinance amending the San Francisco Planning Code by amending the Zoning Map of**
3 **the City and County of San Francisco by amending Sheet 2 to change the zoning**
4 **classification of 2451 Sacramento Street, Block 0636, Assessor's Lot No. 037 , from the**
5 **RM-1 (Residential, Mixed, Low-Density) District to Upper Fillmore Neighborhood**
6 **Commercial District; adopting findings, including environmental findings, Section 302**
7 **findings, and findings of consistency with the General Plan and Priorities of Planning**
8 **Code Section 101.1(b).**

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

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

14 Section 1. Findings. The Board of Supervisors hereby finds and determines as follows:

15 (a) Pursuant to Planning Code Section 302, the Board finds that this ordinance will
16 serve the public necessity, convenience and welfare for the reasons set forth in Planning
17 Commission Resolution No. _____, and incorporates such reasons by this reference thereto.

18 (b) The Board finds that this ordinance is in conformity with the Priority Policies of
19 Section 101.1(b) of the Planning Code and the General Plan for the reasons set forth in
20 Planning Commission Resolution No. _____ and hereby incorporates said findings by this
21 reference as if fully set forth herein.

22 (c) On October 7, 2010, the Planning Department issued a General Rule Exclusion
23 determining that the proposal is exempt from further review under the California
24 Environmental Quality Act ("CEQA) (California Public Resources Code Sections 21000 et
25 seq.), the State CEQA Guidelines (California Code of Regulations Title 14 sections 15000 et

1 seq.), and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"), and this
2 Board hereby affirms said determination and incorporates it herein by reference.

3 (d) On January 13, 2011, the Planning Commission held a duly noticed public hearing
4 and in Resolution No. _____ the Planning Commission recommended amendments to the
5 Zoning Map of the City and County of San Francisco for 2451 Sacramento Street, Block 0636,
6 Assessor's Lot No. 037, copies of which are on file with the Clerk of the Board of Supervisors
7 in File No. _____ .

8 Section 2. Pursuant to Planning Code Sections 106 and 302(c), the following change in
9 zoning classification, duly approved and recommended to the Board of Supervisors by the
10 Planning Commission, is hereby adopted as an amendment to Sheet 2 of the Zoning Map of
11 the City and County of San Francisco.

<u>Description of Property</u>	Zoning District to be Superseded	Zoning District to be Approved
Assessor's Lot No. 037 in Block 0636	RM-1	Upper Fillmore Neighborhood Commercial

17
18 APPROVED AS TO FORM:
19 DENNIS J. HERRERA, City Attorney

20 By:


21 KATE HERRMANN STACY
22 Deputy City Attorney
23
24
25



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2010.0766E
 Project Title: 2451 Sacramento Street
 Zoning: RM-1 (Low Density Residential, Mixed) Use District
 40-X Height and Bulk District
 Block/Lot: 0636/037
 Lot Size: 4,318 square feet
 Project Sponsor: Barbara T. Smith, San Francisco Housing Authority
 (415) 715-3220
 Staff Contact: Jeanie Poling – (415) 575-9072
 jeanie.poling@sfgov.org

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COMMENT:

The Certificate of Determination issued on October 6, 2010 for the proposed rezoning of 2451 Sacramento Street has been rescinded. This Certificate of Determination is being reissued due to an error in the description of the existing zoning, RM-1, which does not permit commercial use.

PROJECT DESCRIPTION:

The project site is located on the south side of Sacramento Street on the block surrounded by Fillmore, California, and Webster Streets in San Francisco's Pacific Heights neighborhood. The site contains a 16-space parking lot. The proposed project would rezone the project site from RM-1 (Low Density Residential, Mixed) to Upper Fillmore Street Neighborhood Commercial District, the zoning district adjoining the west side of the project site. The project parcel is owned by the San Francisco Housing Authority and is being rezoned for property sale purposes. [Continued on next page.]

EXEMPT STATUS:


General Rule Exclusion (State CEQA Guidelines, Section 15061(b)(3))

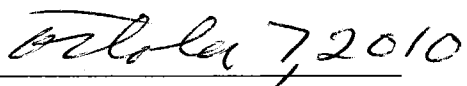
REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


 Bill Wycko
 Environmental Review Officer


 Date

cc: Barbara T. Smith, Project Sponsor
 Glenn Cabreros, Neighborhood Planning Division

Supervisor Michela Alioto-Pier, District 2
 Distribution List, Virna Byrd, M.D.F.

PROJECT DESCRIPTION (Continued):

The existing parking lot is used by the residents of the 11-story John F. Kennedy Towers residential building, which adjoins the east side of the project site. The JFK Towers is owned by the San Francisco Housing Authority and contains 99 units of affordable senior housing.

The rezoning would involve an Amendment to the Zoning Map of the San Francisco Planning Code, which would require recommendation by the Planning Commission and approval by the Board of Supervisors. No development is proposed as part of this project. Any future development proposal for the project site would undergo environmental review for compliance with the California Environmental Quality Act (CEQA).

The proposed project would change the zoning of the subject lot from RM-1 (Low Density Residential, Mixed) District to Upper Fillmore Street Neighborhood Commercial District (NCD). With the exception of the corner lot at Fillmore Street, the south side of Sacramento Street between Fillmore and Webster Streets is zoned RM-1, which contains a mixture of dwelling types with a significant number of apartment buildings. Planning Code Section 206.2 describes RM-1 as follows: "The overall density of units remains low, buildings are moderately scaled and segmented, and units or groups of units have separate entrances. Outdoor space tends to be available at ground and upper levels regardless of the age and form of structures. Shopping facilities and transit lines may be found within a short distance of these districts. Nonresidential uses are often present to provide for the needs of residents."

The Upper Fillmore Street NCD, adjacent and to the west of the project site, extends north/south six blocks along both sides of Fillmore Street, from Jackson Street to Bush Street, and along both sides of California and Sacramento Streets east to Steiner Street. Planning Code Section 718.1 states: "This medium-scaled, multi-purpose commercial district provides convenience goods to its immediate neighborhood as well as comparison shopping goods and services on a specialized basis to a wider trade area...The Upper Fillmore District controls are designed to protect the existing building scale and promote new mixed-use development which is in character with adjacent buildings. Building standards regulate large lot and use development and protect rear yards above the ground story and at residential levels. Most commercial uses are permitted at the first two stories of new buildings...Housing development in new buildings is encouraged above the second story. Existing residential units are protected by limitations on demolitions and upper-story conversions."

REMARKS:

CEQA Guidelines Section 15061(b)(3) establishes the general rule that CEQA only applies to projects that have the potential for causing a significant effect on the environment. This exemption applies where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

The proposed project would change the zoning controls of the project site, as summarized in the following table:

Zoning Control	Existing Zoning: RM-1	Proposed Zoning: Upper Fillmore Neighborhood Commercial
Maximum dwelling unit density	1 unit per 800 sq. ft.	1 unit per 600 sq. ft.
Front setback requirements	Based on average of adjacent buildings, up to 15 feet or 15% of lot depth.	None required.
Required rear yard	45% of lot depth, with reductions allowed based on average of adjacent buildings, but never less than 25% of lot depth or 15 feet, whichever is greater.	25% of the lot depth or 15 feet, whichever is greater, at the second story and above, and at the first story if it contains a dwelling unit.
Usable open space requirements per dwelling unit	100 sq. ft. if all private; common space substituted must be one-third greater.	80 sq. ft. per unit if private, or 100 sq. ft. if common.
Commercial use	Not permitted.	Permitted at a floor area ratio limit of 2.5 times the lot area.
Residential parking	Generally 1 space per dwelling unit.	Generally 1 space per dwelling unit.
Commercial parking	Not applicable	Generally none required if less than 5,000 sq. ft.

The proposed project would allow for increased density on the project site. The maximum number of dwelling units that could potentially be developed would increase from five to seven units.¹ The proposed rezoning would also allow up to 7,556.5 sq. ft. of commercial use, which is not permitted under the existing zoning.²

Land Use: The surrounding area is developed with a mix of multi-family residential buildings, mixed-use buildings featuring residential uses above ground-floor commercial establishments, the large-scale JFK Towers residential building, and institutional buildings associated with California Pacific Medical Center to the north and east of the project site. The proposed rezoning would not create new or substantially more intensive use than what presently exists in the project vicinity, nor substantially alter the development potential or pattern in this area. The potential increase in development density on the project site would not physically divide an established community, conflict with any applicable land use plan, policy, or regulation, or have a substantial impact upon the existing character of the vicinity.

Traffic/Trip Generation: The proposed project would allow for the maximum potential for development of an additional two residential units and 7,556.5 sq. ft. of commercial space on the project site. The trip generation rate for residential and retail uses in the Planning Department's *Transportation Impact Analysis Guidelines for Environmental Review* (October 2002) provides a conservative estimate of the maximum possible traffic impacts.³ If the project site were developed with the maximum possible residential and commercial uses allowed under the proposed zoning, the project would generate a maximum of 1,153 average daily person-trips, including about 105 daily person trips during the p.m. peak-hour. These p.m. peak-hour person-trips would be distributed among various modes of transportation, including 67 automobile person-trips, nine transit trips, 26 walking trips, and three trips by other means including

¹ Maximum dwelling unit density: $4,318 \div 800 = 5$ units under RM-1 District zoning; $4,318 \div 600 = 7$ units under Upper Fillmore NCD zoning.

² Basic floor area ratio: $4,318 \times 2.5 = 10,795$ under Upper Fillmore NCD zoning. However, retail is only permitted on the first and second levels, and the second level requires a 25% rear yard; thus, the maximum retail possible at the project site would be $4,318 + (4,318 \times .75) = 7,556.5$ sq. ft.

³ To estimate the maximum potential impacts, the analysis assumes retail commercial use, which has a higher trip generation rate than office use.

bicycle, motorcycle, and taxi. The change in traffic in the project area as a result of the proposed project would be indiscernible to most drivers. The proposed project would add a negligible increment to the cumulative long-term traffic increase on the neighborhood's roadway network. Moreover, any proposal for development would be subject to environmental review. Thus, the project would not substantially affect the neighborhood's existing transportation and circulation conditions.

Loss of Parking: San Francisco does not consider parking supply as part of the permanent physical environment; however, the Planning Department acknowledges that parking conditions may be of interest to the public. While the rezoning alone would not result in the loss of parking, following the rezoning and anticipated sale of the project parcel, the San Francisco Housing Authority has stated that it would expect that the existing 11 spaces would no longer be available to its residents, and it would place three parking spaces on the JFK Towers parcel. No additional parking is required by the Housing Authority. There are several public parking lots associated with California Pacific Medical Center campus within one block of the JFK Towers. The proposed project would be expected to result in a net loss of eight parking spaces, which would not be considered a significant impact under CEQA.

Neighborhood Concerns: A "Notification of Project Receiving Environmental Review" was mailed on September 13, 2010 to community organizations and potentially interested parties, requesting comments concerning the potential environmental effects of this project. No comments were received.

Conclusion: CEQA State Guidelines Section 15061(b)(3) provides an exemption from environmental review where it can be seen with certainty that the proposed project would not have a significant impact on the environment. As discussed above, the project would not result in significant environmental effects. Thus, the proposed project is appropriately exempt from environmental review under the General Rule Exclusion (CEQA Guidelines Section 15061(b)(3)).

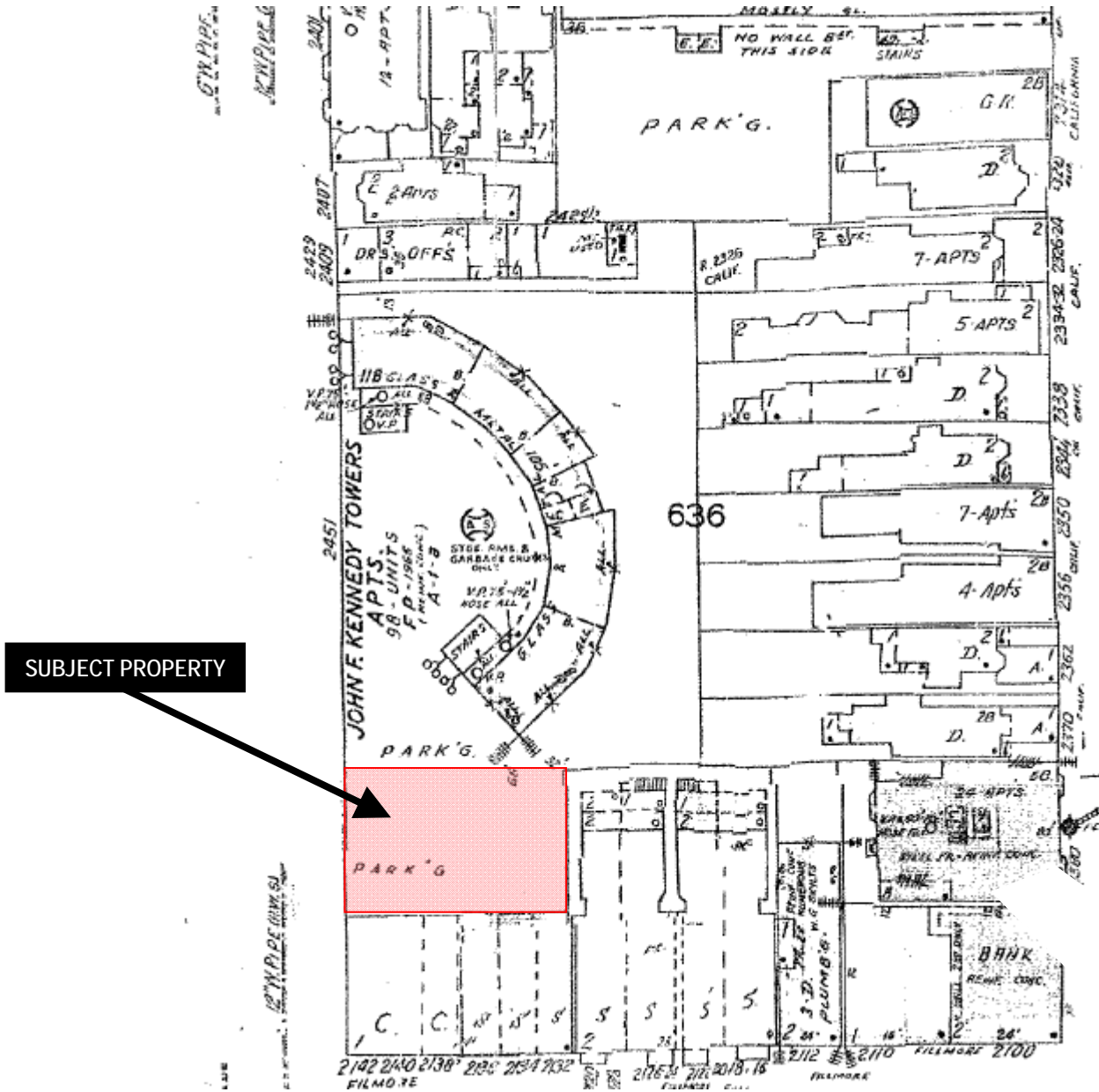
Parcel Map



SUBJECT PROPERTY



Sanborn Map*



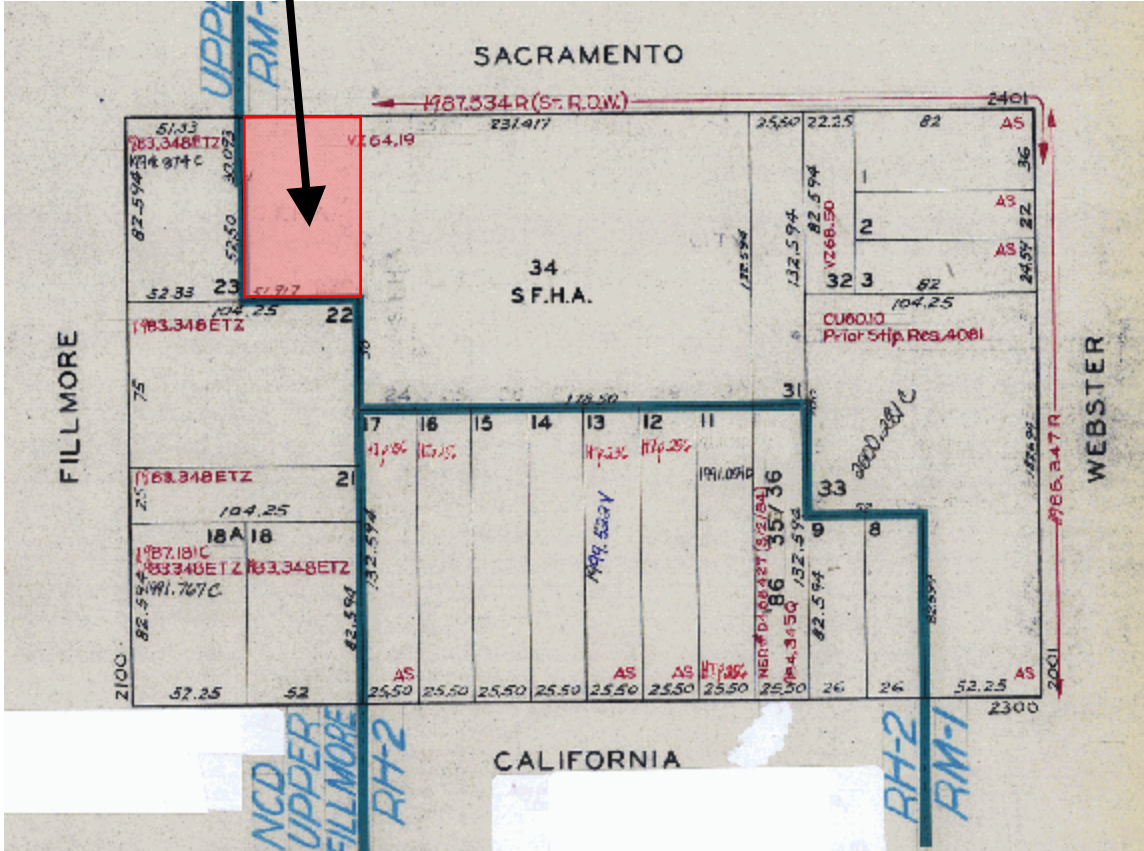
*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Zoning Map Amendment
 From: RM-1 To: Upper Fillmore NCD
 Case Number 2010.0766Z
 2451 Sacramento Street

Block Book Map

SUBJECT PROPERTY



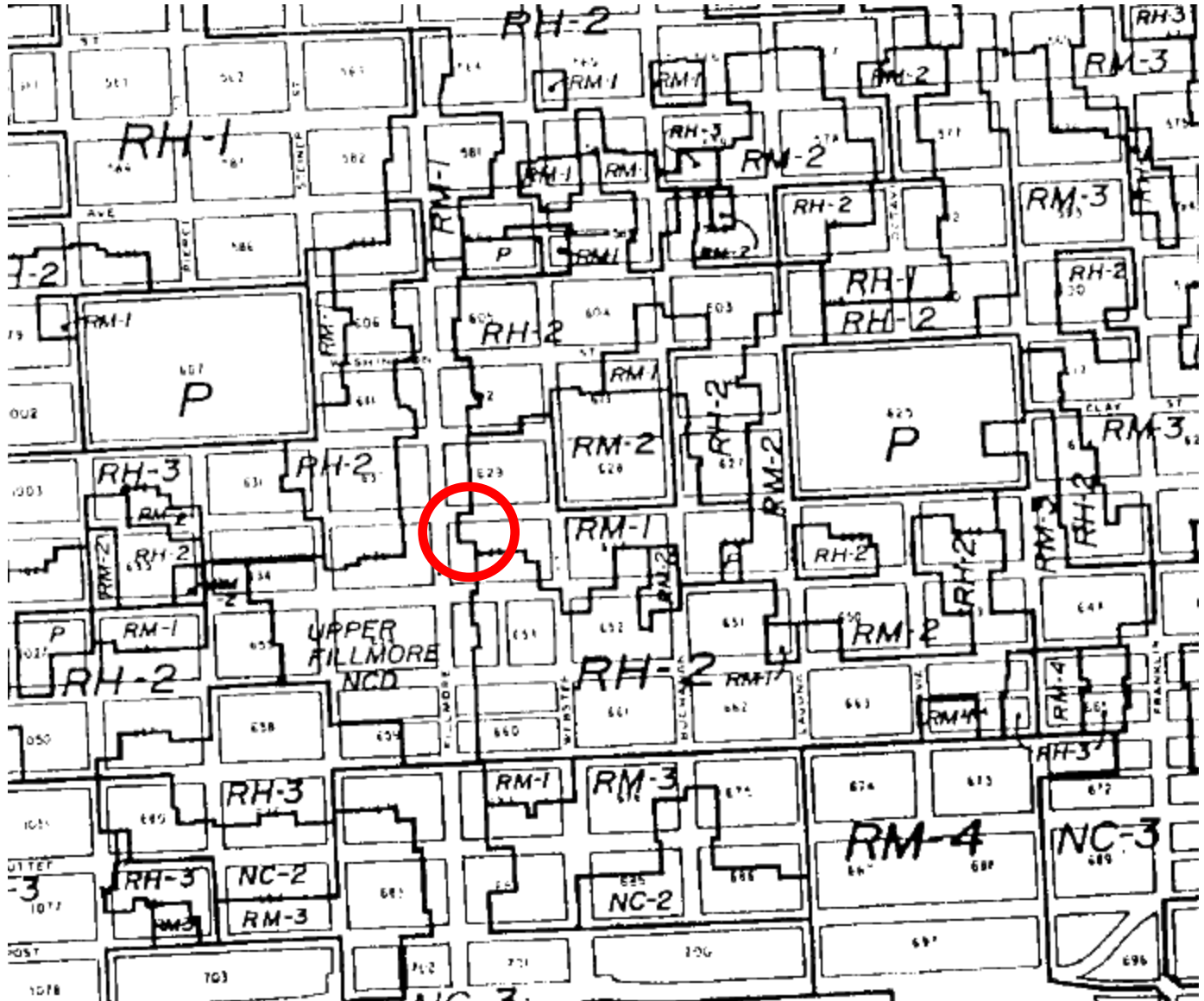
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Zoning Map



Zoning Map Amendment
From: RM-1 To: Upper Fillmore NCD
Case Number 2010.0766Z
2451 Sacramento Street

Zoning Map Sheet 2 – Upper Fillmore Neighborhood Commercial District



Zoning Map Amendment
From: RM-1 To: Upper Fillmore NCD
Case Number 2010.0766Z
2451 Sacramento Street

Aerial Photo 1



SUBJECT PROPERTY



Zoning Map Amendment
From: RM-1 To: Upper Fillmore NCD
Case Number 2010.0766Z
2451 Sacramento Street

Aerial Photo 2

SUBJECT PROPERTY



Zoning Map Amendment
From: RM-1 **To:** Upper Fillmore NCD
Case Number 2010.0766Z
2451 Sacramento Street

Aerial Photo 3



SUBJECT PROPERTY

