



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution

Amending Zoning Maps for Hope SF Hunters View

HEARING DATE JUNE 12, 2008

Date: May 29, 2008
Case No.: **2007.0168 CETZ**
Project Address: **HUNTERS VIEW HOUSING DEVELOPMENT**
227-229 West Point Road
Zoning: RM-1 (Residential, Mixed, Low Density)
RH-2 (Residential, House, Two-family)
M-1 (Light Industrial)
NC-2 (Neighborhood Commercial, Small-scale)
40-X Height and Bulk District
Blocks/Lots: 4624 / 003, 004, 009
4720 / 027
Planning Code Amendments: initiated by Board of Supervisors
Staff Contact: Mat Snyder – (415) 575-6891
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Recommendation: **Approval**

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SAN FRANCISCO

CITY PLANNING COMMISSION

RESOLUTION NO. 17619

WHEREAS, Section 4.105 of the Charter of the City and County of San Francisco provides to the Planning Commission the opportunity to periodically recommend Planning Code amendments to the Board of Supervisors; and

The Mayors Office, the San Francisco Housing Authority (“SFHA”), and other City agencies have been working to create a program to rebuild and transform the existing SFHA sites. The program, “Hope SF”, and its guiding principles, “the Hope SF Principals”, were initiated with the publication of the document “Hope SF: Rebuilding Public Housing and Restoring Opportunities for its Residents”.

The Hunters View SFHA site had been selected for revitalization in 2005 with the selection of Hunter View Associates, L.P. (Project Sponsor) as the project sponsor for this effort. While this was prior

to the official beginning of the Hope SF initiative, the goals for Hunters View were closely aligned and became incorporated into the overall effort.

In planning the Hope SF Hunters View project (“Project”), it was found that the underlying RM-1 (Residential, Mixed, Low-Density), RH-2 (House, Two-family), M-1 (Light Industrial), and NC-2 (Neighborhood Commercial, Small-scale) zoning, along with the 40-X Height and Bulk District did not sufficiently accommodate the proposed layout of streets and open space, nor the size and configuration of buildings, and did not clearly allow some non-residential supportive uses that were essential in meeting the Hope SF Principles. The sites steep topography and atypical street layout made planning the site under existing zoning particularly problematic.

On May 20, 2008, the Board of Supervisors initiated legislation to amend the Planning Code by adding by (1) rezoning Block 4720 / Lot 027 from RH-2, M-1, and NC-2 to RM-1; (2) designating the entire Hunters View site described above with the new HOPE SF Hunters View SUD and rezoning the entire site from a 40-X Height and Bulk District to a 40/65-X Height and Bulk District on Planning Code Map Sheets ZN10, SU10 and HT10 respectively. The legislation was subsequently transmitted to the Planning Commission for their action under Planning Code Section 302(c). The Map Amendments would allow greater densities on some portions of the site (but not the site as a whole), and would allow some non-residential uses that are currently restricted, and would allow building heights greater than 40-feet with the condition that design guidelines or a “Design-for-Development” document be created as part of the Project’s Conditional Use / Planned Unit Development approval;

A draft ordinance, attached hereto as Exhibit A, would amend Planning Code Maps as indicated above. The City Attorney’s Office has reviewed the draft ordinance and approved it as to form.

The Planning Commission has considered environmental effects of the project and has, prior to considering action on adopting amendments to the Planning Code, determined that:

1. Project Sponsor made an application to the Planning Department for environmental review under the California Environmental Quality Act (“CEQA”) for the Project, which include the subject amendments.
2. On June 12, 2008, the Planning Commission, by Motion No. 17617, found the EIR as complete and in compliance with the California Environmental Quality Act (“CEQA”) and the State of California CEQA Guidelines.
3. On June 12, 2008, the Planning Commission, adopted Motion Nos. 17618 and 17621 adopting CEQA findings and approving the Project. Motion No. 17621 contained the Statement of Overriding Considerations and incorporated a Mitigation Monitoring Reporting Program as approval conditions pursuant to the California Environmental Quality Act, which are hereby incorporated by reference.

THE PLANNING COMMISSION FINDS THAT proposed special use district is consistent with the following General Plan provisions:

The Air Quality Element

Objective 3: Decrease the air quality impacts of development by coordination of land use and transportation decisions.

Policy 3.2: Encourage mixed land use development near transit lines and provide retail and other types of service oriented uses within walking distance to minimize automobile dependent development.

The proposed legislation will encourage the creation of a mixed-use neighborhood by allowing residential supportive uses that are currently limited by the underlying Use District; thereby reducing the need for residents to make trips outside of the neighborhood.

The Community Facilities Element

Objective 3: Assure that neighborhood residents have access to needed services and a focus for neighborhood activities.

The proposed legislation will enable the establishment non-residential supportive uses such as residential care and institutional uses that are currently limited by the underlying Use District.

The Environmental Protection Element

Objective 11: Promote land uses that are compatible with various transportation noise levels.

Policy 11.1: Discourage new uses in areas in which the noise level exceeds the noise compatibility guidelines for that use.

Objective 13: Enhance the energy efficiency of housing in San Francisco.

Policy 13.1: Improve the energy efficiency of existing homes and apartment buildings.

The proposed legislation will encourage residential and residential-serving uses and will not permit highly impactful uses that create noise, glare, or other emissions. Though not a part of the subject legislation, the Project includes creating streets and a public realm that encourage walking, bicycling, and discourages driving at high speeds, thereby discouraging inappropriate transportation modes and their impacts.

The Housing Element

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.

- Objective 3: Enhance the physical condition and safety of housing without jeopardizing use or affordability.
- Policy 3.3: Maintain and improve the condition of the existing supply of public housing.
- Policy 3.5: Improve the seismic stability of existing housing without reducing the supply of affordable housing.
- Objective 4: Support affordable housing production by increasing site availability and capacity.
- Policy 4.6: Support a greater range of housing types and building techniques to promote more economical housing construction and potentially achieve greater affordable housing production.
- Objective 8: Ensure equal access to housing opportunities.
- Policy 8.1: Encourage sufficient and suitable rental housing opportunities and emphasize permanently affordable rental units wherever possible.
- Policy 8.9: Encourage the provision of new home ownership opportunities through new construction so that increased owner occupancy does not diminish the supply of rental housing.
- Objective 9: Avoid or mitigate hardships imposed by displacement.
- Policy 9.1: Minimize the hardships of displacement by providing essential relocation services.
- 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 11.8: Strongly encourage housing project sponsors to take full advantage of allowable building densities in their housing developments while remaining consistent with neighborhood character.

The proposed legislation will accommodate the creation of more housing in general, and more affordable housing, specifically. By allowing greater flexibility in the density restrictions, the Project will be able to vary densities across the site, thereby allowing the possible sub-divisions that are greater than allowed by the underlying zoning. This accommodation will enable greater flexibility to formulate the appropriate balance between higher and lower density blocks, rental and for-sale units, and between below-market-rate and market-rate housing. This, in turn, will help create the financing for the reconstruction and upgrading of the Hunters View units and more affordable

units on the site. Moreover, it will enable the creation of a mixed-income neighborhood that will feature a wide variety of unit types with a high level of neighborhood amenities and synergistic residential-serving uses.

The Recreation and Open Space Element

- Objective 2: Develop and maintain a diversified and balanced citywide system of high quality public open space.
- Objective 4: Provide opportunities for recreation and the enjoyment of open space in every San Francisco neighborhood.
- Policy 4.4: Acquire and develop new public open space in existing residential neighborhoods, giving priority to areas which are most deficient in open space.

By allowing more flexibility in configuring densities across the site, and in establishing non-residential uses, the project will have the flexibility to provide recreational opportunities. Allowing greater densities on portions of the site also enables greater open space on other portions of the site including the provision of new City streets and neighborhood parks.

The Transportation Element

- Objective 2: Use the transportation system as a means for guiding development and improving the environment.
- Policy 2.3: Design and locate facilities to preserve the historic city fabric and the natural landscape, and to protect views.
- Objective 9: Improve bicycle access to San Francisco from all outlying corridors.
- Objective 18: Establish a street hierarchy system in which the function and design of each street are consistent with the character and use of adjacent land.
- Objective 19: Provide for convenient movement among districts in the city during off-peak travel periods and safe traffic movement at all times.
- Policy 19.2: Promote increased traffic safety, with special attention to hazards that could cause personal injury.
- Objective 23: Improve the city's pedestrian circulation system to provide for efficient, pleasant, and safe movement.
- Objective 24: Improve the ambience of the pedestrian environment.
- Objective 30: Ensure that the provision of new or enlarged parking facilities does not adversely affect the livability and desirability of the city and its various neighborhoods.

Policy 30.1: Assure that new or enlarged parking facilities meet need, locational and design criteria.

By allowing more flexibility in configuring densities across the site, and in establishing non-residential uses, the project will have the flexibility to designate more land to public streets thereby helping to reconnect the site to the surrounding San Francisco grid and helping to create streets that are more conducive to walking, bicycling and other slower modes of transportation.

The Urban Design Element

Objective 1: Emphasis of the characteristic pattern which gives to the city and its neighborhoods an image, a sense of purpose, and a means of orientation.

Policy 1.1: Recognize and protect major views in the city, with particular attention to those of open space and water.

Objective 3: Moderation of major new development to complement the city pattern, the resources to be conserved, and the neighborhood environment.

Objective 4: Improvement of the neighborhood environment to increase personal safety, comfort, pride and opportunity.

By allowing more flexibility in configuring densities across the site, and in establishing non-residential uses, the Project will have more flexibility in establishing a more typical San Francisco block pattern, and configuring buildings and streets to take advantage of the public views of the Bay.

The Bayview Hunters Point Area Plan

Objective 4: Develop and maintain a system for the easy movement of people and goods, taking into account anticipated needs of both local and through traffic.

Objective 5: Preserve and enhance existing residential neighborhoods.

Objective 6: Encourage the construction of new affordable and market rate housing at locations and density levels that enhance the overall residential quality of Bayview hunters point.

Policy 6.1: Encourage development of new moderate density affordable ownership units, appropriately designed and located and especially targeted for existing Bayview hunters point residents.

Objective 10: Enhance the distinctive and positive features of Bayview hunters point.

Objective 12: Provide and maintain adequately located, well designed, fully equipped recreation facilities and encourage their use.

The proposed legislation will enable the Project to provide a greater amount of below-market-rate and market-rate housing, create a neighborhood that is better connected with the Bayview neighborhood, and take advantage of public views in creating new parks.

WHEREAS, the proposed text amendment is on balance consistent with the eight priority policies of Section 101.1 of the Code based on the following findings:

1. The text amendment will not affect existing, neighborhood-serving retail uses because there are no existing, neighborhood-serving uses on the site.
2. The text amendment will not affect existing housing or neighborhood characters because it allows density and use exceptions in a defined and limited area within the project site that will promote housing and neighborhood character.
3. The text amendment will not decrease the City's supply of affordable housing because it will facilitate a project that will increase the total number of affordable units at the site.
4. The text amendment will not impede Muni Transit service or overburden streets or neighborhood parking.
5. The text amendment will not result in displacement of the City's industrial and service sectors for commercial office development because there are no existing industrial or service sector uses on the site.
6. The text amendment will improve the City's preparedness for an earthquake by facilitating a project that will replace dilapidated public housing units with new units constructed to modern codes.
7. The text amendment will not affect any landmarks or historic buildings because there are no landmarks or historic buildings on the site.
8. The text amendment will not affect any City parks or open spaces nor their access to sunlight because the density and use exceptions permitted by the text amendment will not allow buildings that cast shadows on any City parks or open spaces.

BE IT FURTHER RESOLVED, That pursuant to Planning Code Section 302, the Planning Commission does hereby find that the public necessity, convenience and general welfare require the proposed amendments and therefore adopt amendments to the Planning Code contained in the draft ordinance, approved as to form by the City Attorney in Exhibit A, and recommends approval of these amendments to the Board of Supervisors.

I hereby certify that the foregoing Resolution was ADOPTED by the San Francisco Planning Commission on June 12, 2008.

Linda Avery

Commission Secretary

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

NOES:

ABSENT:

ADOPTED: JUNE 12, 2008