



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Resolution No. R-18255

HEARING DATE: JANUARY 13, 2011

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*Date:* October 14, 2010  
*Case No.:* **2008.0021EMTZW**  
*Project Address:* **Parkmerced**  
*Zoning:* RM-1 (Residential Mixed, Low Density), RM-4 (Residential Mixed, High Density), & RH-1(D) (Residential House, One-Family, Detached) Districts  
*Proposed Zoning:* Parkmerced Special Use District  
*Height/Bulk:* 40-X & 130-D  
*Assessor's Blocks::* 7303, 7303A, 7308 through 7311, 7309A, 7315 through 7323, 7325, 7326, 7330, 7331 (Lot 4), 7332 (Lot 4), 7333 (Lots 1 and 3), 7333A, 7333B, 7333C, 7333D, 7333E, 7334 through 7345, 7345A, 7345B, 7345C, 7356 through 7359, and 7360 through 7370  
*Project Sponsor:* Seth Mallen, Stellar Management  
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*Recommendation:* **Initiate Amendments to the Planning Code, Zoning Maps, and General Plan**

INITIATING AMENDMENTS TO THE PLANNING CODE, ZONING MAPS, AND GENERAL PLAN IN ORDER TO (1) CREATE PLANNING CODE SECTION 249.64, THE "PARKMERCED SPECIAL USE DISTRICT" (PMSUD), WHICH WOULD ESTABLISH SPECIFIC USE CATEGORIES THAT INCLUDE RESIDENTIAL, MIXED-USE, SCHOOL, COMMUNITY, AND OPEN SPACE DISTRICTS; HEIGHT AND BULK RESTRICTIONS, PARKING, CAR-SHARE, BICYCLE-PARKING REQUIREMENTS; ESTABLISH A DESIGN REVIEW PROCESS FOR THE PHASED DEVELOPMENT PLAN; AND ALLOW FOR THE DEMOLITION AND REPLACEMENT OF 1,538 RENT-CONTROLLED DWELLING UNITS; (2) AMEND CODE SECTION 270 (BULK LIMITS) TO CREATE A NEW BULK DISTRICT FOR THE PROPOSED "PARKMERCED SPECIAL USE DISTRICT"; (3) AMEND PLANNING CODE SECTIONS 102.5 AND 201 TO INCLUDE THE PARKMERCED ZONING DISTRICTS; (4) AMEND ZONING MAP SHEET ZN13 TO DELETE REFERENCES TO THE EXISTING ZONING WITHIN THE PROJECT SITE AND TO REFER TO THE PROPOSED NEW "PARKMERCED SPECIAL USE DISTRICT" ZONING DISTRICTS; (5) AMEND ZONING MAP SU13 TO DESIGNATE THE PROJECT SITE AS THE PROPOSED NEW "PARKMERCED SPECIAL USE DISTRICT"; (6) AMEND ZONING MAP HT13 TO RECLASSIFY

**THE HEIGHT LIMITS WITHIN THE PROJECT SITE ACCORDING TO THE PROPOSED PROJECT; AND (7) AMEND HEIGHT MAP (MAP 4) OF THE URBAN DESIGN ELEMENT OF THE GENERAL PLAN TO REFLECT THE PROPOSED HEIGHTS RESTRICTIONS AS DESCRIBED IN THE PROPOSED DEVELOPMENT PROGRAM.**

## **PREAMBLE**

WHEREAS, the property encompassing the Parkmerced Development Project includes approximately 116 acres of privately-owned land at the southwestern corner of San Francisco, generally bounded by Lake Merced Boulevard to the west, Brotherhood Way to the south, Junipero Serra Boulevard, Felix Avenue, Cambon Drive, and 19<sup>th</sup> Avenue to the east, and Holloway Avenue, Varela Avenue, Serrano Drive, Font Boulevard, Pinto Avenue, and Vidal Drive to the north; and

WHEREAS, the Project Sponsor (Parkmerced Investors LLC) seeks to transform the existing 60-to-70-year old residential development into a pedestrian focused, socially vibrant San Francisco Neighborhood; and

WHEREAS, the Project Sponsor is seeking to increase the density at the site by approximately 5,679 dwelling-units; and

WHEREAS, the Parkmerced Development Project seeks to create new neighborhood-serving amenities, reduce the use of automobiles within the Site by concentrating housing close to employment, providing better integrated residential and neighborhood-serving retail and office uses; maximize opportunities to use pedestrian and bicycle pathways; establish pedestrian-oriented nodes for the location of neighborhood services and amenities, open space and community services; improve access to public transportation; and incorporate environmental factors such as sun, shade and wind into the design and housing materials throughout the Site; and

WHEREAS, the current zoning does not accommodate the complexity and site-specific goals of the Parkmerced Development Project, a large master-planned neighborhood under single ownership, specifically the changes to permitted heights, bulk, density, and neighborhood-serving uses; and

WHEREAS, the proposed Ordinances are intended to resolve the aforementioned issues by creating the "Parkmerced Special Use District (PMSUD)" and by modifying Zoning and General Plan maps to accommodate the proposed SUD; and

WHEREAS, the Parkmerced Development Project will be considered for approval by the Board of Supervisors through a Development Agreement by and between the City and County of San Francisco and Parkmerced Investors LLC; and

WHEREAS, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinances on January 13, 2011; and

Whereas, this Resolution to initiate amendments to the Planning Code, Zoning Maps, and General Plan has been determined to be categorically exempt from environmental review under the California Environmental Quality Act Section 15378(b)(5); 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, all pertinent documents may be found in the files of the Planning Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

WHEREAS, the Commission has reviewed the proposed Ordinances:

**MOVED**, that pursuant to Planning Code Section 302(b), the Planning Commission Adopts a Resolution to Initiate amendments to the Planning Code, Zoning Maps, and General Plan;

**AND BE IT FURTHER RESOLVED**, that pursuant to Planning Code Section 306.3, the Planning Commission authorizes the Department to provide appropriate notice for a public hearing to consider the above referenced Planning Code, Zoning Map, and General Plan amendments contained in the draft Ordinances, approved as to form by the City Attorney in **Exhibit A**, to be considered at a publicly noticed hearing on or after February 3, 2011.

I hereby certify that the foregoing Resolution was ADOPTED by the San Francisco Planning Commission on January 13, 2011.

Linda D. Avery  
Commission Secretary

AYES: Commissioners Antonini, Borden, Fong, and Miguel

NOES: Commissioners Moore, Olague, Sugaya

ABSENT: