



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Zoning Map Amendment

HEARING DATE: SEPTEMBER 8, 2016

EXPIRATION DATE: N/A

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Project Name: **Height Rezoning of 1493-1497 Potrero Avenue**
Case Number: **2015-014314MAP** [Board File No. TBD]
Initiated by: Jim Abrams
Staff Contact: Aaron Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, 415-558-6362
Recommendation: **Approval with Modifications**

PLANNING CODE AMENDMENT

The proposed Ordinance would amend the Planning Code to revise Section Map HT08 of the Zoning Map to rezone the Height and Bulk Designation for 1493-1497 Potrero Avenue, Block 4277, Lot 16, from OS (Open Space) to 55-X.

The Way It Is Now:

1493-1497 Potrero Avenue is currently zoned MUR (Mixed Use Residential) with a Height and Bulk designation of **OS (Open Space)**.

The Way It Would Be:

1493-1497 Potrero Avenue would be zoned MUR (Mixed Use Residential) with a Height and Bulk designation of **55-X**.

BACKGROUND

Continued From July 28 Hearing

This rezoning was continued from the Commission's July 28th hearing at the request of the Recreation and Parks Department, which owns property directly adjacent to the subject property. Since then, Planning Staff has discussed the proposed rezoning with Recreation and Parks Department Staff and explained the history of the property's rezoning, and the rationale for the Department's recommendation. In response, the Recreation and Parks Department sent a letter about the proposed rezoning, which is attached to this packet and labeled as Exhibit D.

Easter Neighborhoods Rezoning

On December 19, 2008 then Mayor, Gavin Newsom, signed the Easter Neighborhoods Rezoning ordinance (Board File 081154), which amended Zoning Map Sheets ZN01, ZN07, ZN08, HT01, HT07, HT08 and SU08 of the Planning Code. These amendments revised use and height-and-bulk districts within the four Eastern Neighborhoods Planning Areas comprised of the East South of Market, Mission, Showplace Square/Potrero Hill and Central Waterfront Area Plans. Included in this rezoning was the

subject property, which was zoned M-1/40-X prior to this rezoning (See Exhibit B). The ordinance rezoned the subject property to MUR/OS.

The Department believes that the OS designation was a mistake and that the 40-X designation should have been maintained. The OS designation is reserved for properties that are zoned P (Public) and intended to be used as open space. Further, at the same time the property's height and bulk designation was changed to OS, the property's zoning was changed to MUR.

ISSUES AND CONSIDERATIONS

Property Location and Description

1493-1497 Potrero is located at the north east intersection of Potrero and Caesar Chavez, next to an elevated maze of roadways. The subject property is also located within the Showplace Square/Potrero Area Plan. 1493 Potrero is currently developed with a one-story industrial type building constructed in 1963. Based on the Department records, the property contains two residential units in addition to a public assembly space. The only active permit is one to obtain final inspection for work approved under a permit from 1988, which was issued to renovate the kitchen and bathrooms in the two residential units on site. There was also a project review meeting back in 2010 to discuss the potential development opportunities on this site, but there is no other active planning application for this site.

The property is directly adjacent to the Potrero del Sol Park and an community garden, which sits to the property's north. Across the street there is also another park, which is used as a baseball diamond. Other than the adjacent park and farm, which are zoned P/OS, all of the other surrounding properties on this block are zoned MUR/40-X.

Future Development

As of now, there is no proposal to develop the subject site. A 40-X height and bulk designation does guarantee that the property owner will be able to realize the properties entire buildable envelope. Any proposed development will still be required to go through the Planning Department's review process and all new construction or enlargement of the building's existing envelope would require 312 Neighborhood Notification; therefore, if a project is proposed, the Recreation and Parks Department would receive notice and the community would have an opportunity to engage the developer on the design.

IMPLEMENTATION

The Department has determined that this ordinance will not impact our current implementation procedures.

REQUIRED COMMISSION ACTION

The proposed Ordinance is before the Commission so that it may adopt or reject the proposed initiation.

RECOMMENDATION

The Department recommends that the Commission recommend approval with modification. The proposed modification includes:

- Adopt a height and bulk limit of 40-X instead of 55-X.

BASIS FOR RECOMMENDATION

The Department supports the proposed ordinance because it will allow an error in the City's zoning map to be corrected. The subject property is privately owned and currently developed with a one-story industrial type building. The rezoning of the subject parcel from 40-X to OS was clearly an error, likely caused by the property's adjacency to the Potrero Del Sol Park. However, the Department does not find that an increase in the height beyond 40 feet is warranted. This property was previously zoned 40-X and the adjacent properties are either zoned 40-X or for Open Space. In addition, the adjacency to a park and community garden further recommends against a 55-X designation for this site.

ENVIRONMENTAL REVIEW

The proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c) and 15378 because they do not result in a physical change in the environment.

PUBLIC COMMENT

The Planning Department has received several emails about his proposed rezoning, which are attached as Exhibit E. Most of the emails express concern over the impacts that the proposed height increase will have on the adjacent community garden. The Department also received an email from Sue Hestor who commented that the site is inaccessible for pedestrians and dangerous to walk to. She did not comment on the proposed height change.

RECOMMENDATION:	Approval with Modifications
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Attachments:

- Exhibit A: Draft Planning Commission Resolution
- Exhibit B: Excerpt from Board File 081154
- Exhibit C: Parcel Map, Height Map, Sanborn Map and Picture of Subject Property
- Exhibit D: Letter form the Recreation and Parks Department
- Exhibit E: Public Comment Emails
- Exhibit F: Draft Ordinance



Exhibit A

SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Resolution

Project Name: **Height Rezoning of 1493-1497 Potrero Avenue**
Case Number: **2015-014314MAP** [Board File No. TBD]
Initiated by: Jim Abrams
Staff Contact: Aaron D Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, 415-558-6362
Recommendation: Approval with Modifications

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RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT WITH MODIFICATIONS A PROPOSED ORDINANCE THAT WOULD THE PLANNING CODE TO REVISE SECTION MAP HT08 OF THE ZONING MAP TO REZONE THE HEIGHT AND BULK DESIGNATION FOR 1493-1497 POTRERO AVENUE, BLOCK 4277, LOT 16, FROM OS (OPEN SPACE) TO 55-X; ADOPTING FINDINGS, INCLUDING ENVIRONMENTAL FINDINGS, PLANNING CODE SECTION 302 FINDINGS, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.

WHEREAS, on or around October 27, 2015, Jim Abrams submitted an application to rezone Assessor Block 4277, Lot 16 from OS (Open Space) to 55-X;

WHEREAS, The Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider initiation of the proposed Ordinance on June 2, 2016; and,

WHEREAS, The Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on September 8, 2016; and,

WHEREAS, the proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c) and 15378 because they do not result in a physical change in the environment; and,

WHEREAS, the Planning 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 Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

MOVED, that the Planning Commission hereby recommends that the Board of Supervisors **approve with modifications** the proposed ordinance.

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 Eastern Neighborhoods Rezoning (Board File 081154) rezoned the subject property from M-1/40-X to MUR/OS; the Planning Commission believes that the OS designation was a mistake and that the 40-X designation should have been maintained.
2. The Commission finds that the proposed ordinance will allow an error in the City's zoning map to be corrected.
3. The Commission finds that an increase in the height beyond 40 feet is not warranted. This property was previously zoned 40-X and the adjacent properties are either zoned 40-X or for Open Space. In addition, the adjacency to a park and community garden further recommends against a 55-X designation for this site.
4. **General Plan Compliance.** The proposed Ordinance and the Commission's recommended modifications are consistent with the following Objectives and Policies of the General Plan:

OPEN SPACE ELEMENT

OBJECTIVE 1

ENSURE A WELL-MAINTAINED, HIGHLY UTILIZED, AND INTEGRATED OPEN SPACE SYSTEM

Policy 1.1

Preserve existing open space by restricting its conversion to other uses and limiting encroachment from other uses, assuring no loss of quantity or quality of open space.

Policy 1.9

Preserve sunlight in public open spaces.

The ordinance with the Commission's proposed modifications will ensure that the quality of and light access to the adjacent open space will be preserved.

Showplace Square/Potrero Area Plan

OBJECTIVE 3.1

PROMOTE AN URBAN FORM THAT REFLECTS SHOWPLACE SQUARE AND POTRERO HILL'S DISTINCTIVE PLACE IN THE CITY'S LARGER FORM AND STRENGTHENS ITS PHYSICAL FABRIC AND CHARACTER

Policy 3.1.1

Adopt heights that are appropriate for Showplace Square's location in the city, the prevailing street width and block pattern, and the anticipated land uses, while respecting the residential character of Potrero Hill.

Policy 3.1.2

Development should respect the natural topography of Potrero Hill.

The proposed ordinance with the Commission's modifications will respect the residential character and natural topography of the Potrero Hill neighborhood.

5. **Planning Code Section 101 Findings.** 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 Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.

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

The proposed Ordinance would not have a negative effect on housing or neighborhood character.

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

The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing.

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

The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

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 Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.

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

earthquake;

The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.

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

The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.

- 8. Planning Code Section 302 Findings.** The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on September 8, 2016.

Jonas P. Ionin
Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED: September 8, 2016



City and County of San Francisco

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Tails
Ordinance

File Number: 081154

Date Passed:

Ordinance amending Zoning Map Sheets ZN01, ZN07, ZN08, HT01, HT07, HT08 and SU08 of the City and County of San Francisco Planning Code with revised use districts and height and bulk districts within the four Eastern Neighborhoods Planning Areas comprised of the East South of Market, Mission, Showplace Square/Potrero Hill and Central Waterfront Area Plans; and creating three four five four special use districts for Life Science and Medical Special Use District bounded generally by Mariposa Street to the north, Illinois Street to the West, Iowa Street to the East, and 23rd Street to the South; for Innovative Industries Incubator Special Use District bounded generally by 3rd Street to the West, Illinois Street to the east, 20th Street to the north and 23rd Street to the South; for Transit Oriented Retail Special Use District on 16th Street bounded generally by Capp Street to the East, Potrero Avenue to the West, 15th Street to the North and 17th Street to the South; for Restricted Integrated PDR Special Use District bounded generally by Cesar Chavez Street to the South, Pennsylvania and Iowa Streets to the West, 23rd Street to the North and Michigan and Maryland Streets to the East; and making various findings, including CEQA findings and findings of consistency with the General Plan and Planning Code Section 101.1.

- November 18, 2008 Board of Supervisors — CONTINUED ON FIRST READING
Ayes: 10 - Alioto-Pier, Ammiano, Chu, Dufty, Elsbernd, Maxwell, McGoldrick, Mirkarimi, Peskin, Sandoval
Excused: 1 - Daly
- November 25, 2008 Board of Supervisors — AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE
Ayes: 9 - Alioto-Pier, Ammiano, Chu, Dufty, Maxwell, McGoldrick, Mirkarimi, Peskin, Sandoval
Noes: 1 - Elsbernd
Excused: 1 - Daly
- November 25, 2008 Board of Supervisors — AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE
Ayes: 10 - Alioto-Pier, Ammiano, Chu, Dufty, Elsbernd, Maxwell, McGoldrick, Mirkarimi, Peskin, Sandoval
Excused: 1 - Daly
- November 25, 2008 Board of Supervisors — PASSED ON FIRST READING AS AMENDED
Ayes: 10 - Alioto-Pier, Ammiano, Chu, Dufty, Elsbernd, Maxwell, McGoldrick, Mirkarimi, Peskin, Sandoval
Excused: 1 - Daly

December 9, 2008 Board of Supervisors — FINALLY PASSED

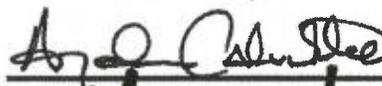
Ayes: 10 - Alioto-Pier, Campos, Chu, Dufty, Elsbernd, Maxwell, McGoldrick,
Mirkarimi, Peskin, Sandoval
Excused: 1 - Daly

File No. 081154

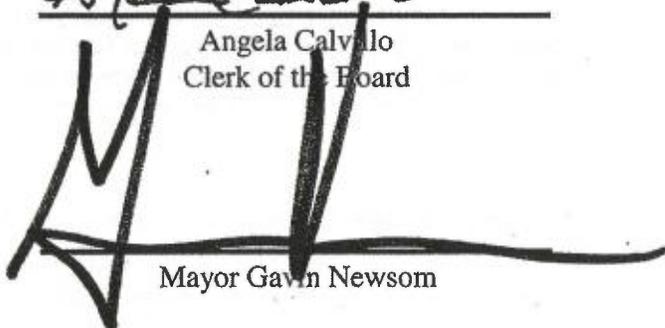
I hereby certify that the foregoing Ordinance
was FINALLY PASSED on December 9,
2008 by the Board of Supervisors of the City
and County of San Francisco.

12/19/2008

Date Approved



Angela Calvallo
Clerk of the Board

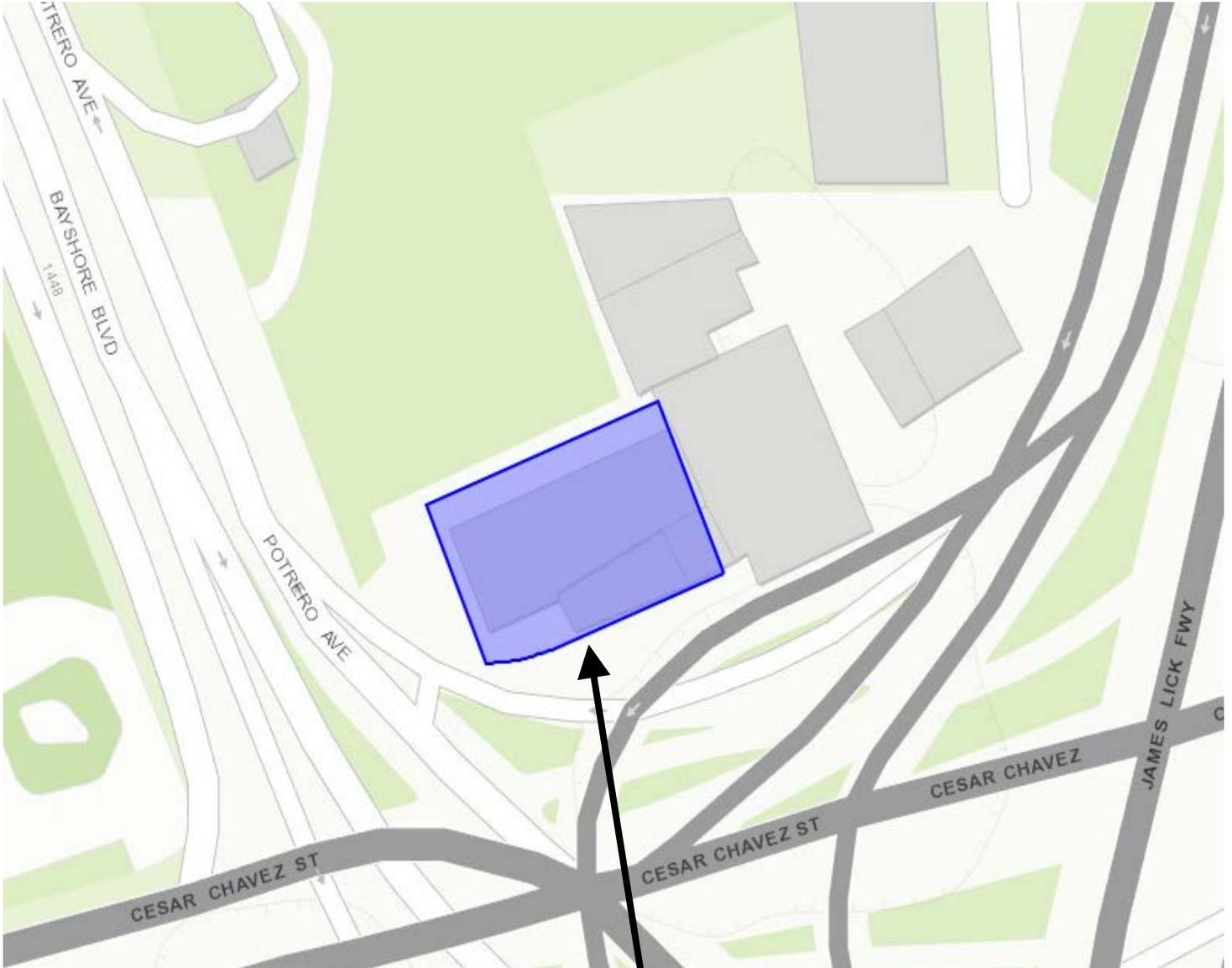


Mayor Gavin Newsom

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BLOCK	LOT	HEIGHT DISTRICT TO BE SUPERSEDED	HEIGHT & BULK DISTRICT HEREBY APPROVED	SHEET
4168	022	40-X/50-X	40-X	8
4168	023	40-X/50-X	40-X	8
4168	024	40-X/50-X	40-X	8
4168	025	40-X/50-X	40-X	8
4168	026	40-X/50-X	40-X	8
4168	027	40-X/50-X	40-X	8
4168	028	40-X/50-X	40-X	8
4168	029	40-X/50-X	40-X	8
4168	030	40-X/50-X	40-X	8
4168	031	40-X/50-X	40-X	8
4168	032	40-X/50-X	40-X	8
4221A	COMA	40-X	OS	8
4221A	COMB	40-X	OS	8
4221A	COMC	40-X	OS	8
4264	024	65-A	65-X	8
4264	027	65-A	40-X	8
4264	028	65-A	40-X	8
4277	006	40-X	OS	8
4277	010	40-X	OS	8
4277	014	40-X	OS	8
4277	016	40-X	OS	8
4282A	COMJ	40-X	OS	8

Parcel Map

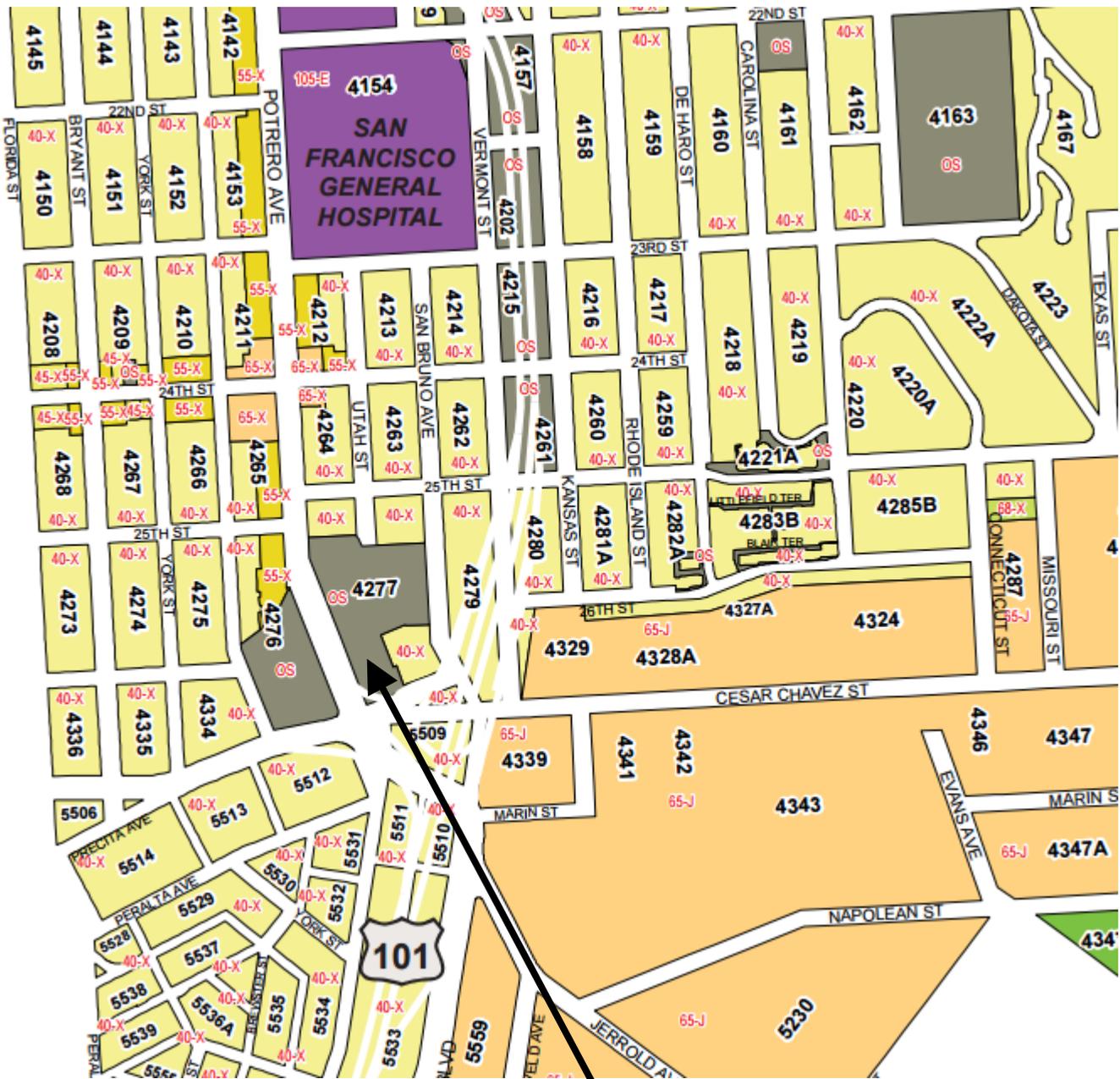


SUBJECT PROPERTY



Height Map Amendment
Case Number **2015-014314MAP**
1493-1497 Potrero Avenue

Height Map



SUBJECT PROPERTY



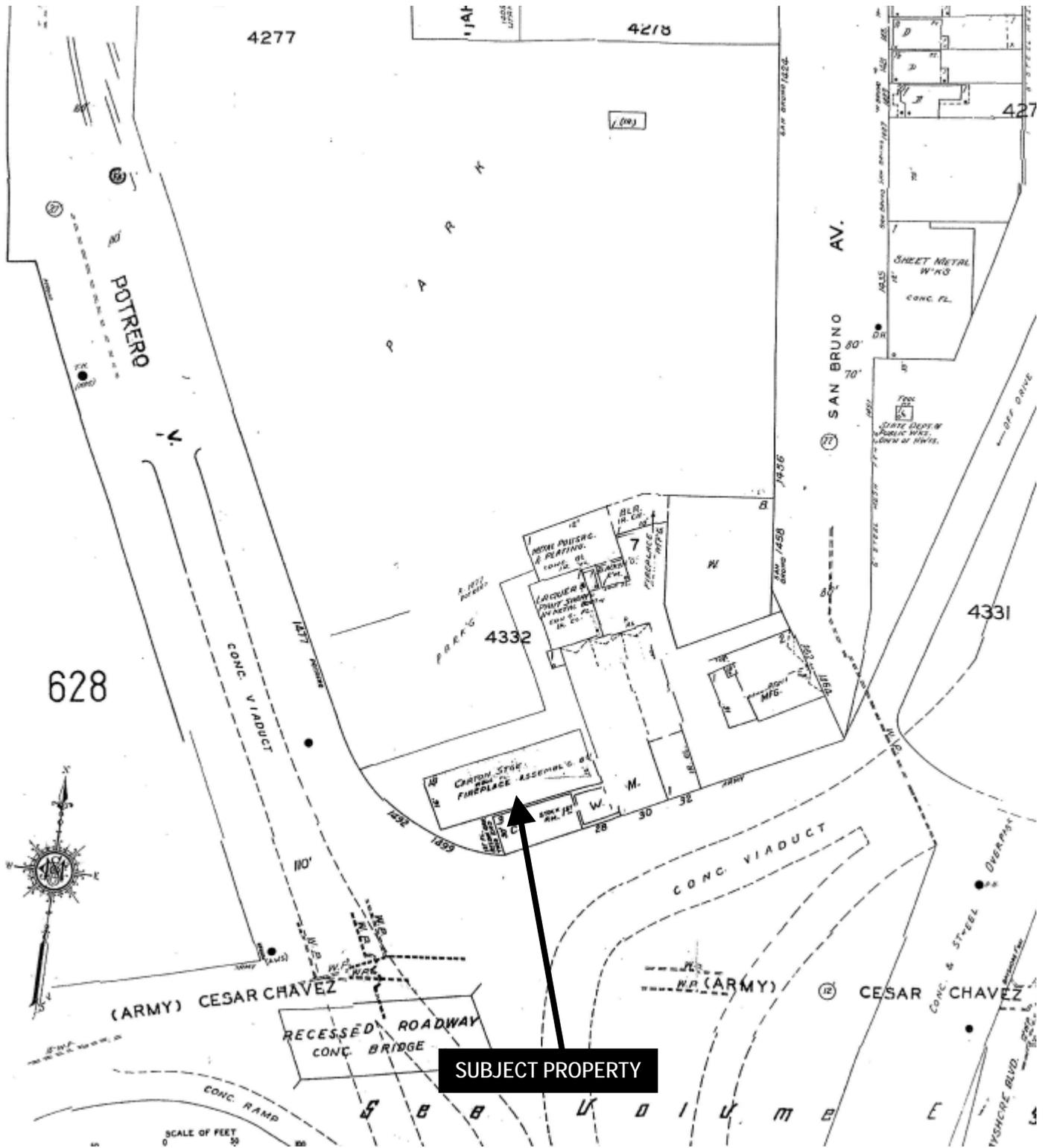
Height Map Amendment
Case Number 2015-014314MAP
1493-1497 Potrero Avenue

Subject Property



Height Map Amendment
Case Number 2015-014314MAP
1493-1497 Potrero Avenue

Sanborn Map*



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

Height Map Amendment
Case Number 2015-014314MAP
1493-1497 Potrero Avenue



Edwin M. Lee, Mayor
Philip A. Ginsburg, General Manager

August 30, 2016

Aaron Starr, Manager of Legislative Affairs
1650 Mission St, Suite 400
San Francisco, CA 94103-2479

Dear Mr. Starr:

Thank you for notifying the Department of the zoning change at 1493-1497 Potrero Avenue, a parcel adjacent to the Potrero del Sol Community Garden. The proposed amendment would change the currently zoned MUR (Mixed Use Residential) with a Height and Bulk designation of OS (Open Space) to be zoned MUR with a Planning staff-proposed, Height and Bulk designation of 40-X. We understand that this action would correct a mistake made during the Eastern Neighborhoods Area Plan Adoption as the OS designation is not applicable on a private lot and is inconsistent with the MUR zoning designation.

The Potrero del Sol community garden is one of the oldest and largest in the RPD system and is unique in its placement next to the 4.5-acre park and San Francisco's largest skate park. The existing garden features ADA accessible garden beds, a bee hive and sunny and flat growing terrain that allows for participation by young and old residents. The community garden has over 80 garden plots and serves over 115 committed volunteer gardeners and their families with fresh produce, safe green space, and a way to gather as a community.

There has been long-standing community investment in this space and strong leadership in the form of community garden coordinator. In a rapidly changing part of the city, this garden hosts a wide range of gardeners. For the gardeners who are new immigrants or of medium to low socioeconomic status, the garden is one of their only sources of affordable, culturally-relevant fresh produce. Just this summer, Rec and Park received a grant through the National Recreation and Park Association to install a new ADA accessible shed as well as to rebuild the compost bin area and 8 raised beds. We anticipate that these recent improvements will increase access to nutritious produce for families and neighbors and will also further activate the garden community. RPD acknowledges the hard work and time that volunteers have invested in the space and would like to ensure a sustainable future for the Potrero del Sol Community Garden.

If a project is proposed at this location, we request that the Planning Department take into consideration the potentially significant shadow impacts during the project review process to ensure any future proposed building designs will have minimal shadow impacts to the adjacent community garden at Potrero del Sol. Sunlight is an essential component to any garden. RPD hopes to continue to provide the neighborhood and its community members with a dependable thriving garden to access fresh produce.

Respectfully,

A handwritten signature in black ink, appearing to read "Stacy Bradley". The signature is fluid and cursive, with a large initial "S" and "B".

Stacy Bradley
Deputy Director of Planning, Capital and Planning Division

cc: Phil Ginsburg, Dawn Kamalanathan, Alex Randolph, Melinda Stockmann



Exhibit E

From: [Carla AinSE](#)
To: [Starr, Aaron \(CPC\)](#)
Subject: 1493 – 1497 Potrero Ave
Date: Tuesday, July 26, 2016 6:44:14 PM

Aaron Starr,

I would like to bring to your attention my concerns regarding 1493 – 1497 Potrero Ave height rezoning. This property is as you know directly adjacent to the community garden Potrero Del Sol (PDS). I have been gardening at PDS for 10 years. The building which already occupies the property and is about two stories tall already shades a portion of the garden. Rezoning to 50ft would certainly allow for a structure that would shade a much larger portion of this city resource. I recognize that the property owner is not currently looking for a building permit but if indeed this zoning change was made it would pave the way for a larger development. Given the proximity to the community garden and La Raza park, two sites that are overseen by the San Francisco Park and Recreation Department it also seems that the this process should take into account Proposition K. Which if I am correct means that there would need to be an addition shadow finding to add any additional shade to the garden even if the zoning was changed to 40 ft. I encourage the planning department to consider zoning to reflect the structure which is currently on the property and not to the 50ft as requested by the property owner or the 40ft that seems to be the recommendation of some in the planning department. Please respect this precious city resource.

Thank you,
Carla Avitabile
2887 Folsom St
San Francisco CA 94110

From: [Jen McGraw](#)
To: [Starr, Aaron \(CPC\)](#); planning@rodneymfong.com; [Richards, Dennis \(CPC\)](#); worldweaver21@aol.com; richhillissf@yahoo.com; [Johnson, Christine \(CPC\)](#); mooreurban@aol.com; cwu.planning@gmail.com; [Cohen, Malia \(BOS\)](#)
Subject: 1493 - 1497 Potrero
Date: Tuesday, July 26, 2016 2:51:48 PM

Hello,

I have recently been made aware of the proposed height increase:
2015-014314MAP: Planning Code and Height Map Amendment for 1493-1497
Potrero Avenue (District 10)

I am a gardener at the community garden next door and I strongly urge that a zoning height increase for that site NOT be allowed. A taller building would further shade the garden and reduce our ability to grow local, organic produce to feed our families.

The site at 1493-1497 Potrero can be zoned to 40 feet--the way it is being used now--with no further impact on the garden. But raising that higher would put more of the garden plots in shade.

I am generally in favor of density and height increases in San Francisco, but it does not make sense to devalue the city's own limited urban garden infrastructure with such changes.

I ate a salad for lunch today of kale, beans, carrots, chives and tomatoes from the garden. Every time I am there I see examples of the biodiversity--hawks, bees, native flowers, etc.--essential to our local ecosystem. My fellow gardeners come from all walks of life and the connections we build with each other are exactly the kind of resiliency and civic tools SF needs more of.

This is my first year as a gardener at Potrero del Sol. I feel very lucky to play a small part in the city's long history of urban gardening and hope to continue to do so for years to come. But sunlight is critical to that.

There is plenty the city can do to improve the area at Potrero and Chavez...the intersection remains very dangerous to pedestrians and bicyclists, more services are needed for the population in the area living without homes, and the areas under the overpasses should be put to active use rather than sit as vacant land...but upzoning to shade the community garden would make this part of the city worse, not better.

Sincerely,
Jen McGraw

From: [Ciaran Scallan](mailto:Ciaran.Scallan@planning@rodneyfong.com)
To: planning@rodneyfong.com; [Richards, Dennis \(CPC\)](mailto:Richards.Dennis@CPC.org); worldweaver21@aol.com; richhillissf@yahoo.com; [Johnson, Christine \(CPC\)](mailto:Johnson.Christine@CPC.org); mooreurban@aol.com; cwu.planning@gmail.com
Cc: [Starr, Aaron \(CPC\)](mailto:Starr.Aaron@CPC.org)
Subject: 1493-1497 Potrero Ave., Block 4277, Lot 16 Rezoning & Impact on Potrero Del Sol Community Garden
Date: Monday, July 25, 2016 10:04:34 AM

Dear Planning Commissioner,

I am writing to you with reference to case# 2015-014314 that is to be discussed at the up coming planning commission meeting of July 28th, 2016. In this application there is a request to rezone the buildings located on 1493-1497 Potrero Ave., Block 4277, Lot 16 site from open space (OS) to 55-X (<http://commissions.sfplanning.org/cpcpackets/2015-014314MAPc1.pdf>). I would like to object to the rezoning of the site to such a height (55-X) given its location and impact on the Potrero del Sol community garden (<http://sfrecpark.org/destination/potrero-del-sol/potrero-del-sol-community-garden/>). I would like to support the planning departments recommendation of a 40-X designation.

The community garden provides 82 plots to local community members who wish to garden in San Francisco. This is one of the biggest community gardens in the city and serves a diverse mixture of community members who wish to garden in SF and to supplement their diet with locally grown vegetables. It also provides a welcome environmental buffer zone between the 101 freeway underpass/ Cesar Chavez St and the Potrero del Sol/ La Raza park. The community garden is also a remnant of “the Farm” an early precursor to modern urban farming in America. A construction that overshadows the site would negatively affect the ability of the garden to grow the wide range of plants that it currently supports, and could destroy the garden, as it currently exists.

For these reasons this garden needs to be protected for the important resource (recreational, nutritional, environmental and historical) that it is and I appeal to you to support the planning departments request to reject the current rezoning application of 1493-1497 Potrero Ave in its current form, 55-X, and modify the request to a 40-X designation.

Sincerely,

Ciaran Scallan (a Potrero del Sol Community Gardener & SF resident)

1-415-238-0521

From: [Elizabeth Letcher](#)
To: [Starr, Aaron \(CPC\)](#)
Cc: [Elizabeth Letcher](#); [Mary Beth Pudup](#)
Subject: 2015-014314MAP: Planning Code and Height Map Amendment for 1493-1497 Potrero Avenue (District 10)
Date: Tuesday, July 26, 2016 4:58:01 PM

Dear Mr. Starr,

I write to voice my profound concern for any planning/zoning changes that would allow the building to the south of Potrero del Sol garden to shade the garden more than it does now.

I understand that one possibility is rezoning to a residential lot with a 40' height limit. I believe that this would likely be a change from current conditions. While the building to the south may have an apex that is 40' tall, I believe that the roof slopes significantly. A building that is 40' at the property line would shade the community garden far more than the current structure does.

Ordinarily, I would not complain about blocked sunlight. We live in an increasingly dense community, and not every spot can get an unobstructed view of the horizon or the sky. However, the garden plays a unique role in the community precisely because of that density. People who are packed tightly in to urban neighborhoods get an opportunity to be in an open space - one big enough to feel like nature. The garden is the "park" that I use most frequently. For me, it provides a crucial connection to nature that allows me to remain productive and happy in an urban environment.

The other reason that I complain about blocked sunlight here is that for the garden, sunlight is everything. The food (and flowers) that you see throughout the garden are ones that need sunlight to survive, period. You can't grow a green bean or a zucchini in the shade. Shading the garden would destroy it, pure and simple.

The Potrero del Sol garden has a long history, tied to previous uses that make it a unique part of San Francisco's past and present. Please protect the Potrero del Sol garden.

Thanks,

Elizabeth Letcher
Plot A-9
129 Elsie Street, San Francisco, CA 94110
(415) 860-0323

From: [Brian Fisherman Lease](#)
To: [Starr, Aaron \(CPC\)](#); [planning@rodnevfong.com](#); [Richards, Dennis \(CPC\)](#); [worldweaver21@aol.com](#); [richhillssf@yahoo.com](#); [Johnson, Christine \(CPC\)](#); [mooreurban@aol.com](#); [cwu.planning@gmail.com](#)
Cc: [Cohen, Malia \(BOS\)](#)
Subject: Height Rezoning of 1493-1497 Potrero Avenue
Date: Thursday, July 28, 2016 10:19:03 AM

Dear Mr. Star and Members of the Planning Commission,

I am writing to protest the Height Rezoning of 1493-1497 Potrero Avenue. I have read the Executive Summary of the zoning map amendment and would like to add my input.

While it is acknowledged in the Executive Summary that the requested new height (55x) would impact the park and community garden directly north of the building, I will assert that even the recommend height of 40x will negatively affect the Potrero del Sol Community Garden (PSCG), of the SF Park and Rec owned Potrero del Sol Park (PdS).

I have been an active member of PSCG since 1991, and was the Community Garden's Coordinator for San Francisco League of Urban Gardeners (SLUG) from 1994—1997. In my experience, PdS is an invaluable community resource, which has benefited thousands of San Francisco residents in its 30+ years of existence with healthy recreation and food production. As a gardener familiar with the physical layout of the garden, I can assure you that a 40x tall building in that location will cast a shadow on a large section of the garden for much of the year.

Furthermore, based on our correspondence with Rec Park personnel, notification of this zoning changes was not made to Rec Park Staff or participants in their sanctioned community garden program in a timely fashion. Not all registered participants in the garden live in the notification area, and yet the proposed new building dimension would severely impact their ability to benefit from the resources the garden has provided for over a generation to mostly low to middle income families who otherwise have no access to a sunny plot of land to grow healthy organic vegetables and flowers.

It is counter productive for the City to grant a height increase for a building located south of a community garden when there is a long wait of list people trying to get a plot in a community garden and various departments (DOE, DPW, Rec Park) are actively supporting the building of new gardens in order to meet the goals for environmental and livability standards.

Please remember: Sunshine for a vegetable garden is not an abstract luxury; it is needed to make the garden viable. Please save this San Francisco resource and reduce the height limit to the current height (25x).

Sincerely,

Brian Lease

From: [Alexander Tran](#)
To: [Starr, Aaron \(CPC\)](#)
Cc: [Justin Lee](#)
Subject: Hello Aaron - Concern over Potrero Avenue Height Map Amendment
Date: Saturday, July 23, 2016 3:14:49 PM

Hello City Planner Aaron Starr,

It has come to my partner and I's attention that the building next to our community garden in the Potrero Del Sol park is under consideration for a rezoning that may increase the building's height.

This increase would directly threaten the viability of our community garden by shading our garden beds to an unacceptable level.

The garden has been an incredible community resource for us this past year (and to many gardeners who have been there for literally decades.) Please help us maintain this awesome city resource for us and our families.

For reference:

2015-014314MAP: Planning Code and Height Map Amendment for 1493-1497 Potrero Avenue (District 10)

Best,

Alex

Q: Why is this email five sentences or less?

A: <http://five.sentenc.es>

From: [Penny Jennings](#)
To: [Starr, Aaron \(CPC\)](#)
Cc: [planning@rodnevfong.com](#); [Richards, Dennis \(CPC\)](#); [worldweaver21@aol.com](#); [richhillissf@yahoo.com](#); [Johnson, Christine \(CPC\)](#); [mooreurban@aol.com](#); [cwu.planning@gmail.com](#); [Cohen, Malia \(BOS\)](#); [Campos, David \(BOS\)](#)
Subject: Please protect Potrero de Sol Community Garden
Date: Wednesday, July 27, 2016 10:52:22 PM

To: Aaron Starr

cc: SF Planning Commission: Rodney Fong, President, Dennis Richards, Commission Vice-President, Commissioners: Michael J. Antonini, Rich Hillis, Christine D. Johnson, Kathrin Moore, and Cindy Wu; Supervisors Malia Cohen (District 10) and David Campos (District 9)

RE: 2015-014314MAP: Planning Code and Height Map Amendment for 1493-1497 Potrero Avenue (District 10)

As a long-time resident of the Mission District and member of the Potrero del Sol Community Garden, I am writing to express my concern and distress at the idea of the adjacent property (1493-1497 Potrero Avenue) being amended to allow for a 55 foot building. A lower restriction (40 feet or lower) is much more reasonable for this site, in keeping with the neighborhood, and would protect the productivity and health of the garden and its community.

The community garden is a wonderful resource and benefit to our neighborhood, allowing for productive recreation, healthy enjoyment of the outdoors, and most importantly, good feelings and cooperation among neighbors. Our neighborhood is taxed by homelessness, trash and crime, as well as ill-feelings between many neighbors regarding gentrification. Daily, renters are being displaced by greedy landlords, and affordable family homes are being replaced by luxury condo developments. The Potrero del Sol garden provides a respite from the surrounding strife, and a neutral place where neighbors of all types and backgrounds can relax and work together on something productive, if modest. We all come together for volunteer work days (the most recent was just two weeks ago), learn from one another, and support each other. Potrero del Sol is one of the oldest gardens in the city, and is a neighborhood treasure loved by Potrero Hill, Bernal Heights and Mission residents. A 55-foot building on that site would shade much of the garden and require closure of many of the plots, potentially rendering a large portion of the site unsuitable for gardening. This restriction is critical for the future of this community resource for not only the current members but for future generations of neighbors who could benefit from it.

I understand that the lot has been improperly zoned OS, and that it will need to be updated, but I sincerely hope that you will protect the garden by limiting this site to a 40-foot (or lower) building.

Sincerely,
Penny (Eleanor) Jennings
Homeowner and Community Gardener

1322 Hampshire St
San Francisco, CA 94110

From: [Ivy McClelland](#)
To: [Starr, Aaron \(CPC\)](#)
Subject: re: Potrero del Sol Community Garden
Date: Monday, August 01, 2016 12:38:26 PM

Hello Aaron,

I am writing concerning the rezoning proposal to increase height at the site: 2015-014314MAP: Planning Code and Height Map Amendment for 1493-1497 Potrero Avenue (District 10). I am a long time gardener at the Potrero del Sol community garden which has been a very important community asset in the Mission District for 30 years. The above proposed project would negatively impact the garden if there are increased height limits for new construction as it will shade the entire garden. Please reconsider this plan and allow for a more open community process in order to address the needs of both current residents, businesses and community garden members.

Thank you,

Ivy McClelland

From: [Aaron Hebert](#)
To: [Starr, Aaron \(CPC\)](#)
Cc: [worldweaver21@aol.com](#); [richhillisf@yahoo.com](#); [Johnson, Christine \(CPC\)](#); [mooreurban@aol.com](#); [cwu.planning@gmail.com](#)
Subject: Reject Staff's Recommendation: 2015-014314MAP: 1493-1497 Potrero Avenue Rezoning
Date: Thursday, July 21, 2016 3:31:28 PM

To Whom it May Concern,

I'm writing you to express my concern over the proposed re-zoning of 1493-1497 Potrero Avenue.

I am not sure the 'correction' the application is proposing was a mistake at all. The zoning of the property that restricts the height of the property was likely due to the fact the subject parcel is directly south of the park and open space; rezoning it to a greater height will have the effect of shading and likely destroying the adjacent community garden located on the edge of the parcel. I suspect it may already violate section 2.5\$295 on Height and Bulk Limits for Open Space District.

While I am supportive of the general need to build more in San Francisco, this building is poorly situated for any further use. The driveway access is directly off a freeway ramp in the "Hairball" area where on-ramps from Potrero, Cesar Chavez, and 101 meet. I agree with the Sue Hestor's comment about the inaccessibility for pedestrians and the danger associated with accessing the site.

Please reconsider supporting the applicant's proposal. There is no version of increasing the height of the building--which already shades the garden for parts of the day--that will not significantly impact the garden. I would recommend **no increases** to the height limit to avoid further deterioration of open space resources. I oppose staff's recommendation because it will provide private benefit at the expense of public good.

Please consider me an interested party for this project and notify me of all future opportunities for public input.

Thank you

-Aaron Hebert

Exhibit F

1 [Planning Code, Zoning Map - Rezoning of 1493-1497 Potrero Avenue]

2

3 **Ordinance amending the Planning Code to revise Sectional Map HT08 of the Zoning**

4 **Map to rezone the Height and Bulk designation for 1493-1497 Potrero Avenue, Block**

5 **4277, Lot 016, from OS (Open Space) to 55-X; affirming the Planning Department's**

6 **determination under the California Environmental Quality Act; making findings of**

7 **consistency with the General Plan and the eight priority policies of Planning Code**

8 **Section 101.1; and adopting findings of public convenience, necessity, and welfare**

9 **under Planning Code Section 302.**

10 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.

11 **Additions to Codes** are in *single-underline italics Times New Roman font*.

12 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.

13 **Board amendment additions** are in double-underlined Arial font.

14 **Board amendment deletions** are in ~~strikethrough-Arial font~~.

15 **Asterisks (* * * *)** indicate the omission of unchanged Code

16 subsections or parts of tables.

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

18 Section 1. Findings.

19 (a) The Planning Department has determined that the actions contemplated in this

20 ordinance comply with the California Environmental Quality Act (California Public Resources

21 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of

22 Supervisors in File No. _____ and is incorporated herein by reference. The Board affirms

23 this determination.

24 (b) On _____, the Planning Commission, in Resolution No. _____,

25 adopted findings that the actions contemplated in this ordinance are consistent, on balance,

with the City's General Plan and the eight priority policies of Planning Code Section 101.1.

1 The Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk
2 of the Board of Supervisors in File No. _____, and is incorporated herein by reference.

3 (c) Pursuant to Planning Code Section 302, this Board finds that this ordinance will
4 serve the public necessity, convenience, and welfare for the reasons set forth in Commission
5 Resolution No. _____ and the Board incorporates such reasons herein by reference. A
6 copy of Planning Commission Resolution No. _____ is on file with the Clerk of the Board
7 of Supervisors in File No. _____.

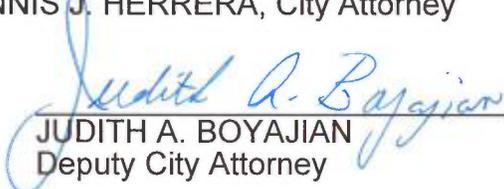
8
9 Section 2. The Planning Code is hereby amended by revising Sectional Map HT08 of
10 the Zoning Map of the City and County of San Francisco as follows:

<u>Description of Property</u>	<u>Height and Bulk District to be Superseded</u>	<u>Use District hereby Approved</u>
Block 4277, Lot 016	OS (Open Space)	55-X

11
12
13
14 Section 3. Effective Date. This ordinance shall become effective 30 days after
15 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
16 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
17 of Supervisors overrides the Mayor's veto of the ordinance.

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

21 By:


22 JUDITH A. BOYAJIAN
23 Deputy City Attorney

24 n:\legana\as2016\1600365\01102750.docx