



# SAN FRANCISCO PLANNING DEPARTMENT

---

## Executive Summary Initiation of Zoning Map Amendment

HEARING DATE: OCTOBER 19, 2017

*Project Name:* **118-134 Kissling Street**  
*Case Number:* 2016-012474MAP  
*Initiated by:* John Kevlin, Reuben, Junius & Rose  
One Bush Street, Ste. 600  
San Francisco, CA 94104  
*Staff Contact:* Esmeralda Jardines, Current Planner  
esmeralda.jardines@sfgov.org, 415-575-9144  
*Reviewed by:* Richard Sucre, Senior Planner/Team Leader, Southeast Quadrant-  
Current Planning Division  
richard.sucre@sfgov.org, 415-575-9108  
*Recommendation:* **Recommend Approval**

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

The action before the Commission is initiation of amendments to the Zoning Map, as described below. Initiation does not involve a decision on the substance of the amendments; it merely begins the required 20 day notice period, after which the Commission may hold a hearing and take action on the proposed Code amendments.

### SITE DESCRIPTION AND PRESENT USE

118-134 Kissling Street is located on the north side of Kissling Street, between 11<sup>th</sup> and 12<sup>th</sup> Streets, on Block 3516, Lots: 039, 040, 041, and 042. The subject properties are located on a series of contiguous rectangular lots that measure between 23-25 feet wide and 80-90 feet deep. The subject properties are currently located within the RED (Residential Enclave) Zoning District and a 40-X Height and Bulk District.

118-134 Kissling Street is not developed and is a vacant lot. The subject parcels consist of a series of four contiguous vacant surface parking lots currently used for vehicle storage for the abutting automotive repair facility (DBA Royal Motors).

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The area surrounding the project site is mixed-use in nature with a variety of residential, industrial, and commercial uses. Uses north, east, south and west along Kissling Street, include residential, commercial, and industrial uses within buildings that are typically 2-4 stories in height. The property immediately abutting 118-134 Kissling Street to the east is a multi-family residential building and to the west is residential building as well as the automotive repair facility (DBA Royal Motors).

The surrounding area consists of properties within the RED (Residential Enclave), RED-MX (Residential Enclave Mixed), Western SoMa Mixed-Use General (WMUG), and Western SoMa Mixed Use-Office (WMUO) Zoning Districts.

## **ENVIRONMENTAL REVIEW**

On March 2, 2016, the proposed project was determined to be exempt from the California Environmental Quality Act (CEQA) under CEQA State Guidelines 15311, or Class 11.

On October 20, 2016, the Project Sponsor proposed a modification to the approved project.

On August 8, 2017, in accordance with Chapter 31 of the Administrative Code, the Planning Department determined the modification of the CEQA exempt project did not constitute a substantial modification of the Project.

## **PUBLIC COMMENT**

As of the date of this report, the Planning Department has not received any public comment about the proposed zoning map amendment.

## **HEARING NOTIFICATION (FOR PLANNING COMMISSION ACTION)**

No notification is required for initiation of a zoning map amendment.

## **ISSUES AND OTHER CONSIDERATIONS**

The Department has no issues with the proposed Zoning Map Amendment to rezone the subject property from RED (Residential Enclave) to RED-MX (Residential Enclave Mixed) Zoning District. The proposed Zoning Map Amendment would extend the RED-MX Zoning District across 11th Street and to the subject parcels on the north side of Kissling Street, which are located within the Western SoMa Plan Area. The RED-MX Zoning was created under the Western SoMa Area Plan and was intended to provide a mix of residential and commercial uses, with some automobile-related PDR uses. Given the existing mixed use and industrial character of Kissling Street, RED-MX Zoning is more appropriate for the subject parcels than the current RED Zoning, which generally does not permit non-residential uses.

The proposed amendment to change the Zoning District from RED to RED-MX is needed in order to facilitate the addition of mechanical vehicle stackers on an existing vehicle storage surface lot. The Zoning Map Amendment will allow Royal Motors to increase vehicle storage capacity on the subject lots from 28 spaces to 96 spaces. The change will enhance the operations of a major PDR employer that has occupied the site for over 40 years, and will help ensure the long term viability of Royal Motors at the site.

On March 10, 2016, the Planning Commission approved a Conditional Use Authorization, pursuant to Planning Code Sections 157.1, 303, and 844.71, at 1531 and 1581 Howard Street for a project proposing to establish three four-level vehicle stacker storage structures for an existing auto repair facility within the

WMUG Zoning District (See Case No. 2105-000332CUA). The Zoning Map Amendment before the Commission is the second phase of this vehicle storage expansion.

## **REQUIRED COMMISSION ACTION**

The Department recommends that the Commission recommend *approval* of the intent to amend the Zoning Map and adopt the attached Draft Resolution.

## **BASIS FOR RECOMMENDATION**

- The subject property is in the vicinity of the RED-MX Zoning District to the north and east; the integration of this lot into the surrounding RED-MX Zoning District will not have a negative effect on the mixed use character of the neighborhood, as it already contains a mix of residential, commercial, and light industrial uses; and
- The subject properties are currently vacant surface parking lots, and rezoning would permit phase two of the Royal Motors expansion to legalize the existing vehicle storage area and further expand it; and,
- The proposed Zoning Map Amendment would help to support an existing PDR use.

<b>RECOMMENDATION OF ZONING MAP AMENDMENT: Recommendation of Approval</b>
---

**Attachments:**

Draft Commission Resolution  
Draft Ordinance  
Block Book Map  
Sanborn Map  
Aerial Photographs



# SAN FRANCISCO PLANNING DEPARTMENT

---

## Planning Commission Draft Resolution No. XXXX Initiation of Zoning Map Amendment HEARING DATE: OCTOBER 19, 2017

*Project Name:* 118-134 Kissling Street  
*Case Number:* 2016-012474MAP  
*Initiated by:* John Kevlin, Reuben, Junius & Rose  
One Bush Street, Ste. 600  
San Francisco, CA 94104  
*Staff Contact:* Esmeralda Jardines, Planner  
esmeralda.jardines@sfgov.org, 415-575-9144

*Recommendation:* **Initiate Zoning Map Amendment**

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

**INITIATING ZONING MAP AMENDMENT TO SAN FRANCISCO ZONING MAP SHEET NO. ZN07 TO REZONE BLOCK NO. 3516 AND LOT NOS. 039 (118-120 KISSLING STREET), 040 (124 KISSLING STREET), 041 (130 KISSLING STREET), AND 042 (134 KISSLING STREET) FROM RED (RESIDENTIAL ENCLAVE) TO RED-MX (RESIDENTIAL ENCLAVE-MIXED) ZONING DISTRICT.**

### PREAMBLE

WHEREAS, on September 27, 2016, John Kevlin of Rueben, Junius & Rose, on behalf of Michael Hansen & Jo-Ann Hansen, Judith Long (Property Owner), filed an application with the San Francisco Planning Department for a Zoning Map Amendment, as detailed in Case Number 2016-012474MAP; and

WHEREAS, the Zoning Map Amendment would amend San Francisco Zoning Map Sheet No. ZN07 to rezone Block 3516, Lot Nos: 039 (118-120 Kissling Street), 040 (124 Kissling Street), 041 (130 Kissling Street), and 042 (134 Kissling Street) from RED (Residential Enclave) to RED-MX (Residential Enclave-Mixed) Zoning District; and

WHEREAS, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing to consider the initiation of the proposed Ordinance on October 19, 2017; and

WHEREAS, on March 2, 2016, the proposed project was determined to be exempt from the California Environmental Quality Act (CEQA) under CEQA State Guidelines 15311, or Class 11. On October 20, 2016 the Project Sponsor proposed a modification to the approved project. On August 8, 2017, in accordance with Chapter 31 of the Administrative Code, the Planning Department determined the modification of the CEQA exempt project did not constitute a substantial modification of the Project; 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 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 Commission has reviewed the proposed Ordinance:

**MOVED**, that pursuant to Planning Code Section 302(b), the Planning Commission Adopts a Resolution of Intent to Initiate amendments to the Planning Code.

**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 Zoning Map Amendment contained in the Case No. 2016-012474MAP, approved as to form by the City Attorney in **Exhibit A**, to be considered at a publicly noticed hearing on or after November 8, 2017.

I hereby certify that the foregoing Resolution was ADOPTED by the San Francisco Planning Commission on October 19, 2017.

Jonas P. Ionin  
Commission Secretary

AYES:

NOES:

ABSENT:

[Zoning Map – Rezoning of 118-134 Kissling Street]

**Ordinance amending the Planning Code by revising Zoning Map Sheet No. ZN07 to rezone Assessor's Block No. 3516, Lot Nos. 039, 040, 041, & 042 (118-134 Kissling Street) from Residential Enclave District to Residential Enclave District – Mixed; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of public necessity, convenience, and welfare under Planning Code, Section 302; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.**

**NOTE:** **Unchanged Code text and uncodified text** are in plain Arial font.  
**Additions to Codes** are in *single-underline italics Times New Roman font*.  
**Deletions to Codes** are in ~~*strikethrough-italics Times New Roman font*~~.  
**Board amendment additions** are in double-underlined Arial font.  
**Board amendment deletions** are in ~~strikethrough Arial font~~.  
**Asterisks (\* \* \* \*)** indicate the omission of unchanged Code subsections or parts of tables.

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

Section 1. Findings.

(a) The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Section 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No. \_\_\_\_\_ and is incorporated herein by reference. The Board affirms this determination.

(b) Pursuant to Planning Code Section 302, this Board finds that the actions contemplated in this ordinance will serve the public necessity, convenience, and welfare for the reasons set forth in Planning Commission Resolution No. \_\_\_\_ and the Board

incorporates such reasons herein by reference. A copy of the Planning Commission Resolution No. \_\_\_\_ is on file with the Clerk of the Board of Supervisors in File No. \_\_\_\_.

(c) This Board finds that the actions contemplated in this ordinance are consistent with the General Plan and with the Priority Policies of Planning Code Section 101.1 for the reasons set forth in Planning Commission Resolution No. \_\_\_\_ and the Board hereby incorporates such reasons herein by reference.

Section 2. The Planning Code is hereby amended by revising Sheet ZN07 of the Zoning Map of the City and County of San Francisco, as follows:

	<u>Use District</u>	<u>Use District</u>
<u>Description of Property</u>	<u>to be Superseded</u>	<u>Hereby Approved</u>
Block 3516, Lots 039, 040, 041, & 042	RED	RED-MX

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

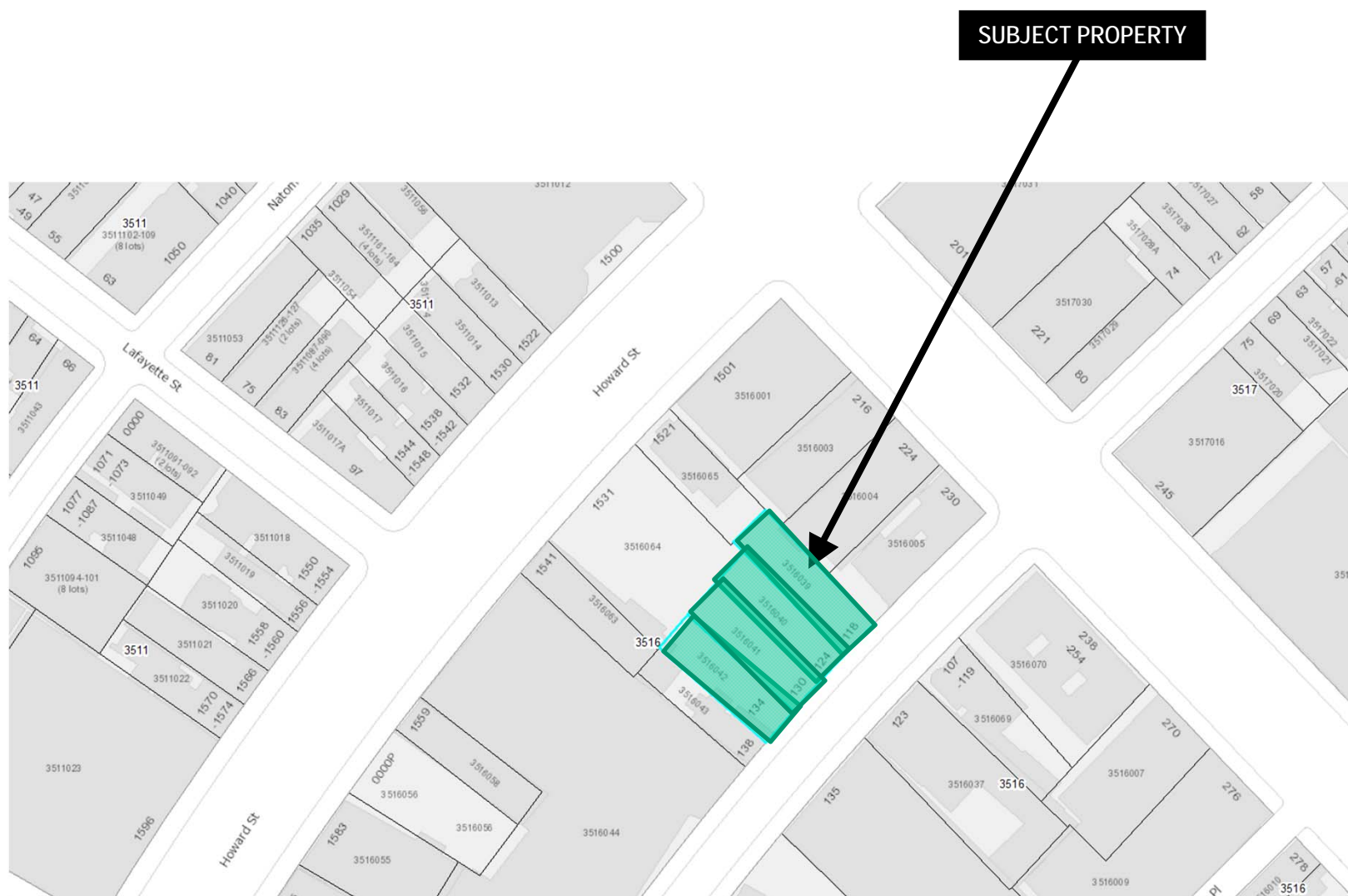
APPROVED AS TO FORM:  
DENNIS J. HERRERA, City Attorney

By:

  
KATE H. STACY  
Deputy City Attorney

n:\land\as2017\9690392\01226615.docx

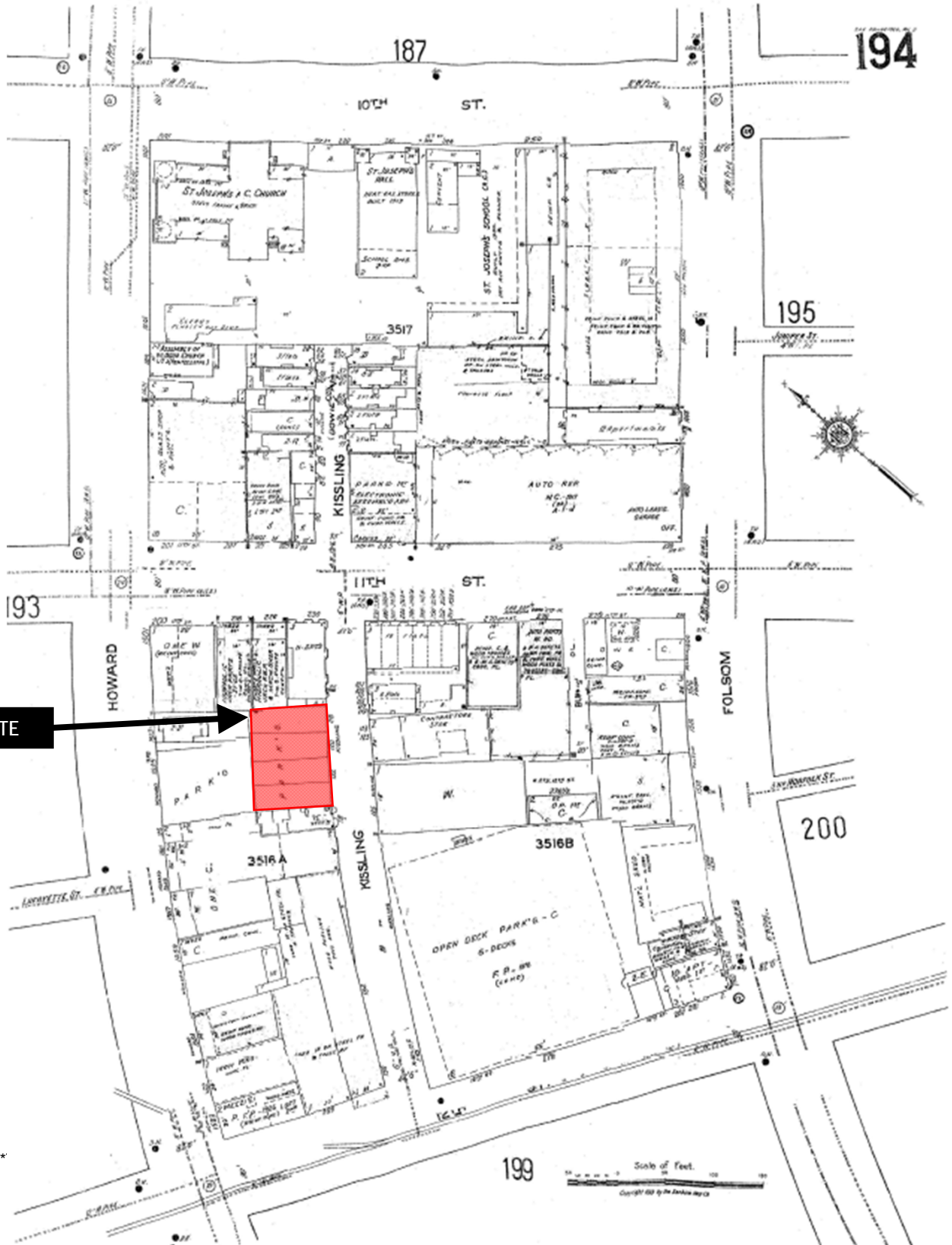
# Parcels Map



Zoning Map Amendment  
**Case Number 2016-012474MAP**  
 118-134 Kissling Street



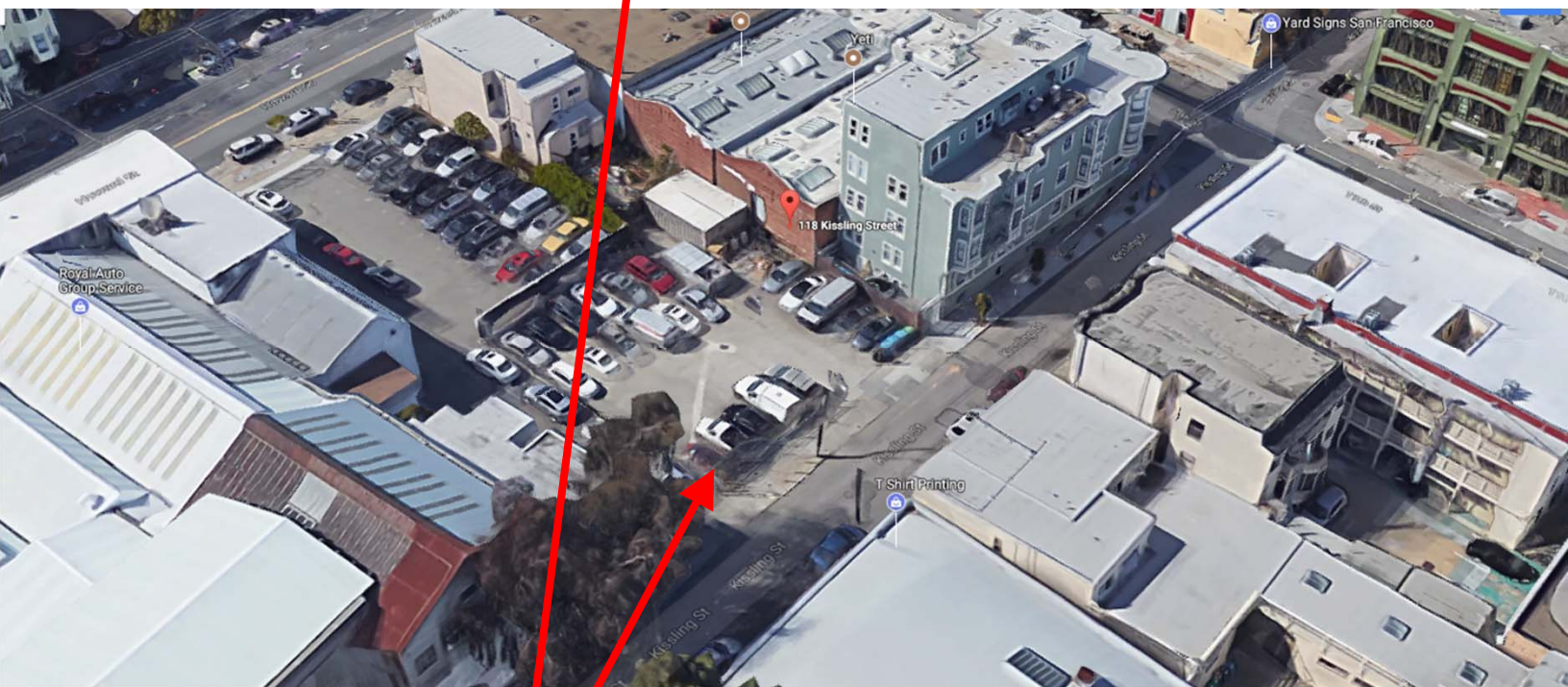
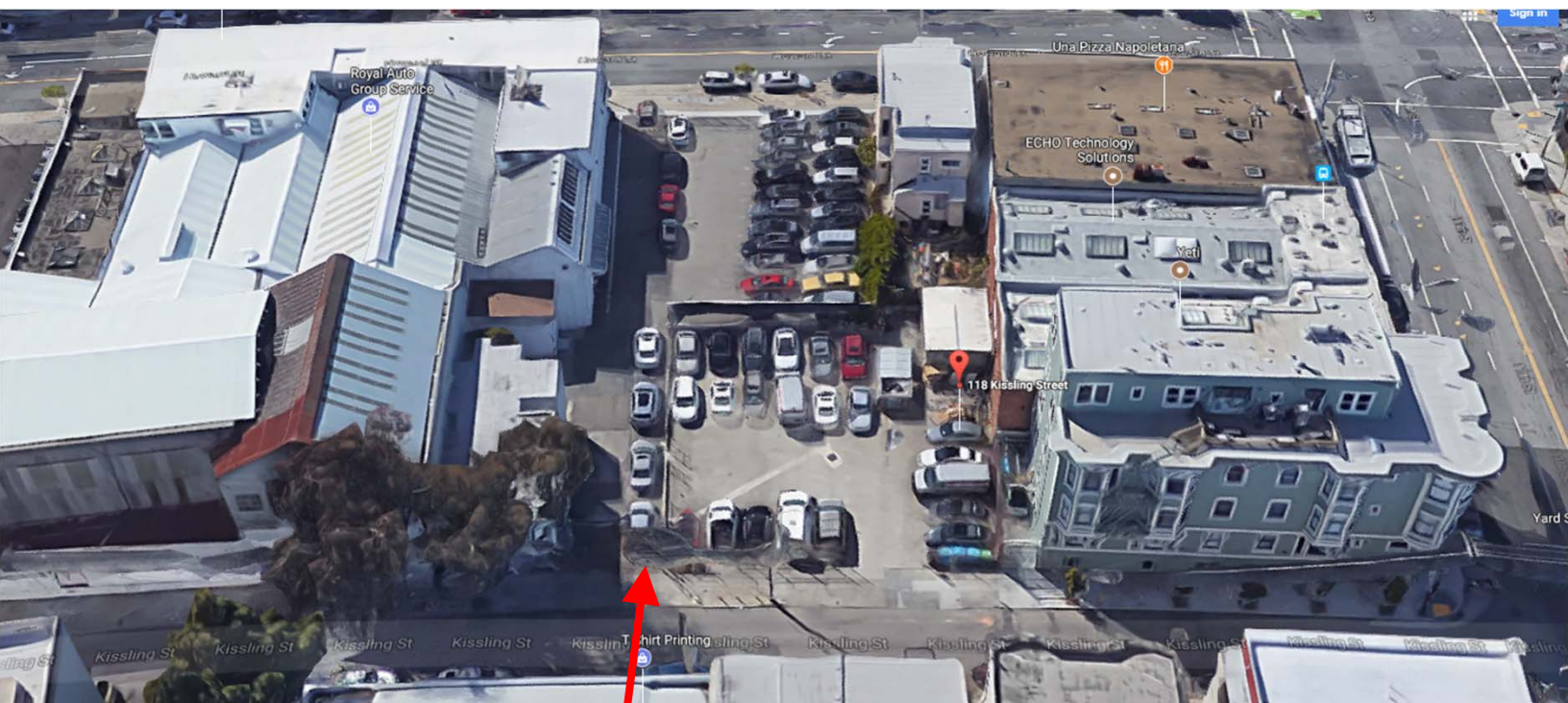
# Sanborn Map\*



Zoning Map Amendment  
Case Number 2016-012474MAP  
118-134 Kissling Street



# Aerial Photographs

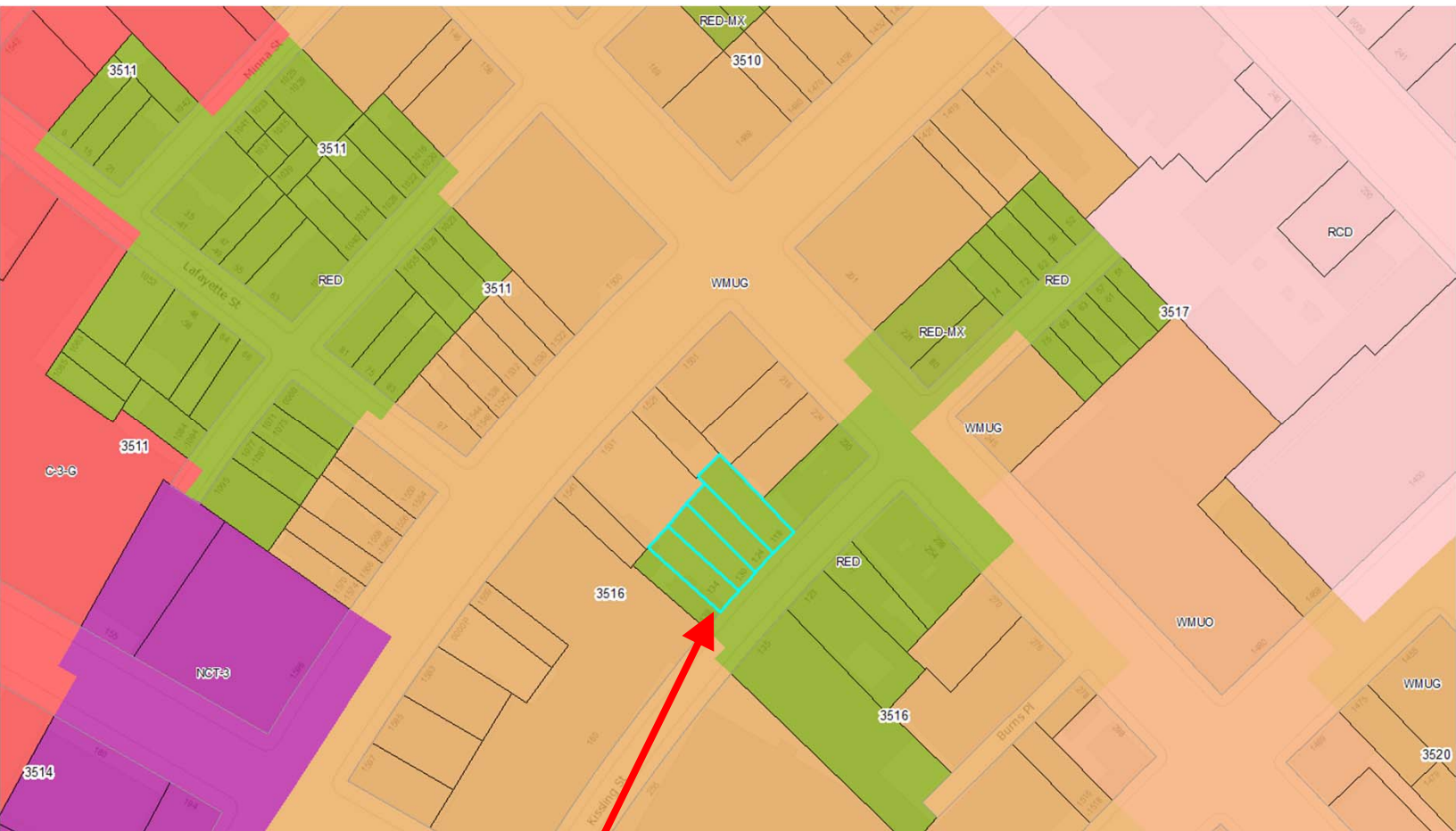


PROJECT SITE

Zoning Map Amendment  
Case Number 2016-012474MAP  
118-134 Kissling Street



# Zoning Map



PROJECT SITE

Zoning Map Amendment  
Case Number 2016-012474MAP  
118-134 Kissling Street

# Site Photographs



118-134 Kissling Street

PROJECT SITE

Zoning Map Amendment  
Case Number 2016-012474MAP  
118-134 Kissling Street