

SAN FRANCISCO
CITY PLANNING COMMISSION

RESOLUTION NO. 8472

WHEREAS, The City Planning Commission on November 8, 1979 and January 10, 1980 heard Application No. ZM79.24 under Section 302 of the City Planning Code to reclassify property from an RH-1 district to an RH-1 district with additional regulations as the DOLORES HEIGHTS SPECIAL USE DISTRICT, and on January 10, 1980 heard Application No. ZM79.6 under Section 302 of the City Planning Code to amend the text of that Code by adding a new Section 241 thereto and amending other Sections as appropriate for the purpose of implementing the DOLORES HEIGHTS SPECIAL USE DISTRICT with both the map and the text amendments to apply to the property described as follows:

All property currently in an RH-1 (House, One-Family) district in the Blocks bounded by 19TH, 22ND, NOE AND CHURCH STREETS and the block bounded by 19TH, 20TH, NOE AND HARTFORD STREETS, Lots 15-17, 18-34, 49-57, in Assessor's Block 3600, Lots 5-7, 7A, 8, 8A, 9-17, 17A, 18-25, 27-31, 31A, 32-45, 47-49, 49A, 50, 50A, 51-53, 53A, 54-55, 57-58, 85-86 in Assessor's Block 3601, Lots 3-29 in Assessor's Block 3602, Lots 1-4, 6-8, 8A, 9-13, 15, 15A, 16-18, 18A, 19-26, 34-42, 44-47, 51-52, 58, 58A, 68-71, 76-90 in Assessor's Block 3604, Lots 15-17, 19-21, 21A, 22-23, 27-36, 36A, 37-40, 42, 42A, 43, 43A, 44-50, 50A, 51, 51A, 52-55, 55A, 55B, 55C, 56-60 in Assessor's Block 3605, Lots 13-16, 16A, 17, 17A, 18-19, 21-28, 28A, 29-31, 37-40, 43, 46-48, 48A, 49, 49A, 50-63, 63A, 64-65, and 1A, 67-68, 71-75, 78-79 in Assessor's Block 3620, Lots 1-4, 7-9, 41-65, 70, 73-77, 77A, 78, 78A, 79-83, 87-90, 92-93 in Assessor's Block 3621;

and

WHEREAS, Except for fifteen lots on Caselli Avenue, Nineteenth and Danvers Streets, the subject property comprises all of the RH-1 zoned property north of Clipper Street, south and east of Market Street and west of Mission Street; and

WHEREAS, Dolores Heights is listed in the Urban Design Element of the Comprehensive Plan as one of five examples of outstanding and unique areas which contribute to San Francisco's visual form and character and in which neighborhood associations should be encouraged to participate in a cooperative effort to maintain the established character; and

WHEREAS, Dolores Heights has a strong and active neighborhood association which has for many years used voluntary efforts to provide a positive influence on the development of this neighborhood and which has been instrumental in the initiation of this proposed special use district; and

WHEREAS, The proposed special use district would impose a rear yard requirement equal to 45% of the depth of the lot, would limit the height of buildings to 35 feet measured to a plane which slopes with the slope of the lot and located 35 feet above the lot and would encourage the participation of the neighborhood association in the consideration of any variances that might be granted from the proposed limits; and

WHEREAS, Designating Dolores Heights as a special use district with more restrictive controls than now exist will preserve and protect existing views from public and private vantage points and will encourage further participation by neighborhood groups in the continued maintenance and improvement of this neighborhood; and

WHEREAS, The original proposal as modified to simplify review of building permits is within the capability of the Department of City Planning to administer; and

WHEREAS, Modification of the original proposal to simplify review of building permits would reduce the strain upon the Department's resources that establishment of this Special Use District would otherwise entail; and

WHEREAS, Adjustments to provisions of this Special Use District to reflect exceptional or extraordinary circumstances, practical difficulties and unnecessary hardships, and preservation and enjoyment of substantial property rights, can be made through the variance procedures of the City Planning Code, which contains criteria that protect the right of everyone concerned; and

WHEREAS, A final negative declaration was adopted and issued for this project on November 8, 1979 under file No. EE79.378;

THEREFORE BE IT RESOLVED, That the City Planning Commission, before acting on the project itself under Applications Numbered ZM79.24 and ZT79.6 hereby declares that it has reviewed and considered the information contained in the negative declaration; and

BE IT FURTHER RESOLVED, That the City Planning Commission finds that the public necessity, convenience and general welfare require that applications numbered ZM79.24 and ZT79.6 be APPROVED.

I hereby certify that the foregoing Resolution was ADOPTED by the City Planning Commission at its regular meeting of January 10, 1980.

Lee Woods, Jr.
Secretary

AYES: Commissioners Bierman, Dearman, Kelleher, Mignola, Nakashima, Rosenblatt, Starbuck.

NOES: None.

ABSENT: None.

PASSED: January 10, 1980.