



SAN FRANCISCO PLANNING DEPARTMENT

New Planning Code Summary:

Amend Zoning Map & Abolish Legislated Setback on 19th Avenue between Quintara and Rivera Streets

Amended Sections: Zoning Map Sheet ZN05
Case Number: 2018-006177PCA/MAP
Board File/Enactment #: 180389/214-14
Initiated by: Supervisor Tang
Effective Date: October 14, 2018

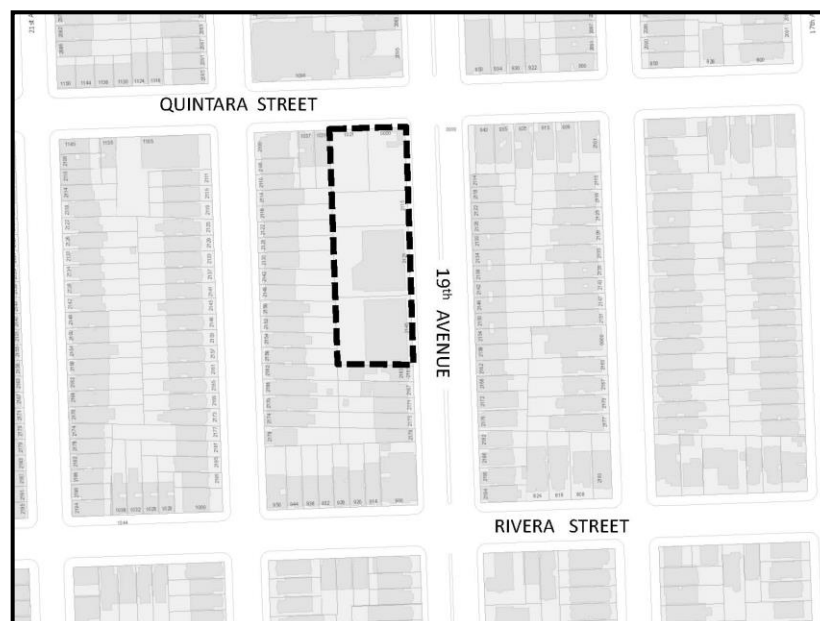
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The proposed Ordinance amended the Planning Code & Zoning Map by abolishing a nine-foot legislated setback on the west side of 19th Avenue between Quintara Street and Rivera Street, and revised the Zoning Map to rezone one lot from RH-1 to RM-2 and to rezone 4 lots from RH-2 to RM-2. The rezoning was introduced by Sup. Tang at the request of the property owner of all lots, who seeks to build housing on the sites utilizing HOME SF.



Map with parcels subject to rezoning outlined

The Way It Was:

1. The five parcels subject to the re-zoning were zoned either RH-1 (northwestern parcel only) or RH-2. The northwest parcel is undeveloped. The northeast parcel contains a flower shop and surface parking lot. The center parcel is both undeveloped and a surface parking lot. The southernmost two parcels each contain a 2-story office building. The parcels fronting 19th Avenue were subject to a nine-foot legislated setback.

The Way It Is Now:

1. The five parcels have all been rezoned to Residential, Mixed; Moderate Density (RM-2). The parcels fronting 19th Avenue no longer have a legislated setback.

Link to Signed Legislation:

<https://sfgov.legistar.com/View.ashx?M=F&ID=6626004&GUID=0E0339DE-798E-4945-BE54-200C049585E5>