



SAN FRANCISCO PLANNING DEPARTMENT

November 18, 2013

Angela Calvillo, Clerk
Board of Supervisors
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

**RE: Transmittal of the Adjacent Parcels Rezoning and Western SoMa Cleanup
Planning Case No. 2013.0617MZ**

**Board File Number: _____ (pending)
Planning Commission Recommendation: Approval**

Dear Ms. Calvillo, the Honorable Mayor Ed Lee, and the Honorable Supervisor Jane Kim:

I am pleased to transmit the Planning Commission's recommendation for adoption of the Adjacent Parcels Rezoning and Western SoMa Cleanup (Case 2013.0617MZ) to the Board of Supervisors. Please find here a description of the approval actions and supporting documentation for the Board's consideration.

The "Adjacent Parcels" along Mission Street and 10th Street were left out of the Eastern Neighborhoods and Market and Octavia plans and rezoning efforts because at the time these parcels were being considered for rezoning as part of planning efforts related to the then-proposed Mid-Market Redevelopment Plan. In recognition of their omission, the rezoning of these parcels was analyzed in the Western SoMa Community Plan, Rezoning of Adjacent Parcels, and 350 8th Street Project Final Environmental Impact Report (FEIR), which was certified by the Planning Commission on December 6, 2012. However, the "Adjacent Parcels" were not included as part of the Western SoMa rezoning, which only included those parcels within the Western SoMa Plan Area. Two additional parcels along Mission and Jessie Streets between 6th and 7th Streets were added to the rezoning proposal. Additionally, the plan area boundaries of Market and Octavia and East SoMa are proposed to be extended to capture the "Adjacent Parcels" and the lone proposed C-3-G parcel currently within the Western SoMa Plan Area.

The rezoning associated with the Western SoMa Area Plan was adopted by the Board of Supervisors on March 19, 2013. However, several parcels within the Western SoMa Plan Area received incorrect zoning and/or height designations due to technical errors in the Zoning Amendment Ordinance. The proposal is to correctly rezone the parcels to be consistent with what was proposed in the FEIR and final maps associated with the Western SoMa rezoning.

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On August 15, 2013 the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the initiation of proposed Ordinances.

On October 10, 2013 the Commission conducted a duly noticed public hearing at a regularly scheduled meeting and voted to recommend approval of the proposed Ordinances.

The following items are included in this package and were reviewed and approved by the Planning Commission:

1. Environmental Review CEQA Findings and Mitigation Measures

The original Western SoMa Environmental Review findings identify significant unavoidable environmental impacts, compare Project alternatives, describe mitigation measures, and make a Statement of Overriding Considerations recognizing the Project's unique benefits. The addendum addresses the inclusion of additional properties to the "Adjacent Parcels" project.

2. General Plan Amendments Ordinance

Amendments to the General Plan include extending the plan area boundaries of Market and Octavia and East SoMa to capture the "Adjacent Parcels" and the lone proposed C-3-G parcel currently within the Western SoMa Plan Area.

3. Zoning Map Amendments Ordinance

Proposed amendments to the Zoning Maps include amendments to Sectional Maps ZN01, ZN07, ZN08 (Zoning Districts), HT07, and HT08 (Height and Bulk Districts). Proposed map amendments will rezone the "Adjacent Parcels" as analyzed in the FEIR, rezone two nearby properties on Mission and Jessie Streets that represent some of the last RSD zoning in the City, and correct the zoning for several parcels within the Western SoMa Plan Area that received incorrect zoning and/or height designations due to technical errors.

The Planning Commission adopted Resolution Nos. 18997 and 19014 that recommend the Board approve these ordinances that are necessary to complete the work analyzed in the FEIR. If you have further questions, please contact Marlo Isaac, the Plan Manager, at (415) 575-6835. We look forward to the Board's consideration of these items.

Sincerely,



John Ralfaim
Director of Planning

CC: Mayor's Office, Jason Elliot
Deputy City Attorney, Andrea Ruiz-Esquide

Alisa Miller, Clerk of the Land Use Committee

Attachments (two copies of the following):

- Planning Commission Resolution Nos. 18997 and 19014
- Planning Commission Executive Summary for Case No. 2013.0617MZ
- Environmental Review CEQA Findings and Addendum to the FEIR
- Draft Ordinance General Plan Amendment and Legislative Digest
(original sent via interoffice mail)
- Draft Ordinance Zoning Map Amendment and Legislative Digest
(original sent via interoffice mail)

Note: In compliance with San Francisco's Administrative Code Section 8.12.5 "Electronic Distribution of Multi-Page Documents", the Planning Department has submitted multi-page documents related to the Western SoMa Plan [BF pending] in digital format. A hard copy of these documents is available from the Clerk of the Board. Additional hard copies may be requested by contacting Corey Teague of the Planning Department at 415-575-9081.