



# SAN FRANCISCO PLANNING DEPARTMENT

---

October 23, 2017

Ms. Angela Calvillo, Clerk  
Honorable Mayor Edwin Lee  
Honorable Supervisor Kim  
Board of Supervisors  
City and County of San Francisco  
City Hall, Room 244  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

**Re: Transmittal of Planning Department Case No. 2015-005848PRJ  
Legislative Approvals for the 1629 Market Street Mixed-Use Project  
Planning Commission Recommendation: *Approval***

Dear Ms. Calvillo, Mayor Lee and Supervisor Kim,

On October 19, 2017, the Planning Commission conducted duly noticed public hearings at regularly scheduled meetings to consider the 1629 Market Street Mixed-Use Project, which included the following actions:

1. Certification of the 1629 Market Street Mixed-Use Project Final Environmental Impact Report (FEIR) pursuant to the California Environmental Quality Act (CEQA);
2. Adoption of findings under the California Environmental Quality Act (CEQA), including findings rejecting alternatives as infeasible and adopting a Statement of Overriding Considerations and the Mitigation Monitoring and Reporting Program (MMRP);
3. Recommendation that the Board of Supervisors approve the General Plan Amendments pursuant to Planning Code Section 340 and adopt the findings of consistency with the General Plan and Priority Policies of Planning Code Section 101.1;
4. Recommendation that the Board of Supervisors approve the Planning Code Text Amendments to establish the 1629 Market Street Special Use District, and the associated Zoning Map Amendments;
5. Recommendation that the Board of Supervisors approve the Development Agreement (DA) for the Project; and,
6. Adoption of the Conditional Use Authorization and Planned Unit Development for the 1629 Market Street Mixed-Use Project.

At the hearing the Planning Commission recommended approval of all of the aforementioned actions.

Two of these actions (Development Agreement and Planning Code Text Amendments/Zoning Map Amendments) relate to the Ordinances introduced by Mayor Edwin Lee and Supervisor Jane Kim as introduced on September 5, 2017. These Ordinances include: Development Agreement - Strada Brady,

LLC -Market and Colton Streets (File No. 170939) and Planning Code, Zoning Map – 1629 Market Street Special Use District (File No. 170938).

At the public hearing on October 19, 2017, the Commission reviewed and approved the Ordinances for the DA and Planning Code Text Amendments, as noted in the adopted resolutions.

On October 19, 2017, the Planning Commission reviewed and considered the Final EIR for the 1629 Market Street Mixed Project (FEIR) and found the FEIR to be adequate, accurate and objective, thus reflecting the independent analysis and judgment of the Department and the Commission, and that the summary of comments and responses contained no significant revisions to the Draft EIR, and approved the FEIR for the Project in compliance with CEQA, the CEQA Guidelines and Chapter 31. On October 19, 2017, by Motion No. 20033, the Commission certified the Final Environmental Impact Report for the 1629 Market Street Mixed-Use Project as accurate, complete and in compliance with the California Environmental Quality Act (“CEQA”). On October 19, 2017, the Commission by Motion No. 20034 approved California Environmental Quality Act (CEQA) Findings, including adoption of a Mitigation Monitoring and Reporting Program (MMRP), under Case No. 2015-005848ENV, for approval of the Project, which findings are incorporated by reference as though fully set forth herein.

The redline copy of the General Plan Amendment along with two copies will be deliver to the Clerk following this email.

Please find attached documents relating to the actions of the Commission. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,

Aaron D. Starr  
Manager of Legislative Affairs

cc:

Andrea Ruiz-Esquide, Deputy City Attorney  
Erica Major, Office of the Clerk of the Board  
Mawuli Tugbenyoh, Legislative Director, Mayor’s Office  
Barbara Lopez, Aide to Supervisor Kim  
Anne Taupier, Mayor’s Office of Economic and Workforce Development

Attachments :

Planning Commission Motion No. 20033 – Certification of 1629 Market Street Mixed-Use Project FEIR  
Planning Commission Motion No. 20034 – Adoption of CEQA Findings  
Planning Commission Resolution No. 20035 – General Plan Amendments and General Plan & 101.1 Findings  
Planning Commission Resolution No. 20036 – Planning Code Text Amendments & Zoning Map Amendments

Planning Commission Motion No. 20037 – Development Agreement

Planning Commission Motion No. 20038 – Conditional Use Authorization & Planned Unit Development

Planning Department Executive Summary-2014-001272PRJ

Ordinance – General Plan Amendments