



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: October 24, 2013
TO: Case File No. 2013.1529E, 904 22nd Street
FROM: Nannie Turrell, Senior Environmental Planner
RE: Environmental Review, Board of Supervisors
Case File No. 130969

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information
415.558.6377

Background

From 2002 to 2009, the Planning Department engaged in a comprehensive area-wide community planning process for the "Eastern Neighborhoods," an approximately 2,200-acre area comprising four neighborhoods on the eastern side of San Francisco: East SoMa, the Mission, Showplace Square/Potrero Hill and the Central Waterfront.

The objectives of the Eastern Neighborhood planning process were to establish area-wide policies and new use districts in order to: (1) permit some production, distribution and repair (PDR) uses in combination with commercial uses; (2) mix residential and commercial uses; (3) mix residential and PDR uses; and (4) delineate residential-only districts. The new use districts replaced existing industrial, commercial and residential single-use districts. Adjustments to existing height limits in certain areas were also legislated.

On August 7, 2008, the Planning Commission certified the Eastern Neighborhoods Rezoning and Area Plans Project Final Environmental Impact Report (FEIR). The programmatic FEIR analyzed three rezoning options that varied by the amount of use, category type, and geography. Alternative A included the most land designated for PDR use and the least amount of land for new housing and mixed-use development. Conversely, Alternative C identified the most land area dedicated to housing or mixed-use development and the least amount of area designated solely for PDR use of the alternatives contemplated. The Preferred Project (FEIR Figure C&R-1) sought to balance future housing and mixed-use development in appropriate areas with PDR retention. Subsequent to the certification of the FEIR, the Commission adopted environmental findings and approved the project by adopting Planning Code and General Plan text and map amendments. The mayor signed the final Eastern Neighborhoods legislation on December 19, 2008. The legislation went into effect on January 19, 2009.

In conjunction with the rezoning effort, the Planning Department developed area plans for inclusion within the General Plan for the four neighborhoods in the project area. These plans address policy-level issues pertaining to land use, economic development, historic resources, urban design (including building heights and urban form), transportation, open space, and community facilities.

Proposed Planning Code, Zoning Map Amendment

The proposed project is a Board of Supervisors-proposed ordinance (Board File No. 130969) that would amend the Planning Code, Zoning Map to re-zone the property at 904 22nd street (Assessor's Block No. 4106, Lot 015) from RH-3 (Residential, Housing, Three Family) to UMU (Urban Mixed Use). The warehouse building on the project site, which is an historic resource classified as contributory to the Dogpatch Historic District, was constructed in 1920, and has been in industrial use since that time. The property, which pre-dates zoning in the City, has always been in the RH-3 zoning district. When the Dogpatch neighborhood was rezoned as part of the Eastern Neighborhoods rezoning, Assessor Block No. 4106, which contains the project site, was divided between two use districts: the UMU district and the RH-3 district. The site building borders the dividing line, which was drawn on the west side of the building, rather than the east side, which would have designated the warehouse, along with an adjacent warehouse to the west, UMU.

The UMU Use district is intended to promote a mix of uses while maintaining the characteristics of this formerly industrially-zoned area. It serves as a buffer between residential districts and PDR districts in the eastern Neighborhoods. Within the UMU district, allowed uses include light manufacturing, wholesale sales and retail sales, which are the current and historic project site uses and which are not permitted in the RH-3 district.

The proposed legislation is intended to correct an oversight in the Eastern Neighborhoods rezoning, which focused on rezoning C-M, M-1, and M-2 parcels. The proposed legislation would not change the type of land use on the project site, or the type of land use in the UMU district, nor does it propose any new development on the site. There would be no changes in neighborhood character and the project would not physically disrupt or divide an established community or conflict with any land use plan, policy, or regulation that has been adopted for the purpose of avoiding or mitigating an environmental effect. The project would not result in any changes in land use and would not have any physical effect on the environment. Under the new zoning, the site would still be consistent with the baseline analysis in the FEIR.

Determination

Based on the foregoing, the Department concludes that the analyses conducted and the conclusions reached in the FEIR certified on August 7, 2008 remain valid, and that no supplemental environmental review is required for the proposed project and the Final EIR certified by the Planning Commission on August 7, 2008 (Motion No. 17659) provides the requisite environmental review to allow the Board of Supervisors to consider acting on the legislation.