

**EXHIBIT IV.1 - ZONING MAP  
AMENDMENTS CASE REPORT**



# SAN FRANCISCO PLANNING DEPARTMENT

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## Approval of Zoning Map Amendments Case Report

HEARING DATE: MAY 10, 2018

*Project Name:* Central SoMa Plan Zoning Map Amendments  
*Date:* May 3, 2018  
*Record Number:* 2011.1356EMTZU  
*Initiated By:* Mayor Farrell and Supervisor Kim on February 27, 2018  
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*Recommendation:* **Approval**

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### BACKGROUND

For background on the Central SoMa Plan, see the accompanying Executive Summary case report.

### ZONING MAP AMENDMENTS

The proposed Ordinance would amend the Zoning Map of the Planning Code to create the Central South of Market (SoMa) Special Use District and make other amendments to the Height and Bulk District Maps and Zoning Use District Maps consistent with the Central SoMa Area Plan, encompassing an area generally bounded on its western portion by 6th Street, on its eastern portion by 2nd Street, on its northern portion by the border of the Downtown Plan Area, and on its southern portion by Townsend Street. The following is a summary of the proposed changes:

#### Zoning

The Central SoMa Plan would amend much of the zoning in the Plan Area. As shown in Figure 1A, the area currently contains 13 zoning districts, including large areas where the zoning promotes predominantly industrial use, other areas where the zoning promotes predominantly residential use, and other areas where the zoning supports other mixes of uses. As shown in Figure 1B, the Plan proposes to reduce this to seven districts, as follows:

- Most of the Plan Area would be rezoned CMUO (Central SoMa Mixed Use-Office), including much of the production/distribution/repair-only zoning (SLI and WS-SALI) and commercial-only zoning (WS-MUO) south of Harrison Street, the housing-oriented zoning east of 5<sup>th</sup> Street (MUR, WS-MUG, and RED), and other similar districts in the area (MUO, M-1, SSO). As discussed in the Case Report for the proposed Planning Code and Administrative Code

amendments (Exhibit III.1), the CMUO zoning district would allow for a range of uses, including residential, office, retail, hotel, and production/distribution/repair.

- West of 5<sup>th</sup> Street and north of Harrison Street the zoning would generally change from MUR and WS-MUG to MUG, which is similarly residentially oriented.
- West of 4<sup>th</sup> Street and between Harrison and Bryant Streets the zoning would generally remain WS-SALI (except for publicly-owned parcels associated with the I-80 freeway right-of-way). This zoning only permits PDR uses.

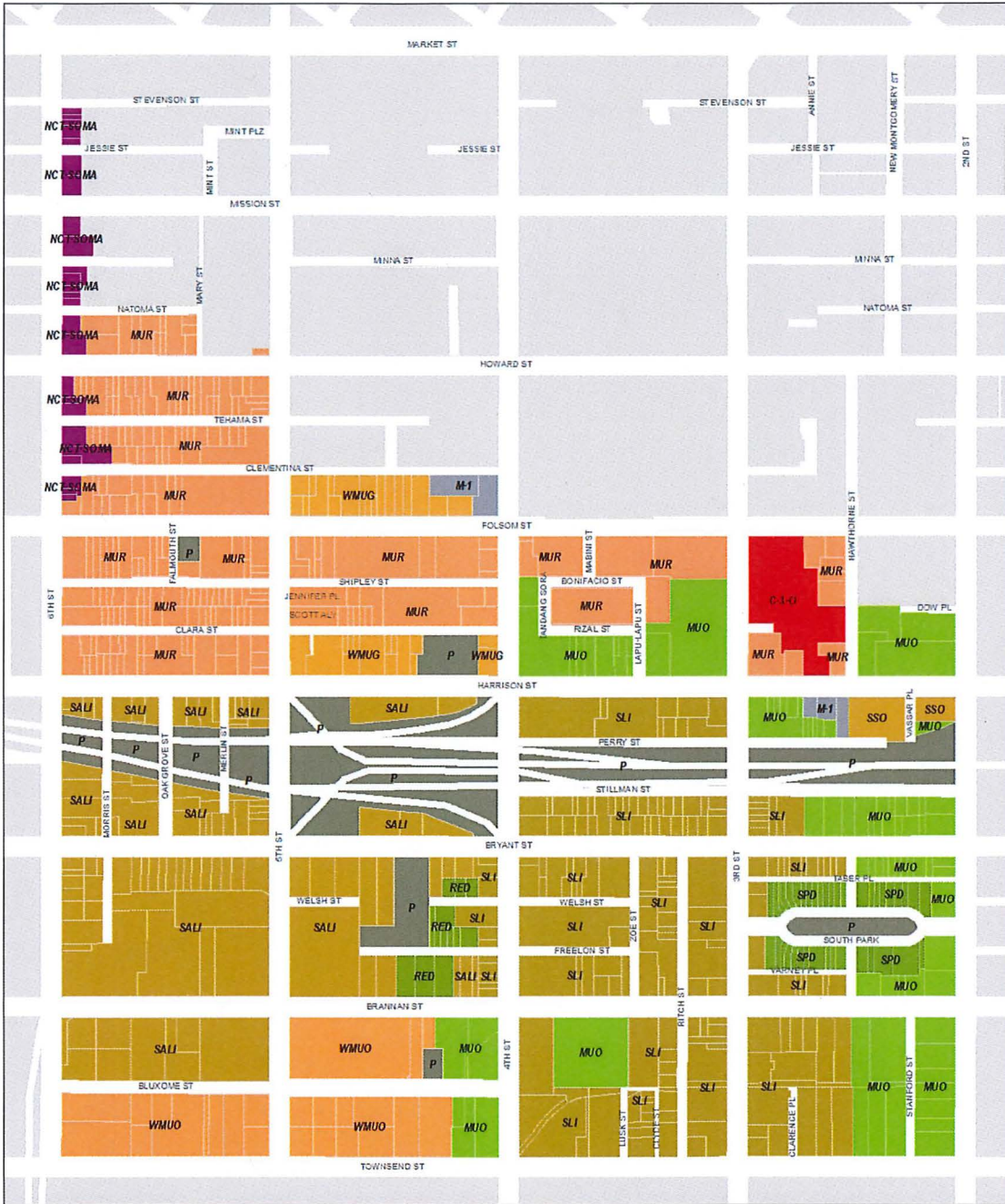
#### Height and Bulk Districts

The Central SoMa Plan would amend height and bulk limits in much of the Plan Area. As shown in Figure 2A, existing height limits in Central SoMa are generally 85 feet and below, with a handful of parcels bordering the Downtown Plan Area that have a height limit of 130 feet. The predominant proposed changes are focused in the areas in the vicinity of the Caltrain Station, along the Central Subway alignment (i.e., 4<sup>th</sup> Street), and generally adjacent to Downtown and Rincon Hill. In those areas, base height limits of 130 to 160 feet are proposed, though as discussed in the Case Report for the proposed Planning Code and Administrative Code amendments (Exhibit II-1), the Plan includes a new "CS" bulk district whose bulk controls are intended to minimize the effect of such height as seen from the street. Finally, a limited number of parcels are proposed to allow taller, more slender towers ranging in height from 200 feet to 400 feet.

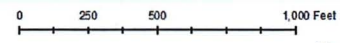
#### Special Use District

Currently, the Western SoMa Special Use District covers all parcels zoned RED, WS MUG, WS MUO, WS SALI, and some parcels zoned P. Under the proposed Plan, the Western SoMa Special Use District would no longer apply in this area. The new Central SoMa Special Use District would cover the whole Plan Area.

FIGURE 1A – EXISTING ZONING



Central SoMa Plan  
Existing Zoning Districts  
SAN FRANCISCO

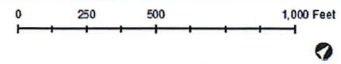


Planning 2018

FIGURE 1B – PROPOSED ZONING



Central SoMa Plan  
 Proposed Zoning Districts  
 SAN FRANCISCO



3/5/2018

FIGURE 2A – EXISTING HEIGHT LIMITS AND BULK DISTRICTS



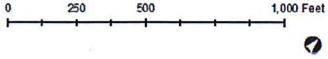
Central SoMa Plan  
Existing Height/Bulk Districts  
SAN FRANCISCO

0 250 500 1,000 Feet

FIGURE 2B – PROPOSED HEIGHT LIMITS AND BULK DISTRICTS



Central SoMa Plan  
 Proposed Height/Bulk Districts  
 SAN FRANCISCO



April 2018

## RECOMMENDATION

The Department recommends that the Commission *approve* the proposed Ordinance and adopt the attached Draft Resolution to that effect.

## BASIS FOR RECOMMENDATION

The Department recommends Commission approval of the proposed Ordinance because it will allow for the Central SoMa Plan effort to move forward. The Plan is the result of a multi-year public and cooperative interagency planning process that began in 2011. Central SoMa is a 230-acre area that sits adjacent to downtown, has excellent transit access, and contains numerous underdeveloped sites. As such, the neighborhood is well positioned to accommodate needed employment, housing, and visitor facilities in the core of the city and Bay Area region. It is also a neighborhood with an incredible history and a rich, ongoing, cultural heritage. As it grows and evolves over the next 25 years, Central SoMa has the opportunity to become a complete, sustainable, and vital neighborhood without losing what makes it special and unique today. The Central SoMa Plan contains the goals, objectives, and policies to guide this growth and evolution such that the results serve the best interests of San Francisco – in the present and the future. This includes a public benefits package of over \$2 billion to serve the needs of the neighborhood.

## REQUIRED COMMISSION ACTION

The proposed Ordinance is before the Commission so that it may approve it, reject it, or approve it with modifications.

## ENVIRONMENTAL REVIEW

The Department published the Draft Environmental Impact Report in December 2016 and the Response to Comments in March 2018. The Planning Commission will consider certification of the Final Environmental Impact Report on the Central SoMa Plan and adoption of CEQA findings prior to consideration of this item at a hearing on May 10, 2018.

## RELATED ACTIONS

In conjunction with these Zoning Map amendments, the Department is proposing approval of amendments to the General Plan, Planning Code, and Administrative Code and approval of the Plan's Implementation Program. These proposed actions are covered in separate Staff Reports.

## ATTACHMENTS

- Exhibit IV.2 – Zoning Map Amendments Initiation Draft Resolution
- Exhibit IV.3 – Zoning Map Draft Ordinance
- Exhibit IV.4 – Changes to the Zoning Map Amendments Draft Ordinance since Introduction
- Exhibit IV.5 – Zoning Map – Issues for Consideration