



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 18997

HEARING DATE OCTOBER 10, 2013

Case No.: 2013.0617MZ

Project: "Adjacent Parcels" and Western SoMa Cleanup
Zoning Map Amendments

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Recommendation: **Approval**

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ADOPTING A RESOLUTION TO AMEND THE SAN FRANCISCO GENERAL PLAN TO EXPAND THE BOUNDARIES OF THE EAST SOMA AND MARKET AND OCTAVIA PLAN AREAS TO INCLUDE NEARBY PARCELS ALONG MISSION STREET AND 10TH STREET, INCLUDING ONE PARCEL WITHIN THE BOUNDARIES OF THE WESTERN SOMA PLAN AREA.

WHEREAS, Section 4.105 of the Charter of the City and County of San Francisco mandates that the Planning Commission shall periodically recommend to the Board of Supervisors for approval or rejection of proposed amendments to the General Plan in response to changing physical, social, economic, environmental or legislative conditions.

The Planning Commission, at a duly noticed public hearing on August 1, 2013, and in accordance with Planning Code Section 340(c), initiated the General Plan amendments that are the subject of this Resolution.

The "Adjacent Parcels" were orphaned by other recent planning efforts in the area, including Mid-Market, Market and Octavia, and Western SoMa. As such, they are not currently part of any adopted area plan. Their small area, proposed zoning, and proximity make them ideal candidates for inclusion in the East SoMa and Market and Octavia Plan Areas.

The parcels proposed for rezoning to C-3-G along Mission and 10th Streets fall to the immediate east of the current Market and Octavia Plan Area boundary. Additionally, those nearby parcels within the Market and Octavia Plan Area are also zoned C-3-G. The Western SoMa and East SoMa Plan Areas contain no C-3-G zoning. Therefore, these parcels are a reasonable extension of the Market and Octavia Area Plan.

The parcels proposed for rezoning to MUO along Mission Street fall just to the west of the East SoMa Plan Area boundary. Only one property keeps these parcels from being immediately adjacent to the East

SoMa Plan Area boundary. These parcels are proposed to be rezoned MUO, which currently is only found within the East SoMa Plan Area. Therefore, these parcels are a reasonable extension of the East SoMa Plan Area.

Staff recommends adoption of the draft resolution approving amendments to the General Plan, which includes amending the Market and Octavia, East SoMa, and Western SoMa Area Plans.

Planning Code Section 101.1(b) establishes eight priority policies and is a basis by which differences between competing policies in the General Plan are resolved. The Plan is consistent with the eight priority policies in that:

1. **That existing neighborhood serving retail uses be preserved and enhanced and future opportunities for resident employment in or ownership of such businesses enhanced.**

The proposed General Plan amendments will have no effect on existing or potential neighborhood serving retail uses. These uses are currently permitted on the subject properties and will continue to be permitted with the proposed amendments.

2. **That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.**

The proposed General Plan amendments will have no effect on neighborhood character and diversity. The subject properties are currently permitted to have a mix of uses, including residential. The proposed General Plan amendments will provide more focus on residential development on some parcels, but will still allow for a diversity of uses.

3. **That the City's supply of affordable housing be preserved and enhanced.**

The proposed General Plan amendments will have no negative effect on the City's supply of affordable housing. Instead, the proposed extension of the Van Ness and Market Downtown Residential Special Use District may result in more affordable housing on the subject properties, and/or additional affordable housing fees for the City overall.

4. **That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.**

The proposed General Plan amendments do not represent an increase in development potential, and therefore will have no effect on MUNI service or parking.

5. **That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.**

The existing C-M and SLR zoning districts do not prohibit housing. The SLR zoning

district does prohibit office uses. Although they do not prohibit housing and/or office, the MUO and C-3-G zoning districts permit many types of PDR uses. Additionally, specific PDR zoning districts were created in the City (including the SALI) to preserve space for PDR uses by prohibiting housing and office uses. Therefore, the proposed General Plan amendment will have no effect on existing or future industrial and service sector development.

6. That the City achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The proposed General Plan amendments will not adversely affect preparedness against injury and loss of life in an earthquake and would comply with applicable safety standards. All new buildings on the subject properties will be subject to the City's Building Code, Fire Code and other applicable safety standards.

7. That landmarks and historic buildings be preserved.

The proposed General Plan amendments will have no effect on existing landmarks or historic buildings or the potential for those buildings to be preserved.

8. That our parks and open space and their access to sunlight and vistas be protected from development.

The subject properties included in the proposed General Plan amendments represent a small area within the City that includes no public parks. Additionally, none of the subject properties will be granted additional height. Therefore, the proposed General Plan amendments will have no effect on parks, open space, or vistas.

The proposed amendments to the Market and Octavia, East SoMa, and Western SoMa Plan Areas build on existing General Plan policies. Analysis of applicable General Plan Objectives and Policies has determined that the proposed action is, on balance, consistent with the General Plan as it is proposed to be amended. Below are specific policies and objectives that support the proposed actions.

NOTE: General Plan Elements are in **ARIAL CAPITAL BOLDED ITALICS**
General Plan Objectives are in CAPITAL BOLDED LETTERS
General Plan Policies are in Arial standard font
Staff comments are in *italics*

HOUSING ELEMENT

OBJECTIVE 1

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

Policy 1.2

Focus housing growth and infrastructure-necessary to support growth according to community plans.

Policy 1.10
Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

**OBJECTIVE 4
FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS
LIFECYCLES.**

Policy 4.6
Encourage an equitable distribution of growth according to infrastructure and site capacity.

**OBJECTIVE 11
SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S
NEIGHBORHOODS.**

Policy 11.3
Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

**OBJECTIVE 12: BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT
SERVES THE CITY'S GROWING POPULATION.**

Policy 12.1
Encourage new housing that relies on transit use and environmentally sustainable patterns of movement.

**OBJECTIVE 13
PRIORITIZE SUSTAINABLE DEVELOPMENT IN PLANNING FOR AND CONSTRUCTING NEW
HOUSING.**

Policy 13.3
Promote sustainable land use patterns that integrate housing with transportation in order to increase transit, pedestrian, and bicycle mode share.

The proposed General Plan amendments and associated Zoning Map amendments will allow high-density residential development as of right, while also requiring infrastructure impact fees for public benefits within the Market and Octavia and Eastern Neighborhoods Plan Areas. Additionally, new office development will be permitted in the MUO zoning district, which will generate fee revenue for new affordable housing through the Jobs-Housing Linkage Fee. This high density residential development will be located extremely close to the Market Street corridor and its high level of transit service.

RECREATION AND OPEN SPACE ELEMENT

**OBJECTIVE 2
DEVELOP AND MAINTAIN A DIVERSIFIED AND BALANCED CITYWIDE SYSTEM OF HIGH
QUALITY PUBLIC OPEN SPACE.**

Policy 2.1
Provide an adequate total quantity and equitable distribution of public open spaces throughout the City.

Policy 2.3
Preserve sunlight in public open spaces.

Policy 2.7
Acquire additional open space for public use.

OBJECTIVE 4
PROVIDE OPPORTUNITIES FOR RECREATION AND THE ENJOYMENT OF OPEN SPACE IN EVERY SAN FRANCISCO NEIGHBORHOOD.

Policy 4.4
Acquire and develop new public open space in existing residential neighborhoods, giving priority to areas which are most deficient in open space.

The proposed General Plan amendments will ensure that potentially large developments in the subject area will contribute appropriate infrastructure impact fees to the Market and Octavia and Eastern Neighbors Plan Areas that will improve open space infrastructure in those areas.

TRANSPORTATION ELEMENT

OBJECTIVE 1
MEET THE NEEDS OF ALL RESIDENTS AND VISITORS FOR SAFE, CONVENIENT AND INEXPENSIVE TRAVEL WITHIN SAN FRANCISCO AND BETWEEN THE CITY AND OTHER PARTS OF THE REGION WHILE MAINTAINING THE HIGH QUALITY LIVING ENVIRONMENT OF THE BAY AREA.

Policy 1.2
Ensure the safety and comfort of pedestrians throughout the city.

Policy 1.3
Give priority to public transit and other alternatives to the private automobile as the means of meeting San Francisco's transportation needs, particularly those of commuters.

OBJECTIVE 11
ESTABLISH PUBLIC TRANSIT AS THE PRIMARY MODE OF TRANSPORTATION IN SAN FRANCISCO AND AS A MEANS THROUGH WHICH TO GUIDE FUTURE DEVELOPMENT AND IMPROVE REGIONAL MOBILITY AND AIR QUALITY.

Policy 11.3
Encourage development that efficiently coordinates land use with transit service, requiring that developers address transit concerns as well as mitigate traffic problems.

OBJECTIVE 15
ENCOURAGE ALTERNATIVES TO THE AUTOMOBILE AND REDUCED TRAFFIC LEVELS ON RESIDENTIAL STREETS THAT SUFFER FROM EXCESSIVE TRAFFIC THROUGH THE MANAGEMENT OF TRANSPORTATION SYSTEMS AND FACILITIES.

Policy 15.1
Discourage excessive automobile traffic on residential streets by incorporating traffic-calming treatments.

OBJECTIVE 24
IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.

Policy 24.2
Maintain and expand the planting of street trees and the infrastructure to support them.

Policy 24.3
Install pedestrian-serving street furniture where appropriate.

Policy 24.4
Preserve pedestrian-oriented building frontages.

OBJECTIVE 34
RELATE THE AMOUNT OF PARKING IN RESIDENTIAL AREAS AND NEIGHBORHOOD COMMERCIAL DISTRICTS TO THE CAPACITY OF THE CITY'S STREET SYSTEM AND LAND USE PATTERNS.

Policy 34.1
Regulate off-street parking in new housing so as to guarantee needed spaces without requiring excesses and to encourage low auto ownership in neighborhoods that are well served by transit and are convenient to neighborhood shopping.

The Market and Octavia and East SoMa Area Plans seek to capitalize on the areas' rich local and regional transit service and walkability to encourage travel by non-auto modes. The Plans support improvements to the existing transit, pedestrian, and bicycle infrastructure of the areas. The proposed General Plan amendments will ensure that potentially large developments in the subject area will contribute appropriate infrastructure impact fees to the Market and Octavia and Eastern Neighborhoods Plan Areas that will improve transportation infrastructure in those areas.

Prior to considering the amendments to the General Plan, Planning Code, Zoning Maps and other actions related to implementing the Western SoMa Area Plan, the Planning Commission adopted Motion No. 18757 certifying the Final Environmental Impact Report (FEIR) for the Western SoMa Area Plan, which included the rezoning of the "Adjacent Parcels," in accordance with the California Environmental Quality Act (CEQA), and making CEQA Findings related to the Western SoMa Area Plan. An addendum to the FEIR to evaluate the proposed rezoning of Block 3703, Lots 025 and 026, and the extension of the Van Ness and Market Downtown Special Use District was completed on September 25, 2013.

NOW, THEREFORE, BE IT RESOLVED, the Commission adopts and incorporates by reference the CEQA Findings in Commission Motion No. 18757 and finds that no additional CEQA review is necessary for the reasons set forth in the Addendum to the FEIR;

AND BE IT FURTHER RESOLVED, that pursuant to Planning Code Section 340(d), the Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the General Plan;

AND BE IT FURTHER RESOLVED, that the Commission finds the General Plan amendments, on balance, consistent with the General Plan as proposed for amendment and with the eight priority policies of Planning Code Section 101.1, for the reasons stated herein;

AND BE IT FURTHER RESOLVED, that the Commission approves the General Plan amendments, as reflected in an ordinance approved as to form by the City Attorney attached hereto as Exhibit III-2, and incorporated herein by reference and recommends their adoption by the Board of Supervisors.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on October 10, 2013.

Jonas P. Ionin
Acting Commission Secretary

AYES: Commissioners Antonini, Border, Fong, Hillis, Moore, Sugaya, and Wu

NOES: None

ABSENT: None

ADOPTED: October 10, 2013