



SAN FRANCISCO PLANNING DEPARTMENT

May 29, 2020

Ms. Angela Calvillo, Clerk
Honorable Mayor London N. Breed
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

**Re: Transmittal of Planning Department Case Number 2015-000940ENVGPAPCA-01PCA-02MAPCWP-02
Market and Octavia Area Plan Amendment
Board File No. _____(pending)
Planning Commission Recommendation: Approval with Modification**

Dear Ms. Calvillo and Mayor London N. Breed,

On May 21, 2020, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the General Plan Amendment, Planning Code Amendment, Zoning Map Amendment, Planning Code and Business and Tax Regulations Code Amendment, and Implementation Program related to the Amendments to the Market and Octavia Area Plan. At the hearing the Planning Commission recommended approval with modification.

The Commission's proposed modifications were as follows:

- Recommend the City pursue a nexus study in order to establish a new Community Facility Fee in the Van Ness and Market Residential Special Use District to fund, design, engineer, and develop community facilities, including cultural/arts facilities, social welfare facilities, and community health facilities.

Also at the May 21, 2020 hearing, the Commission heard the proposed CEQA Findings, setting forth the basis for approving the Market and Octavia Area Plan Amendment and its implementing actions, and the economic, social and other policy considerations, which support the rejection of alternatives in the EIR, which were not incorporated into the project. The Findings also provide for adoption by the Planning Commission all of the mitigation measures in the EIR. The Findings also identify the significant adverse environmental impacts of the project that have not been mitigated to a level of insignificance by adoption of mitigation measures, and contain a Statement of Overriding Considerations, setting forth the specific reasons in support of the approval of the implementing actions and the rejection of alternatives not incorporated into the project.

At the May 21 hearing, the Commission voted to recommend adoption of the proposed CEQA Findings.

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

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,



Lily Langlois
Principal Planner

cc:

Peter Miljanich, Deputy City Attorney
Andrea Ruiz-Esquide, Deputy City Attorney
Sophia Kittler, Office of Mayor London N. Breed
Erica Mayor, Office of the Clerk of the Board
Alisa Somera, Office of the Clerk of the Board

Attachments :

Planning Commission Motion No. M-20708 (Case No. 2015.000940ENV– CEQA Findings)
Planning Commission Resolution No. R-20709 (Case No. 2015.000940GPA – General Plan Amendments)
Planning Commission Resolution No. R-20710 (Case No. 2015.000940PCA-01 – Planning Code Amendments)
Planning Commission Resolution No. R-20711 (Case No. 2015.000940MAP – Zoning Map Amendments)
Planning Commission Resolution No. R-20712 (Case No. 2015.000940PCA-02 – Planning Code and Business and Tax Regulations Code)
Planning Commission Resolution No. R-20713 (Case No. 2015.000940CWP-02 – Implementation Program)
Planning Department Executive Summary
Market and Octavia Area Plan: Hub Public Benefits Document
Market and Octavia Community Improvements Program (Appendix C)
Market and Octavia Area Plan: Hub Public Realm Plan
Market and Octavia Area Plan Maps 1-12