

## LEGISLATIVE DIGEST

[Zoning Map - Height and Bulk Revisions to the Western South of Market Area Plan]

**Ordinance amending Zoning Map Sheets ZN01, ZN07, ZN08, HT01, HT07, and HT08 to revise use districts and height and bulk districts within the Western South of Market Plan Area; and making environmental findings, Planning Code, Section 302, findings, and findings of consistency with the General Plan and Planning Code, Section 101.1.**

### Existing Law

The City's Zoning Map, part of the Planning Code, assigns zoning districts and height and bulk districts to property. The Zoning Map also contains Special Use Districts which include specific controls in the identified Special Use District area.

### Amendments to Current Law

This Ordinance would amend Zoning Map Sheets ZN01, ZN07, ZN08, HT01, HT07 and HT08 of the City and County of San Francisco Zoning Map to create new zoning districts, including the Folsom Neighborhood Commercial Transit District (Folsom NCT); the Regional Commercial District (RCD); the Western SoMa Mixed Use – General District (WMUG); the Western SoMa Mixed Use – Office District (WMUO); the Service/Arts/Light Industrial District (SALI); and the Residential Enclave – Mixed District (RED-MX). It would also amend height and bulk districts within the Western SoMa Plan area, as proposed in the Western SoMa Area Plan.

The Ordinance adopts environmental findings and findings of consistency with the General Plan and priority policies of Planning Code Section 101.1.

### Background Information

Together with the ordinances amending the General Plan and the Planning Code, this Ordinance implements the Western SoMa Area Plan. The Western SoMa community planning process began in 2001, originally as a part of Eastern Neighborhoods, with the goal of developing new zoning controls for the industrial portion of this neighborhood. The Western SoMa plan area was eventually removed from the Eastern Neighborhoods planning process and on November 23, 2004 the Board of Supervisors passed Resolution No. 731-04 creating the Western SoMa Citizens Planning Task Force (“Task Force”). The Task Force was charged with conducting a comprehensive analysis of the Western SoMa plan area and developing recommendations. The Task Force, with assistance from the Planning Department held numerous public workshops and worked with consultants throughout 2008, resulting in the publication of a Draft Western SoMa Community Plan in September 2008. An updated version of the plan was published in October 2011.