

File No. 180474 Committee Item No. 3
 Board Item No. 14

COMMITTEE/BOARD OF SUPERVISORS
 AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation Committee Date January 14, 2019

Board of Supervisors Meeting Date January 29, 2019
 Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form |
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OTHER (Use back side if additional space is needed)

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>BOS Reso No. 231-18</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>BOS Reso No. 323-18</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>CEQA Determination 101718</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>PLN Transmittal 111318</u> |
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Completed by: Erica Major Date January 10, 2019
 Completed by: Erica Major Date January 14, 2019

BOARD of SUPERVISORS



City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
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TDD/TTY No. 554-5227

MEMORANDUM

LAND USE AND TRANSPORTATION COMMITTEE SAN FRANCISCO BOARD OF SUPERVISORS

TO: Supervisor Ahsha Safai, Interim Chair
Land Use and Transportation Committee

FROM: Erica Major, Assistant Clerk

DATE: January 14, 2019

SUBJECT: **COMMITTEE REPORT, BOARD MEETING**
Tuesday, January 15, 2019

The following file should be presented as a **COMMITTEE REPORT** at the Board meeting, Tuesday, January 15, 2019. This item was acted upon at the Committee Meeting on Monday, January 14, 2019, at 1:30 p.m., by the votes indicated.

Item No. 72 File No. 180474

Ordinance amending the Planning Code by revising the Zoning Map to rezone 1650, 1660, and 1670 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 005, 006, and 008, from their current designation as NCT-3 (Moderate-Scale Neighborhood Commercial Transit District) to C-3-G (Downtown General Commercial), and to rezone 1680 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 009 and 010, from its current designation as P (Public) to C-3-G; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and general welfare under Planning Code, Section 302.

REFERRED WITHOUT RECOMMENDATION AS A COMMITTEE REPORT

Vote: Supervisor Ahsha Safai - Aye
Supervisor Aaron Peskin - Aye
Supervisor Matt Haney - Aye

c: Board of Supervisors
Angela Calvillo, Clerk of the Board
Jon Givner, Deputy City Attorney

1 [Planning Code, Zoning Map - Rezoning 1650-1680 Mission Street]

2

3 **Ordinance amending the Planning Code by revising the Zoning Map to rezone 1650,**

4 **1660, and 1670 Mission Street, Assessor’s Parcel Block No. 3512, Lot Nos. 005, 006,**

5 **and 008, from their current designation as NCT-3 (Moderate-Scale Neighborhood**

6 **Commercial Transit District) to C-3-G (Downtown General Commercial), and to rezone**

7 **1680 Mission Street, Assessor’s Parcel Block No. 3512, Lot Nos. 009 and 010, from its**

8 **current designation as P (Public) to C-3-G; affirming the Planning Department’s**

9 **determination under the California Environmental Quality Act; making findings of**

10 **consistency with the General Plan and the eight priority policies of Planning Code,**

11 **Section 101.1, and making findings of public necessity, convenience, and general**

12 **welfare under Planning Code, Section 302.**

13 **NOTE:** **Unchanged Code text and uncodified text** are in plain Arial font.

14 **Additions to Codes** are in *single-underline italics Times New Roman font.*

15 **Deletions to Codes** are in *strikethrough italics Times New Roman font.*

16 **Board amendment additions** are in double-underlined Arial font.

17 **Board amendment deletions** are in ~~strikethrough Arial font.~~

18 **Asterisks (* * * *)** indicate the omission of unchanged Code

19 subsections or parts of tables.

18 Be it ordained by the People of the City and County of San Francisco:

20 Section 1. Environmental and Land Use Findings.

21 (a) The Planning Department has determined that the actions contemplated in this

22 ordinance comply with the California Environmental Quality Act (California Public Resources

23 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of

24 Supervisors in File No. 180474 and is incorporated herein by reference. The Board affirms

25 this determination.

1 (b) On October 25, 2018, the Planning Commission, in Resolution No. 20324, adopted
 2 findings that the actions contemplated in this ordinance are consistent, on balance, with the
 3 City's General Plan and eight priority policies of Planning Code Section 101.1. In this
 4 Resolution, the Planning Commission also found that the Zoning Map amendments will serve
 5 the public necessity, convenience, and general welfare under Planning Code, Section 302.
 6 The Board adopts each of these findings as its own. A copy of said Resolution is on file with
 7 the Clerk of the Board of Supervisors in File No. 180474, and is incorporated herein by
 8 reference.


9
 10 Section 2. The Planning Code is hereby amended in accordance with Planning
 11 Code Section 106 by revising Sectional Map ZN07 of the Zoning Map as follows:

Description of Property		Zoning District To Be Superseded	Zoning District Hereby Approved
Block	Lot		
3512	005	NCT-3 (Moderate-Scale Neighborhood Commercial Transit District)	C-3-G (Downtown General Commercial)
3512	006		
3512	008		
3512	009	P (Public)	C-3-G (Downtown General Commercial)
3512	010		

21
 22 Section 3. As provided in Article 4 of the Planning Code, a project sponsor applying for
 23 a change of use for any of the properties covered by this Ordinance shall be required to pay
 24 all applicable impact fees.
 25

1 Section 34. Effective Date. This ordinance shall become effective 30 days after
2 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
3 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
4 of Supervisors overrides the Mayor's veto of the ordinance.

5
6 APPROVED AS TO FORM:
7 DENNIS J. HERRERA, City Attorney

8 By: 
9 JOHN D. MALAMUT
Deputy City Attorney

10 n:\eganas2018\1800470\01331092.docx

REVISED LEGISLATIVE DIGEST

(1/15/2019, Amended in Board)

[Planning Code, Zoning Map - Rezoning 1650-1680 Mission Street]

Ordinance amending the Planning Code by revising the Zoning Map to rezone 1650, 1660, and 1670 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 005, 006, and 008, from their current designation as NCT-3 (Moderate-Scale Neighborhood Commercial Transit District) to C-3-G (Downtown General Commercial), and to rezone 1680 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 009 and 010, from its current designation as P (Public) to C-3-G; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and general welfare under Planning Code, Section 302.

Existing Law

The City's Zoning Map, part of the Planning Code, assigns zoning districts and height and bulk districts to property across the City. Assessor Block No. 3512, Lot Nos. 005, 006, and 008, which are located at 1650, 1660, and 1670 Mission Street, are zoned NCT-3 (Moderate-Scale Neighborhood Commercial Transit District). Assessor Block No. 3512, Lot Nos. 009 and 010, which are located at 1680 Mission Street, is zoned P (Public).

Amendments to Current Law

This Ordinance would amend the Zoning Map to accommodate the sale and disposition of City-owned office buildings and would rezone Assessor Block No. 3512, Lot Nos. 005, 006, and 008 (1650, 1660, and 1670 Mission Street) and Assessor Block No. 3512, Lot Nos. 009 and 010 (1680 Mission Street) to C-3-G (Downtown General Commercial). The legislation would adopt environmental findings, findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1, and public necessity findings in accordance with Planning Code Section 302.

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SAN FRANCISCO PLANNING DEPARTMENT

November 13, 2018

Ms. Angela Calvillo, Clerk of the Board of Supervisors
Josh Keene, Real Estate Division
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 2018-007507MAP, GPA and
GPA-2: Rezoning 1650-1680 Mission Street
Board File No. 180474
Planning Commission Recommendation: Approval

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

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

Dear Ms. Calvillo,

On October 25, 2018, the Planning Commission conducted duly noticed public hearings at regularly scheduled meeting to consider the proposed Ordinance, introduced by The San Francisco Real Estate Division that would Rezone 1650-1680 Mission Street. At the same hearing, the Planning Commission also considered two General Plan Amendments related to the rezoning. At the hearing, the Planning Commission recommended approval for all three ordinances.

The proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c) and 15378 because they do not result in a physical change in the environment.

Please find attached documents relating to the actions of the Planning Commission. A redlined version and two photo copies of both General Plan Amendments were dropped off at the Clerk's office on November 13, 2018. If you have any questions or require further information, please do not hesitate to contact me.

Sincerely,

Aaron D. Starr
Manager of Legislative Affairs

cc:
Andrea Ruis-Esquide, Deputy City Attorney
John Malamut, Deputy City Attorney
John Gavin, SF Real Estate Division

www.sfplanning.org

Transmittal Materials

CASE NO. 2018-007507MAP
Rezoning 1650-1680 Mission Street

Erica Major, Office of the Clerk of the Board

Attachments:

Planning Commission Resolutions 20324, 20325, and 20326
Planning Department Executive Summary



**SAN FRANCISCO
PLANNING DEPARTMENT**

**Planning Commission
Resolution No. 20324
HEARING DATE OCTOBER 25, 2018**

1650 Mission St.
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San Francisco,
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Project Name: Rezoning 1650-1680 Mission Street
Case Number: 2018-007507MAP [Board File No. 180474]
Initiated by: SF Real Estate Division / Introduced May 15, 2018
Staff Contact: Aaron Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, 415-558-6362

RESOLUTION APPROVING A PROPOSED ORDINANCE THAT WOULD REVISE THE ZONING MAP TO REZONE 1650, 1660, AND 1670 MISSION STREET, ASSESSOR'S PARCEL BLOCK NO. 3512, LOT NOS. 005, 006, AND 008, FROM THEIR CURRENT DESIGNATION AS NCT-3 (MODERATE-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT) TO C-3-G (DOWNTOWN GENERAL COMMERCIAL), AND TO REZONE 1680 MISSION STREET, ASSESSOR'S PARCEL BLOCK NO. 3512, LOT NOS. 009 AND 010, FROM ITS CURRENT DESIGNATION AS P (PUBLIC) TO C-3-G; ADOPTING FINDINGS, INCLUDING ENVIRONMENTAL FINDINGS, PLANNING CODE SECTION 302 FINDINGS, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.

WHEREAS, on May 15, 2018, the City and County of San Francisco's Reals Estate Division introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 180474, which would by revising the Zoning Map to rezone 1650, 1660, and 1670 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 005, 006, and 008, from their current designation as NCT-3 (Moderate-Scale Neighborhood Commercial Transit District) to C-3-G (Downtown General Commercial), and to rezone 1680 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 009 and 010, from its current designation as P (Public) to C-3-G;

WHEREAS, The Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on October 25, 2018; and,

WHEREAS, the proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c) and 15378 because they do not result in a physical change in the environment; and

WHEREAS, the Planning Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Planning Commission hereby **approves** the proposed ordinance.

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The Commission finds that the proposed ordinance will rezone the subject parcels to a zoning district that more closely reflects the existing and long-established use, and the nature of the site and neighborhood.
2. The Commission finds that the proposed rezoning will not result in a discontinuous C-3-G zoning district.
3. The Commission also finds that the proposed rezoning also aligns with the rezoning for this area that is contemplated by the Market Street HUB Project.
4. **General Plan Compliance.** The proposed Ordinance is consistent with the following Objectives and Policies of the General Plan:

In association with this proposed ordinance, both land use maps in the Downtown Plan and the Market and Octavia Plan are being amended so that San Francisco's Zoning Map and the General Plan are consistent. The proposed rezoning is also constant with the following objectives and policies in the General Plan.

Downtown Plan

OBJECTIVE 2

MAINTAIN AND IMPROVE SAN FRANCISCO'S POSITION AS A PRIME LOCATION FOR FINANCIAL, ADMINISTRATIVE, CORPORATE, AND PROFESSIONAL ACTIVITY.

Policy 2.2: Guide location of office development to maintain a compact downtown core and minimize displacement of other uses.

The proposed rezoning will be contiguous with the existing C-3-G zoning district maintain the compact downtown core and will not directly lead to the displacement of the existing office uses.

OBJECTIVE 8

PROTECT RESIDENTIAL USES IN AND ADJACENT TO DOWNTOWN FROM ENCROACHMENT BY COMMERCIAL USES.

Policy 8.1: Restrict the demolition and conversion of housing in commercial areas.

The proposed rezoning will not lead to the demolition or conversion of existing housing.

Market and Octavia Plan

OBJECTIVE 1.1

CREATE A LAND USE PLAN THAT EMBRACES THE MARKET AND OCTAVIA NEIGHBORHOOD'S POTENTIAL AS A MIXED-USE URBAN NEIGHBORHOOD.

Policy: 1.1.2

Concentrate more intense uses and activities in those areas best served by transit and most accessible on foot.

The subject parcels are one to two blocks from the Van Ness Metro Station and will also be adjacent to the Van Ness BRT station, which is currently under construction.

5. **Planning Code Section 101 Findings.** The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

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

The proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.

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 Ordinance would not have a negative effect on housing or neighborhood character.

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

The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing.

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

The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood 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 proposed Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.

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

The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.

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

The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.

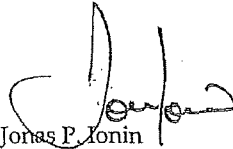
6. **Planning Code Section 302 Findings.** The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby APPROVES the proposed Ordinance as described in this Resolution.

Resolution No. 20324
October 25, 2018

CASE NO.2018-007507MAP
Rezoning 1650-1680 Mission Street

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on October 25, 2018.



Jonas P. Jonin
Commission Secretary

AYES: Hillis, Koppel, Melgar, Richards

NOES: None

ABSENT: Fong, Moore

ADOPTED: October 25, 2018



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 20325 HEARING DATE OCTOBER 25, 2018

Project Name: Amend Map 1 of the Downtown Plan
Case Number: 2018-007507GPA [Board File No. TBD]
Initiated by: SF Real Estate Division / Introduced May 15, 2018
Staff Contact: Aaron Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, 415-558-6362

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RESOLUTION APPROVING A PROPOSED ORDINANCE WOULD AMEND THE SAN FRANCISCO GENERAL PLAN TO REVISE MAP 1 OF THE DOWNTOWN AREA PLAN TO INCLUDE 1650, 1660, 1670, AND 1680 MISSION STREET, ASSESSOR'S BLOCK NO. 3512, LOT NOS. 005, 006, 008, 009, AND 010 IN THE C-3-G, DOWNTOWN GENERAL AREA PLAN (EXHIBIT B); ADOPTING FINDINGS, INCLUDING ENVIRONMENTAL FINDINGS, PLANNING CODE SECTION 302 FINDINGS, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.

WHEREAS, on May 15, 2018, the City and County of San Francisco's Reals Estate Division introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 180474, which would revise the Zoning Map to rezone 1650, 1660, and 1670 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 005, 006, and 008, from their current designation as NCT-3 (Moderate-Scale Neighborhood Commercial Transit District) to C-3-G (Downtown General Commercial), and to rezone 1680 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 009 and 010, from its current designation as P (Public) to C-3-G; and

WHEREAS, On August 23, 3018, the San Francisco Planning Commission initiated an ordinance that would amend the San Francisco General Plan to revise Map 1 of the Downtown Area Plan to include 1650, 1660, 1670, and 1680 Mission Street, Assessor's Block No. 3512, Lot Nos. 005, 006, 008, 009, and 010 in the C-3-G, Downtown General Area Plan; and

WHEREAS, The Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on October 25, 2018; and,

WHEREAS, the proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c) and 15378 because they do not result in a physical change in the environment; and

WHEREAS, the Planning Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Planning Commission hereby approves the proposed ordinance.

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The Commission finds that the proposed ordinance would make the General Plan consistent with the City's Zoning Map should the Board adopt Board File 180474.
2. **General Plan Compliance.** The proposed Ordinance is consistent with the following Objectives and Policies of the General Plan:

Downtown Plan

OBJECTIVE 2

MAINTAIN AND IMPROVE SAN FRANCISCO'S POSITION AS A PRIME LOCATION FOR FINANCIAL, ADMINISTRATIVE, CORPORATE, AND PROFESSIONAL ACTIVITY.

Policy 2.2: Guide location of office development to maintain a compact downtown core and minimize displacement of other uses.

The proposed rezoning will be contiguous with the existing C-3-G zoning district maintain the compact downtown core and will not directly lead to the displacement of the existing office uses.

OBJECTIVE 8

PROTECT RESIDENTIAL USES IN AND ADJACENT TO DOWNTOWN FROM ENCROACHMENT BY COMMERCIAL USES.

Policy 8.1: Restrict the demolition and conversion of housing in commercial areas.

The proposed rezoning will not lead to the demolition or conversion of existing housing.

3. **Planning Code Section 101 Findings.** The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:
 1. That existing neighborhood-serving retail uses be preserved and enhanced and future

opportunities for resident employment in and ownership of such businesses enhanced;

The proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.

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 Ordinance would not have a negative effect on housing or neighborhood character.

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

The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing.

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

The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood 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 proposed Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.

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

The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.

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

The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.

4. **Planning Code Section 302 Findings.** The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby APPROVES the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on October 25, 2018.



Jonas P. Ionin
Commission Secretary

AYES: Hillis, Johnson, Koppel, Melgar, Richards

NOES: None

ABSENT: Fong, Moore

ADOPTED: October 25, 2018



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 20326

HEARING DATE: OCTOBER 25, 2018

Project Name: Rezoning 1650-1680 Mission Street
Case Number: 2018-007507GPA-02-2 [Board File No. TBD]
Initiated by: SF Real Estate Division / Introduced May 15, 2018
Staff Contact: Aaron Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, 415-558-6362

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RESOLUTION APPROVING A PROPOSED ORDINANCE WOULD AMEND THE SAN FRANCISCO GENERAL PLAN TO REVISE MAP 1 OF THE MARKET AND OCTAVIA AREA PLAN TO CHANGE THE DESIGNATION OF 1650, 1660, 1670 AND 1680 MISSION STREET, ASSESSOR'S BLOCK NO. 3512, LOT NOS. 005, 006, 008, 009 AND 010, FROM NCT-3 AND P TO C-3-G; ADOPTING FINDINGS, INCLUDING ENVIRONMENTAL FINDINGS, PLANNING CODE SECTION 302 FINDINGS, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.

WHEREAS, on May 15, 2018, the City and County of San Francisco's Reals Estate Division introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 180474, which would revise the Zoning Map to rezone 1650, 1660, and 1670 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 005, 006, and 008, from their current designation as NCT-3 (Moderate-Scale Neighborhood Commercial Transit District) to C-3-G (Downtown General Commercial), and to rezone 1680 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 009 and 010, from its current designation as P (Public) to C-3-G; and

WHEREAS, on September 27, 2018, the San Francisco Planning Commission initiated an ordinance amending the San Francisco General Plan to revise Map 1 of the Market and Octavia Area Plan to change the designation of 1650, 1660, 1670 and 1680 Mission Street, Assessor's Block No. 3512, Lot Nos. 005, 006, 008, 009 and 010, from NCT-3 and P to C-3-G; and

WHEREAS, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on October 25, 2018; and

WHEREAS, the proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c) and 15378 because they do not result in a physical change in the environment; and

WHEREAS, the Planning Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

www.sfplanning.org

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Planning Commission hereby approves the proposed ordinance.

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The Commission finds that the proposed ordinance would make the General Plan consistent with the City's Zoning Map should the Board adopt Board File 180474.
2. **General Plan Compliance.** The proposed Ordinance is consistent with the following Objectives and Policies of the General Plan:

Market and Octavia Plan

OBJECTIVE 1.1

CREATE A LAND USE PLAN THAT EMBRACES THE MARKET AND OCTAVIA NEIGHBORHOOD'S POTENTIAL AS A MIXED-USE URBAN NEIGHBORHOOD.

Policy: 1.1.2

Concentrate more intense uses and activities in those areas best served by transit and most accessible on foot.

The subject parcels are one to two blocks from the Van Ness Metro Station and will also be adjacent to the Van Ness BRT station, which is currently under construction.

3. **Planning Code Section 101 Findings.** The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:
 1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

The proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.
 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 Ordinance would not have a negative effect on housing or neighborhood character.

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

The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing.

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

The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood 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 proposed Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.

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

The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.

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

The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.

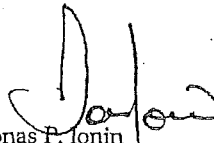
4. **Planning Code Section 302 Findings.** The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby APPROVES the proposed Ordinance as described in this Resolution.

Resolution No. 20326
October 25, 2018

CASE NO.2018-007507GPA-02-2
Amend Map 1 of Market and Octavia Plan

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on October 25, 2018.



Jonas P. Ionin
Commission Secretary

AYES: Hillis, Johnson, Koppel, Melgar, Richards

NOES: None

ABSENT: Fong, Moore

ADOPTED: October 25, 2018



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Zoning Map and General Plan Amendments HEARING DATE: OCTOBER 25, 2018 90-DAY DEADLINE: DECEMBER 18, 2018

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Project Name: Rezoning 1650-1680 Mission Street
Case Number: 2018-007507MAP [Board File No. 180474]
2018-007507GPA [Board File No. TBD]
2018-007507GPA-2 [Board File No. TBD]
Initiated by: SF Real Estate Division / Introduced May 15, 2018
Reviewed by: Aaron Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, 415-558-6362
Recommendation: Approval

PLANNING CODE AMENDMENT

Zoning Map Amendment

Ordinance amending the Planning Code by revising the Zoning Map to rezone 1650, 1660, and 1670 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 005, 006, and 008, from their current designation as NCT-3 (Moderate-Scale Neighborhood Commercial Transit District) to C-3-G (Downtown General Commercial), and to rezone 1680 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 009 and 010, from its current designation as P (Public) to C-3-G;

Downtown Plan Amendment

The proposed Ordinance would amend the San Francisco General Plan to revise Map 1 of the Downtown Area Plan (Exhibit D) to include 1650, 1660, 1670, and 1680 Mission Street, Assessor's Block No. 3512, Lot Nos. 005, 006, 008, 009, and 010 in the C-3-G, Downtown General Area Plan.

Market and Octavia Plan Amendment

Ordinance amending the San Francisco General Plan to revise Map 1 of the Market and Octavia Area Plan (Exhibit E) to change the designation of 1650, 1660, 1670 and 1680 Mission Street, Assessor's Block No. 3512, Lot Nos. 005, 006, 008, 009 and 010, from NCT-3 and P to C-3-G.

The Way It Is Now:

Zoning Map Amendment

1. 1650, 1660, and 1670 Mission Street are zoned NCT-3.
2. 1680 Mission Street is zoned P (Public).

Downtown Plan Amendment

3. 1650, 1660, 1670, and 1680 Mission Street are zoned NCT-3 or P and are therefore not included in Map 1 of the Downtown Area Plan.

Market and Octavia Plan Amendment

4. Map 1 of the Market and Octavia Plan shows that the properties at 1650, 1660 and 1670 Mission Street are zoned NCT-3.
5. Map 1 of the Market and Octavia Plan shows that the properties at 1680 Mission Street are zoned P.

The Way It Would Be:

Zoning Map Amendment

1. 1650, 1660, and 1670 Mission Street would be zoned C-3-G.
2. 1680 Mission Street would be zoned C-3-G.

Downtown Plan Amendment

3. Map 1 of the Downtown Area Plan would be amended to include 1650, 1660, 1670, and 1680 Mission Street.

Market and Octavia Plan Amendment

4. Map 1 of the Market and Octavia Plan would show the properties at 1650, 1660 and 1670 Mission Street zoned as C-3-G.
5. Map 1 of the Market and Octavia Plan would show the properties at 1680 Mission Street zoned as C-3-G.

BACKGROUND

The purpose of the proposed zoning map amendment is to align the zoning with the existing and use and new ownership of the subject properties. The properties have long been used for City offices; however, title recently transferred from the City to a private owner for all the properties except 1650 Mission, which is still owned and occupied by City departments.

On August 23 and September 27, the Planning Commission initiated the Amendments to the Downtown Plan and the Market and Octavia Plan, respectively. These initiations were done to ensure that the General Plan and the Zoning Map were consistent. Both initiations were adopted unanimously by the Planning Commission and scheduled for adoption.

ISSUES AND CONSIDERATIONS

Context and Zoning

1680 Mission Street, which is occupied by the Department of Public Works, is currently zoned P (Public) and is proposed to be zoned C-3-G. P districts are reserved for "land that is owned by a governmental agency and in some form of public use, including open space." Since this property is no longer under public ownership and Public Works intends to move to the City's new office space at 49 South Van Ness, the P zoning designation is no longer appropriate for this property.

1650 and 1660 house a variety of City departments including the Planning Department and the Department of Building Inspection, both of which will also be moving to 49 South Van Ness. 1670 is currently a parking lot used by 1660 Mission Street. The 1650-1670 Mission are zoned NCT-3, which is a mixed-use district that support neighborhood-serving commercial uses on lower floors and housing above. NCT-3 Districts are intended in most cases to offer a wide variety of comparison and specialty goods and services to a population greater than the immediate neighborhood, additionally providing convenience goods and services to the surrounding neighborhoods. NCT-3 District permit a wide variety of uses, but with special emphasis on neighborhood-serving businesses. NCT-3 Districts do not allow General Office.

The C-3-G Zoning District covers the western portions of downtown and is composed of a variety of uses: Retail, offices, hotels, entertainment, clubs and institutions, and high-density residential. Many of these uses have a Citywide or regional function, although the intensity of development is lower here than in the downtown core area. Near Market Street, the configuration of this District reflects easy accessibility by rapid transit.

The subject neighborhood does not function as a neighborhood commercial district. Its relatively isolated and does not currently have an abundance of neighborhood serving businesses for the surrounding area. While there are residential buildings, they tend to be large high-density buildings with little active retail on the ground floor. The neighborhood is more consistent with the C-3-G zoning districts in that uses in the area have a Citywide or regional function, there is high-density housing, and easy access to rapid transit. Further, the intensity of development is lower here than in the downtown core area making C-3-G the more appropriate Downtown Zoning District for these properties.

Office Development Annual Limit

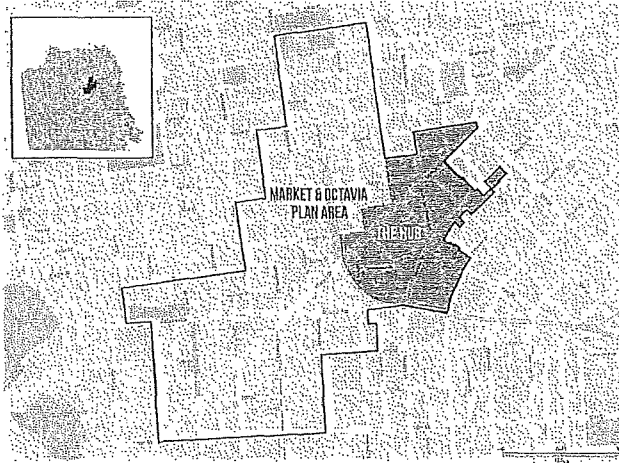
The Office Development Annual Limit ("Annual Limit") Program, became effective in 1985 with the adoption of the Downtown Plan and associated amendments to the Planning Code. It was subsequently amended by 1986's Proposition M and 1987's Proposition C. The Annual Limit Program governs the approval of all development projects that contain more than 25,000 gross square feet of office space. Such projects require an "office space allocation" from the Planning Commission.

The central provision of the Annual Limit Program is a "metering limit" designed to restrict the amount of office space authorized in a given year. In doing so, the Annual Limit Program aims to ensure a manageable rate of new development and to guard against typical "boom and bust" cycles, among other goals.

The subject buildings contain existing office space and are therefore not subject to the Annual Limit. Should a new building be constructed on the parking lot located at 1670 Mission Street and used as office it would be subject to Annual Limit depending on how much office space is added. Similarly, if additional office space is added to the existing buildings on the other lots, that additional space would also be subject to the Annual Limit depending on how much office space is added.

The Hub Neighborhood

The subject parcels are included in what is known as the Hub neighborhood. In the early 2000s, the Hub neighborhood was included within the boundaries of the 2008 Market and Octavia Area Plan. In the Plan, the Hub was envisioned as a "vibrant new mixed-use neighborhood." The plan also created the Van Ness and Market Downtown Residential Special Use District (SUD). This SUD encourages the development of a transit-oriented, high-density, mixed-use residential neighborhood around the intersections of Market Street and Van Ness Avenue and Mission Street and Van Ness. Following the Plan's adoption in 2008, most the housing imagined in the Hub was stalled due to the recession.



In today's current economic climate, this area is now receiving concentrated attention from the development community. The Hub is also in the midst of major infrastructure improvements, such as Van Ness Avenue Bus Rapid Transit. Considering these recent changes, the Planning Department is studying this portion of the Market and Octavia Plan, and considering plan amendments to better ensure that the area's growth supports the City's goals for housing, transportation, the public realm, and the arts. Currently, the Planning Department is proposing to modify the zoning within the Hub boundary and create one zoning district with consistent land use controls across the area. Consistent with this ordinance, the Planning Department is proposing to replace the NCT-3 zoning across the Hub project area, including the subject parcels zoned NCT-3, with a uniform C-3-G designation (see Exhibit C).

General Plan Compliance

Both land use maps in the Downtown Plan and the Market and Octavia Plan are being amended so that the Zoning Map and the General Plan are consistent. The proposed rezoning is also constant with the following objectives and policies in the General Plan.

Downtown Plan

OBJECTIVE 2

MAINTAIN AND IMPROVE SAN FRANCISCO'S POSITION AS A PRIME LOCATION FOR FINANCIAL, ADMINISTRATIVE, CORPORATE, AND PROFESSIONAL ACTIVITY.

Policy 2.2: Guide location of office development to maintain a compact downtown core and minimize displacement of other uses.

The proposed rezoning will be contiguous with the existing C-3-G zoning district will maintain the compact downtown core and will not directly lead to the displacement of the existing office uses.

OBJECTIVE 8

PROTECT RESIDENTIAL USES IN AND ADJACENT TO DOWNTOWN FROM ENCROACHMENT BY COMMERCIAL USES.

Policy 8.1: Restrict the demolition and conversion of housing in commercial areas.

The proposed rezoning will not lead to the demolition or conversion of existing housing.

Market and Octavia Plan

OBJECTIVE 1.1

CREATE A LAND USE PLAN THAT EMBRACES THE MARKET AND OCTAVIA NEIGHBORHOOD'S POTENTIAL AS A MIXED-USE URBAN NEIGHBORHOOD.

Policy: 1.1.2

Concentrate more intense uses and activities in those areas best served by transit and most accessible on foot.

The subject parcels contain office space and are one to two blocks from the Van Ness Metro Station and will also be adjacent to the Van Ness BRT station, which is currently under construction.

Implementation

The Department has determined that this ordinance will not impact our current implementation procedures.

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 supports the overall goals of this Ordinance because it will rezone the subject parcels to more closely reflect the existing and long-established office like use, the nature of the site and neighborhood, and it will not result in a discontinuous C-3-G zoning district. Further, the proposed rezoning also aligns with the rezoning for this area that is contemplated by the Market Street HUB Project.

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 proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c) and 15378 because they do not result in a physical change in the environment.

PUBLIC COMMENT

As of the date of this report, the Planning Department has received one letter from the public regarding the proposed Ordinance. The letter is from Sue Hestor and brings up issues regarding the Office Development Annual Limit and development fees.

Attachments:

- Exhibit A: Draft Planning Commission Resolutions
- Exhibit B: Public Comment Letters
- Exhibit C: Existing Zoning Map
- Exhibit D: Map 1 of the Downtown Plan
- Exhibit E: Map 1 of the Market and Octavia Plan
- Exhibit F: Board of Supervisors File No. 180474
- Exhibit G: Downtown Plan Amendment Ordinance
- Exhibit H: Market and Octavia Amendment Ordinance



Exhibit A

**SAN FRANCISCO
PLANNING DEPARTMENT**

**Planning Commission
Draft Resolution**
HEARING DATE OCTOBER 25, 2018

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Project Name: Rezoning 1650-1680 Mission Street
Case Number: 2018-007507MAP [Board File No. 180474]
Initiated by: SF Real Estate Division / Introduced May 15, 2018
Staff Contact: aaron starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, 415-558-6362

RESOLUTION APPROVING A PROPOSED ORDINANCE THAT WOULD REVISE THE ZONING MAP TO REZONE 1650, 1660, AND 1670 MISSION STREET, ASSESSOR'S PARCEL BLOCK NO. 3512, LOT NOS. 005, 006, AND 008, FROM THEIR CURRENT DESIGNATION AS NCT-3 (MODERATE-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT) TO C-3-G (DOWNTOWN GENERAL COMMERCIAL), AND TO REZONE 1680 MISSION STREET, ASSESSOR'S PARCEL BLOCK NO. 3512, LOT NOS. 009 AND 010, FROM ITS CURRENT DESIGNATION AS P (PUBLIC) TO C-3-G; ADOPTING FINDINGS, INCLUDING ENVIRONMENTAL FINDINGS, PLANNING CODE SECTION 302 FINDINGS, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.

WHEREAS, on May 15, 2018, the City and County of San Francisco's Reals Estate Division introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 180474, which would by revising the Zoning Map to rezone 1650, 1660, and 1670 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 005, 006, and 008, from their current designation as NCT-3 (Moderate-Scale Neighborhood Commercial Transit District) to C-3-G (Downtown General Commercial), and to rezone 1680 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 009 and 010, from its current designation as P (Public) to C-3-G;

WHEREAS, The Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on October 25, 2018; and,

WHEREAS, the proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c) and 15378 because they do not result in a physical change in the environment; and

WHEREAS, the Planning Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Planning Commission hereby approves the proposed ordinance.

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The Commission finds that the proposed ordinance will rezone the subject parcels to a zoning district that more closely reflects the existing and long established use, and the nature of the site and neighborhood.
2. The Commission finds that the proposed rezoning will not result in a discontinuous C-3-G zoning district.
3. The Commission also finds that the proposed rezoning also aligns with the rezoning for this area that is contemplated by the Market Street HUB Project.
4. **General Plan Compliance.** The proposed Ordinance is consistent with the following Objectives and Policies of the General Plan:

In association with this proposed ordinance, both land use maps in the Downtown Plan and the Market and Octavia Plan are being amended so that San Francisco's Zoning Map and the General Plan are consistent. The proposed rezoning is also constant with the following objectives and policies in the General Plan.

Downtown Plan

OBJECTIVE 2

MAINTAIN AND IMPROVE SAN FRANCISCO'S POSITION AS A PRIME LOCATION FOR FINANCIAL, ADMINISTRATIVE, CORPORATE, AND PROFESSIONAL ACTIVITY.

Policy 2.2: Guide location of office development to maintain a compact downtown core and minimize displacement of other uses.

The proposed rezoning will be contiguous with the existing C-3-G zoning district maintain the compact downtown core and will not directly lead to the displacement of the existing office uses.

OBJECTIVE 8

PROTECT RESIDENTIAL USES IN AND ADJACENT TO DOWNTOWN FROM ENCROACHMENT BY COMMERCIAL USES.

Policy 8.1: Restrict the demolition and conversion of housing in commercial areas.

The proposed rezoning will not lead to the demolition or conversion of existing housing.

Market and Octavia Plan

OBJECTIVE 1.1

CREATE A LAND USE PLAN THAT EMBRACES THE MARKET AND OCTAVIA NEIGHBORHOOD'S POTENTIAL AS A MIXED-USE URBAN NEIGHBORHOOD.

Policy: 1.1.2

Concentrate more intense uses and activities in those areas best served by transit and most accessible on foot.

The subject parcels are one to two blocks from the Van Ness Metro Station and will also be adjacent to the Van Ness BRT station, which is currently under construction.

5. **Planning Code Section 101 Findings.** The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

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

The proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.

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 Ordinance would not have a negative effect on housing or neighborhood character.

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

The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing.

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

The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood 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 proposed Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.

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

The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.

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

The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.

6. **Planning Code Section 302 Findings.** The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby APPROVES the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on October 25, 2018.

Jonas P. Ionin
Commission Secretary

AYES:

Resolution XXXXXX
October 25, 2018

CASE NO.2018-007507MAP
Rezoning 1650-1680 Mission Street

NOES:

ABSENT:

ADOPTED: October 25, 2018



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Resolution HEARING DATE OCTOBER 25, 2018

Project Name: Amend Map 1 of the Downtown Plan
Case Number: 2018-007507GPA [Board File No. TBD]
Initiated by: SF Real Estate Division / Introduced May 15, 2018
Staff Contact: Aaron Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, 415-558-6362

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RESOLUTION APPROVING A PROPOSED ORDINANCE WOULD AMEND THE SAN FRANCISCO GENERAL PLAN TO REVISE MAP 1 OF THE DOWNTOWN AREA PLAN TO INCLUDE 1650, 1660, 1670, AND 1680 MISSION STREET, ASSESSOR'S BLOCK NO. 3512, LOT NOS. 005, 006, 008, 009, AND 010 IN THE C-3-G, DOWNTOWN GENERAL AREA PLAN (EXHIBIT B); ADOPTING FINDINGS, INCLUDING ENVIRONMENTAL FINDINGS, PLANNING CODE SECTION 302 FINDINGS, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.

WHEREAS, on May 15, 2018, the City and County of San Francisco's Reals Estate Division introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 180474, which would revise the Zoning Map to rezone 1650, 1660, and 1670 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 005, 006, and 008, from their current designation as NCT-3 (Moderate-Scale Neighborhood Commercial Transit District) to C-3-G (Downtown General Commercial), and to rezone 1680 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 009 and 010, from its current designation as P (Public) to C-3-G; and

WHEREAS, On August 23, 2018, the San Francisco Planning Commission initiated an ordinance that would amend the San Francisco General Plan to revise Map 1 of the Downtown Area Plan to include 1650, 1660, 1670, and 1680 Mission Street, Assessor's Block No. 3512, Lot Nos. 005, 006, 008, 009, and 010 in the C-3-G, Downtown General Area Plan; and

WHEREAS, The Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on October 25, 2018; and,

WHEREAS, the proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c) and 15378 because they do not result in a physical change in the environment; and

WHEREAS, the Planning Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Planning Commission hereby approves the proposed ordinance.

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The Commission finds that the proposed ordinance would make the General Plan consistent with the City's Zoning Map should the Board adopt Board File 180474.
2. **General Plan Compliance.** The proposed Ordinance is consistent with the following Objectives and Policies of the General Plan:

Downtown Plan

OBJECTIVE 2

MAINTAIN AND IMPROVE SAN FRANCISCO'S POSITION AS A PRIME LOCATION FOR FINANCIAL, ADMINISTRATIVE, CORPORATE, AND PROFESSIONAL ACTIVITY.

Policy 2.2: Guide location of office development to maintain a compact downtown core and minimize displacement of other uses.

The proposed rezoning will be contiguous with the existing C-3-G zoning district maintain the compact downtown core and will not directly lead to the displacement of the existing office uses.

OBJECTIVE 8

PROTECT RESIDENTIAL USES IN AND ADJACENT TO DOWNTOWN FROM ENCROACHMENT BY COMMERCIAL USES.

Policy 8.1: Restrict the demolition and conversion of housing in commercial areas.

The proposed rezoning will not lead to the demolition or conversion of existing housing.

3. **Planning Code Section 101 Findings.** The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:
 1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

The proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.

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 Ordinance would not have a negative effect on housing or neighborhood character.

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

The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing.

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

The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

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The proposed Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.

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

The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.

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

The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.

Resolution XXXXXX
October 25, 2018

CASE NO.2018-007507GPA
Amend Map 1 of the Downtown Plan

4. **Planning Code Section 302 Findings.** The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby APPROVES the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on October 25, 2018.

Jonas P. Ionin
Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED: October 25, 2018



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Resolution HEARING DATE OCTOBER 25, 2018

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Project Name: Rezoning 1650-1680 Mission Street
Case Number: 2018-007507GPA-2 [Board File No. TBD]
Initiated by: SF Real Estate Division / Introduced May 15, 2018
Staff Contact: Aaron Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, 415-558-6362

RESOLUTION APPROVING A PROPOSED ORDINANCE WOULD AMEND THE SAN FRANCISCO GENERAL PLAN TO REVISE MAP 1 OF THE MARKET AND OCTAVIA AREA PLAN TO CHANGE THE DESIGNATION OF 1650, 1660, 1670 AND 1680 MISSION STREET, ASSESSOR'S BLOCK NO. 3512, LOT NOS. 005, 006, 008, 009 AND 010, FROM NCT-3 AND P TO C-3-G; ADOPTING FINDINGS, INCLUDING ENVIRONMENTAL FINDINGS, PLANNING CODE SECTION 302 FINDINGS, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.

WHEREAS, on May 15, 2018, the City and County of San Francisco's Reals Estate Division introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 180474, which would revise the Zoning Map to rezone 1650, 1660, and 1670 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 005, 006, and 008, from their current designation as NCT-3 (Moderate-Scale Neighborhood Commercial Transit District) to C-3-G (Downtown General Commercial), and to rezone 1680 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 009 and 010, from its current designation as P (Public) to C-3-G; and

WHEREAS, on September 27, 2018, the San Francisco Planning Commission initiated an ordinance amending the San Francisco General Plan to revise Map 1 of the Market and Octavia Area Plan to change the designation of 1650, 1660, 1670 and 1680 Mission Street, Assessor's Block No. 3512, Lot Nos. 005, 006, 008, 009 and 010, from NCT-3 and P to C-3-G; and

WHEREAS, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on October 25, 2018; and,

WHEREAS, the proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c) and 15378 because they do not result in a physical change in the environment; and

WHEREAS, the Planning Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Planning Commission hereby approves the proposed ordinance.

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The Commission finds that the proposed ordinance would make the General Plan consistent with the City's Zoning Map should the Board adopt Board File 180474.
2. **General Plan Compliance.** The proposed Ordinance is consistent with the following Objectives and Policies of the General Plan:

Market and Octavia Plan

OBJECTIVE 1.1

CREATE A LAND USE PLAN THAT EMBRACES THE MARKET AND OCTAVIA NEIGHBORHOOD'S POTENTIAL AS A MIXED-USE URBAN NEIGHBORHOOD.

Policy: 1.1.2

Concentrate more intense uses and activities in those areas best served by transit and most accessible on foot.

The subject parcels are one to two blocks from the Van Ness Metro Station and will also be adjacent to the Van Ness BRT station, which is currently under construction.

3. **Planning Code Section 101 Findings.** The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:
 1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

The proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.
 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 Ordinance would not have a negative effect on housing or neighborhood character.

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

The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing.

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

The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood 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 proposed Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.

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

The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.

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

The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.

4. **Planning Code Section 302 Findings.** The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby APPROVES the proposed Ordinance as described in this Resolution.

Resolution XXXXXX
October 25, 2018

CASE NO.2018-007507MAPGPA-2
Rezoning 1650-1680 Mission Street

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on October 25, 2018.

Jonas P. Ionin
Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED: October 25, 2018

Exhibit B

SUE C. HESTOR

Attorney at Law

870 Market Street, Suite 1128 San Francisco, CA 94102

office (415) 362-2778 cell (415) 846-1021

hestor@earthlink.net

August 29, 2018

Aaron Starr, Manager Legislative Affairs
Planning Department
1650 Market St 4th fl
San Francisco CA 94103

Downtown Area Plan amendment - 1650, 1660, 1670, 1680 Mission Street - 2018-007507

Dear Mr. Starr:

The City proposes to "align the zoning with the existing and historical use of the above properties" by rezoning the above lots to C-3-G. The August 23 staff report states that "the properties have long been used for office space and are currently used as City offices." According to that report, except for 1650 Mission, the properties have been recently transferred to a private owner. The change to C-3-G zoning allows the buildings to house office uses other than government offices.

When he was Zoning Administrator, Robert Passmore formally determined that the presence of leased GOVERNMENT OFFICES in a building did not change the nature of the space to "office use" as defined in Planning Code. While City Hall was being reconstructed, offices for DPW, the Assessor, the Board of Appeals and other City offices moved into 875 Stevenson which building was built in 1975 to serve tenants of Merchandise Mart complex. This issue arose when owners of Merchandise Mart complex, including 875 Stevenson, proposed in 2002 to change complex to office use.

"Office Use" definition is now included in Planning Code 102.

In November 1986 San Francisco voters adopted Proposition M and amended the Planning Code to require Planning Commission approval was required to add new office space over 25,000 gsf in any building. Prior community efforts had resulted imposition of various fees on a building owner including fees to provide additional affordable housing, transit and child care. As the City adopted various Area Plans imposition of those fees was incorporated into the plans.

Pre-existing office space was exempt from the requirements of Proposition M. Space fully legal as office use - not offices accessory to another use in that building:

"Preexisting office space" shall mean office space used primarily and continuously for office use and not accessory to any use other than office use for five years prior to Planning Commission approval of an office development project which office use was fully legal under the terms of San Francisco law.

The PIM shows date of construction for the sites on Mission as follows:

August 29, 2018 - page 2

1650 Mission - 1962 construction
1660 Mission - 1990 construction
1670 Mission - parking lot
1680 Mission - 1923 construction

Since **1660 Mission** was **built after 1986** adoption of Prop M, it never required an office allocation for City offices. Once 1660 is vacated by City offices, and occupied by "office use" the owner must get an office allocation and PAY all required fees, including HOUSING, MUNI, CHILD CARE.

1670 Mission is currently a parking lot. It may have been the site of a former fire-damaged residential hotel that was demolished the holiday weekend before an appeal was scheduled to be heard at the Board of Permit Appeals. Since it appears to no longer be owned by the City, I request that it reviewed as to whether any development fees must be paid by a commercial parking lot.

The staff report claims that **1650 Mission** was *long used as office space*. What records does the City have for 1650 Mission use in the 1980s before passage of Proposition M? According to 1971 reverse phone book, the only tenant listed for that site was various offices of Les Vogel Chevrolet. Which appears to be a type of *automotive use*. Not "office use." How many square feet of **1650 Mission** was in office use as defined in the Planning Code in the mid-1980s?

The remaining building, **1680 Mission**, was built in 1923. The 1971 reverse phone book lists only Jack Rosen Inc at 1672 Mission. No other listings. If the City has not already done so, I request that tenants and uses in 1980s be identified to sort out which are "office use" as defined in the Planning Code.

The Market-Octavia Area Plan, and that proposed Plan The Hub, designate this area for various uses, including office use. **SFRG does not object to the proposed rezoning which allows non-governmental offices. Decades of community effort have resulted in imposition of fees that require DEVELOPERS of additional offices. Developers of additional offices must help bear the cost of the demand that new workers place on affordable housing, transit, child care, and other city services.**

Government has spent billions of dollars since the early 80s funding those services, space for government offices is generally exempt from paying development fees. Conversion to non-government offices may not be exempt from expansion of needed housing, transit, child care and other services.

What explanation or notice has already been provided to new owners of 1660, 1670 and 1680 Mission Street regarding any obligation to pay development fees? May I have a copy.

Sincerely,

Sue Hestor
Attorney, San Franciscans for Reasonable Growth

cc: John Rahaim, Director of Planning
Scott Sanchez, Zoning Administrator
Lisa Gibson, Environmental Review Officer
AnMarie Rodgers, Director of Citywide Planning













Existing Zoning for 1650-1680 Mission Street

335



Legend

-  Subject Parcels
-  C-3-G
-  NCT-3
-  PDR-1-G
-  P
-  RED
-  UMU
-  WMUG
-  RM-1
-  RTO

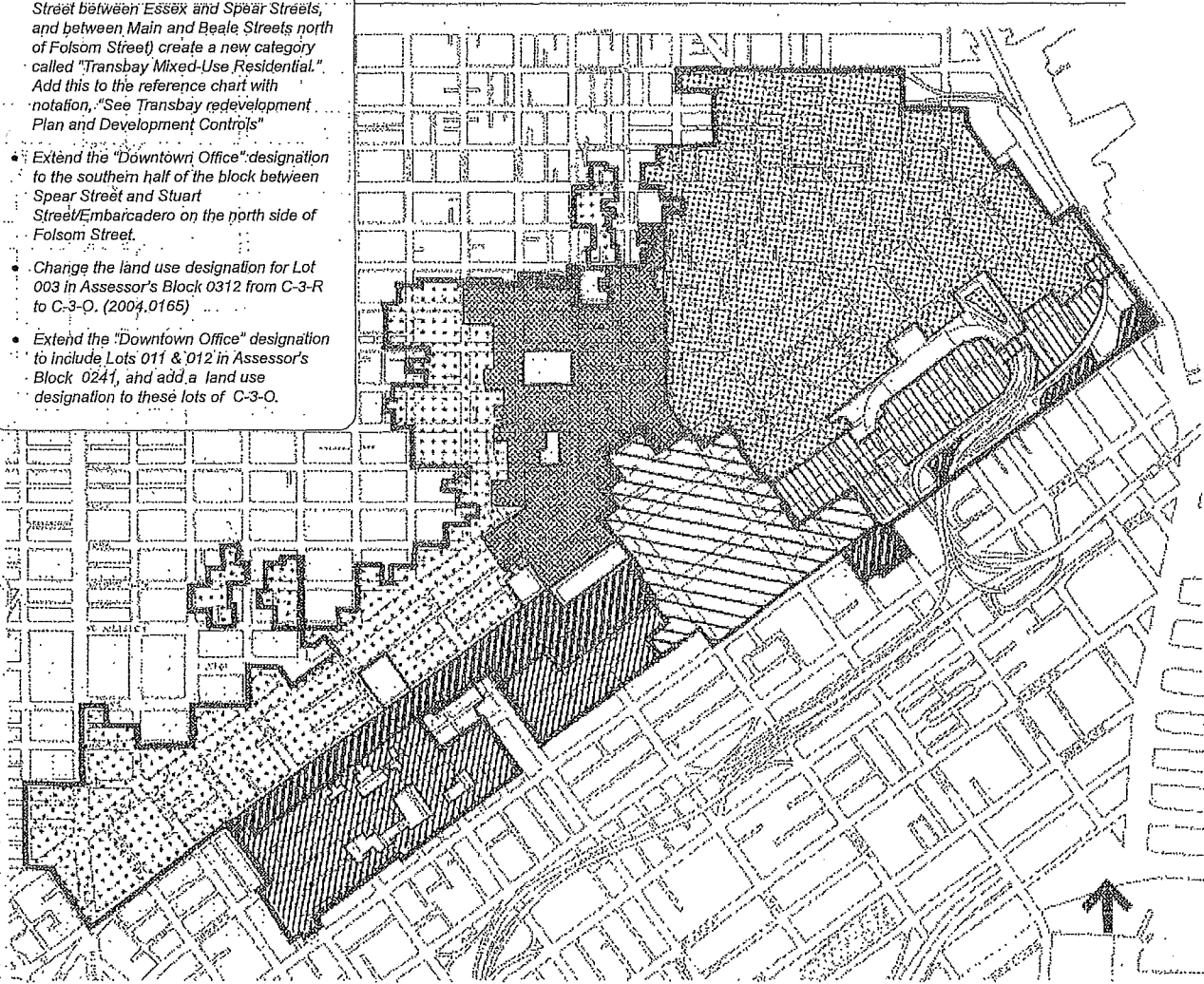
0 110 220 440 Feet

The City and County of San Francisco (CCSF) does not guarantee the accuracy, adequacy, completeness or usefulness of any information. CCSF provides this information on an "as is" basis without warranty of any kind, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

Exhibit D

MAP TO BE EDITED

- For public parcels on former freeway ramps in the Transbay (along Folsom Street between Essex and Spear Streets, and between Main and Beale Streets north of Folsom Street) create a new category called "Transbay Mixed-Use Residential." Add this to the reference chart with notation, "See Transbay redevelopment Plan and Development Controls"
- Extend the "Downtown Office" designation to the southern half of the block between Spear Street and Stuart Street/Embarcadero on the north side of Folsom Street.
- Change the land use designation for Lot 003 in Assessor's Block 0312 from C-3-R to C-3-O. (2004.0165)
- Extend the "Downtown Office" designation to include Lots 011 & 012 in Assessor's Block 0241, and add a land use designation to these lots of C-3-O.



DOWNTOWN LAND USE AND DENSITY PLAN

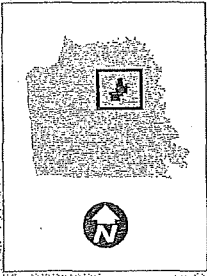
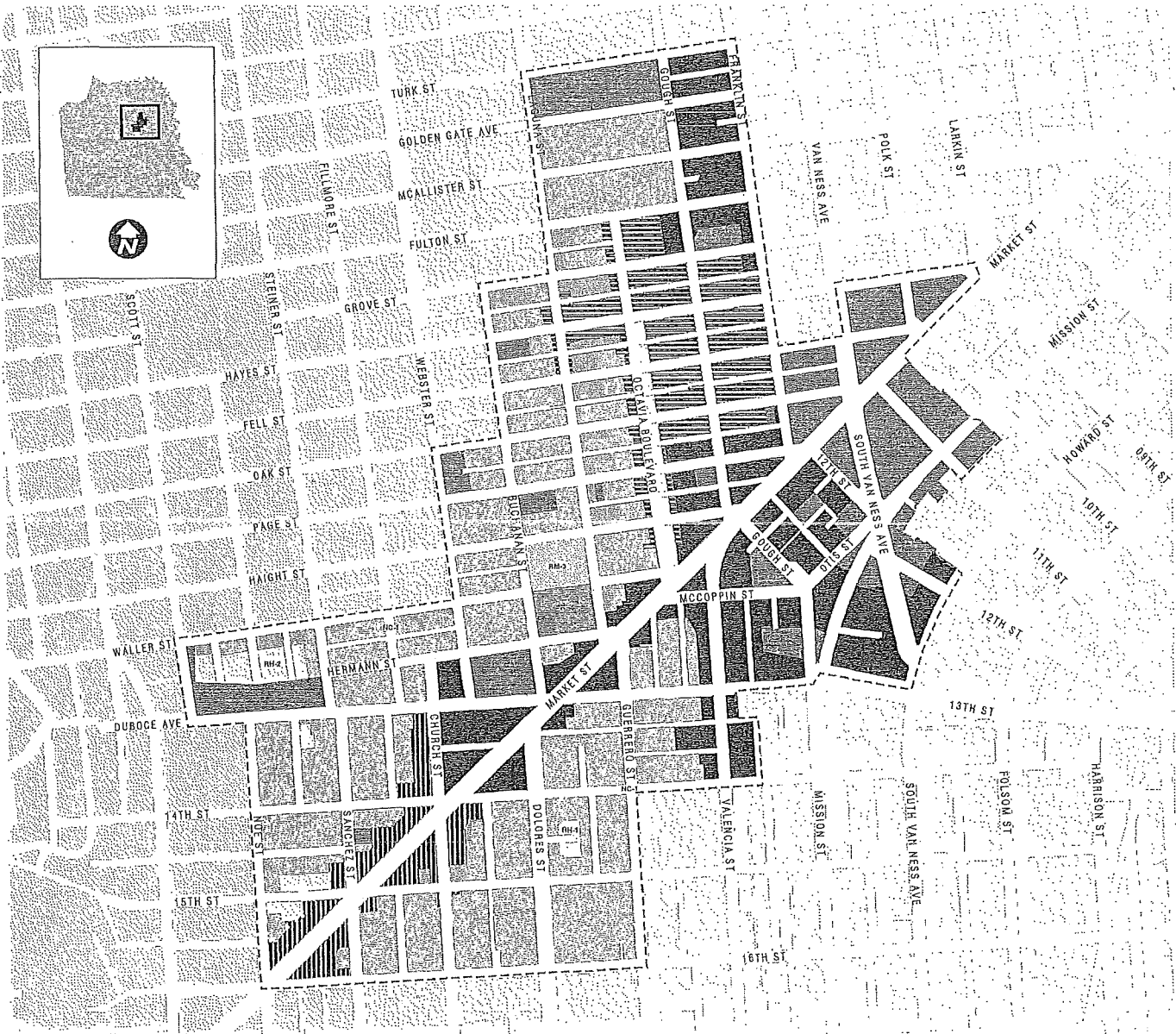
Map 1

Predominant Commercial Use Type	Building Commercial Intensity Density*	Height	Appropriate Zoning District
Downtown Office	FAR 9:1		C-3-O
Downtown Office	6:1		C-3-O (SD)
Downtown Retail	6:1		C-3-R
Downtown General Commercial	6:1		C-3-G
Downtown Service	5:1		C-3-S
Downtown Service, Industrial Housing Conservation	2:1 office, 5:1 other		C-3-S (SU)
Mixed Use			

See Yerba Buena Center Redevelopment Plan

*Unused FAR may be transferred from preservation sites to development sites up to a maximum FAR of 18:1 in the C-3-O and C-3-O (SD) districts and up to one and one half times the basic FAR in the C-3-R, C-3-G and C-3-S districts. See Preservation of the Past Chapter.

NOTE: The notations shown in *italics* represent recent amendments to the General Plan. This map is intended only as a temporary placeholder, and will be replaced by final maps illustrating these amendments in graphic form.



MAP 01

Land Use Districts

- | | | |
|-------------|-----------------------------------|---|
| Residential | Neighborhood Commercial Districts | Downtown Office/ Residential |
| RH-1 | NC-1 | C-3-G (Van Ness & Market Downtown Resid. SUD) |
| RH-2 | NC-3 | Public |
| RM-3 | NCT-3 | P |
| RTO | HAYES NCT | |
| | UPR MARKET NCT | |

Exhibit F

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

May 22, 2018

Planning Commission
Attn: Jonas Ionin
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Commissioners:

On May 15, 2018, the Real Estate Division introduced the following legislation:

File No. 180474

Ordinance amending the Planning Code by revising the Zoning Map to rezone 1650, 1660, and 1670 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 005, 006, and 008, from their current designation as NCT-3 (Moderate-Scale Neighborhood Commercial Transit District) to C-3-G (Downtown General Commercial), and to rezone 1680 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 009 and 010, from its current designation as P (Public) to C-3-G; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and general welfare under Planning Code, Section 302.

The proposed ordinance is being transmitted pursuant to Planning Code, Section 302(b), for public hearing and recommendation. The ordinance is pending before the Land Use and Transportation Committee and will be scheduled for hearing upon receipt of your response.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "Erica Major".

By: Erica Major, Assistant Clerk
Land Use and Transportation Committee

c: John Rahaim, Director of Planning
Aaron Starr, Acting Manager of Legislative Affairs
Scott Sanchez, Zoning Administrator
Lisa Gibson, Environmental Review Officer
AnMarie Rodgers, Director of Citywide Planning
Laura Lynch, Environmental Planning
Joy Navarrete, Environmental Planning

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee will hold a public hearing to consider the following proposals and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: Monday, January 14, 2019

Time: 1:30 p.m.

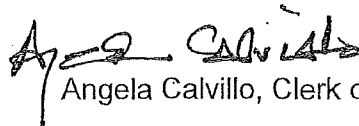
Location: Legislative Chamber, Room 250, located at City Hall
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

Subjects: **File No. 181111.** Ordinance amending the General Plan to revise Map 1 of the Downtown Area Plan to include 1650, 1660, 1670 and 1680 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 005, 006, 008, 009 and 010, in the C-3-G (Downtown General Commercial District) area; and making environmental findings, findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience and welfare under Planning Code, Section 340.

File No. 181112. Ordinance amending the General Plan to revise Map 1 of the Market and Octavia Area Plan to change the designation of 1650, 1660, 1670 and 1680 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 005, 006, 008, 009 and 010, from NC-3 (Moderate Scale Neighborhood Commercial Transit) and P (Public Use District) to C-3-G (Downtown General Commercial District); and making environmental findings, findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience and welfare under Planning Code, Section 340.

File No. 180474. Ordinance amending the Planning Code by revising the Zoning Map to rezone 1650, 1660, and 1670 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 005, 006, and 008, from their current designation as NCT-3 (Moderate-Scale Neighborhood Commercial Transit District) to C-3-G (Downtown General Commercial), and to rezone 1680 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 009 and 010, from its current designation as P (Public) to C-3-G; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and general welfare under Planning Code, Section 302.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on these matters may submit written comments to the City prior to the time the hearing begins. These comments will be made part of the official public record in these matters, and shall be brought to the attention of the members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102. Information relating to these matters are available in the Office of the Clerk of the Board. Agenda information relating to these matters will be available for public review on Friday, January 11, 2019.



Angela Calvillo, Clerk of the Board

DATED/MAILED/POSTED: December 21, 2018
PUBLISHED: January 4, 2019

1 [Planning Code, Zoning Map - Rezoning 1650-1680 Mission Street]

2
 3 Ordinance amending the Planning Code by revising the Zoning Map to rezone 1650,
 4 1660, and 1670 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 005, 006,
 5 and 008, from their current designation as NCT-3 (Moderate-Scale Neighborhood
 6 Commercial Transit District) to C-3-G (Downtown General Commercial), and to rezone
 7 1680 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 009 and 010, from its
 8 current designation as P (Public) to C-3-G; affirming the Planning Department's
 9 determination under the California Environmental Quality Act; making findings of
 10 consistency with the General Plan, and the eight priority policies of Planning Code,
 11 Section 101.1; and making findings of public necessity, convenience, and general
 12 welfare under Planning Code, Section 302.

13 NOTE: Unchanged Code text and uncodified text are in plain Arial font.
 14 Additions to Codes are in single-underline italics Times New Roman font.
 15 Deletions to Codes are in ~~strikethrough italics Times New Roman font~~.
 16 Board amendment additions are in double-underlined Arial font.
 17 Board amendment deletions are in ~~strikethrough Arial font~~.
 18 Asterisks (* * * *) indicate the omission of unchanged Code
 19 subsections or parts of tables.

20 Be it ordained by the People of the City and County of San Francisco:

21 Section 1. Environmental and Land Use Findings.

22 (a) The Planning Department has determined that the actions contemplated in this
 23 ordinance comply with the California Environmental Quality Act (California Public Resources
 24 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
 25 Supervisors in File No. _____ and is incorporated herein by reference. The Board
 affirms this determination.

1 (b) On _____, the Planning Commission, in Resolution No. _____,
 2 adopted findings that the actions contemplated in this ordinance are consistent, on balance,
 3 with the City's General Plan and eight priority policies of Planning Code Section 101.1. In this
 4 Resolution, the Planning Commission also found that the Zoning Map amendments will serve
 5 the public necessity, convenience, and general welfare under Planning Code, Section 302.
 6 The Board adopts each of these findings as its own. A copy of said Resolution is on file with
 7 the Clerk of the Board of Supervisors in File No. _____, and is incorporated herein by
 8 reference.

9
 10 Section 2. The Planning Code is hereby amended in accordance with Planning
 11 Code Section 106 by revising Sectional Map ZN07 of the Zoning Map as follows:

Description of Property		Zoning District	Zoning District
Block	Lot	To Be Superseded	Hereby Approved
3512	005	NCT-3 (Moderate-Scale Neighborhood Commercial Transit District)	C-3-G (Downtown General Commercial)
3512	006		
3512	008		
3512	009	P (Public)	C-3-G (Downtown General Commercial)
3512	010		

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1 Section 3. Effective Date. This ordinance shall become effective 30 days after
2 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
3 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
4 of Supervisors overrides the Mayor's veto of the ordinance.

5
6 APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

7
8 By:



9 JOHN D. MALAMUT
Deputy City Attorney

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LEGISLATIVE DIGEST

[Planning Code, Zoning Map - Rezoning 1650-1680 Mission Street]

Ordinance amending the Planning Code by revising the Zoning Map to rezone 1650, 1660, and 1670 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 005, 006, and 008, from their current designation as NCT-3 (Moderate-Scale Neighborhood Commercial Transit District) to C-3-G (Downtown General Commercial), and to rezone 1680 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 009 and 010, from its current designation as P (Public) to C-3-G; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and general welfare under Planning Code, Section 302.

Existing Law

The City's Zoning Map, part of the Planning Code, assigns zoning districts and height and bulk districts to property across the City. Assessor Block No. 3512, Lot Nos. 005, 006, and 008, which are located at 1650, 1660, and 1670 Mission Street, are zoned NCT-3 (Moderate-Scale Neighborhood Commercial Transit District). Assessor Block No. 3512, Lot Nos. 009 and 010, which are located at 1680 Mission Street, is zoned P (Public).

Amendments to Current Law

This Ordinance would amend the Zoning Map to accommodate the sale and disposition of City-owned office buildings and would rezone Assessor Block No. 3512, Lot Nos. 005, 006, and 008 (1650, 1660, and 1670 Mission Street) and Assessor Block No. 3512, Lot Nos. 009 and 010 (1680 Mission Street) to C-3-G (Downtown General Commercial). The legislation would adopt environmental findings, findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1, and public necessity findings in accordance with Planning Code Section 302.

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FILE NO.

ORDINANCE NO.

Exhibit G

1 [General Plan - Downtown Area Plan Amendment for 1650, 1660, 1670 and 1680 Mission
2 Street.]

3
4 **Ordinance amending the San Francisco General Plan to revise Map 1 of the Downtown**
5 **Area Plan to include 1650, 1660, 1670 and 1680 Mission Street, Assessor's Block No.**
6 **3512, Lot Nos. 005, 006, 008, 009 and 010, in the C-3-G, Downtown General area; and**
7 **making environmental findings, findings of consistency with the General Plan and the**
8 **Priority Policies of Planning Code Section 101.1, and findings of public necessity,**
9 **convenience and welfare under Planning Code, Section 340.**

10 NOTE: Additions are single-underline italics Times New Roman;
11 deletions are ~~strike-through italics Times New Roman~~.
12 Board amendment additions are double-underlined;
13 Board amendment deletions are ~~strikethrough-normal~~.

14 Be it ordained by the People of the City and County of San Francisco:

15 Section 1. Environmental and Planning Code Findings.

16 (a) California Environmental Quality Act Findings. The Planning Department has
17 determined that the actions contemplated in this ordinance comply with the California
18 Environmental Quality Act (California Public Resources Code Sections 21000 et seq.), and
19 the Board of Supervisors hereby affirms this determination. Said determination is on file with
20 the Clerk of the Board of Supervisors in File No. _____ and is incorporated herein
21 by reference.

22 (b) General Plan and Planning Code Findings.

23 (1) Under Charter Section 4.105 and Planning Code Section 340, any
24 amendments to the General Plan shall first be considered by the Planning Commission and
25

Planning Commission
BOARD OF SUPERVISORS

Page 1
8/23/2018

1 thereafter recommended for approval or rejection by the Board of Supervisors. On
2 _____, by Resolution No. _____, the Commission conducted a duly noticed public
3 hearing on the General Plan Amendment pursuant to Planning Code Section 340, and found
4 that the public necessity, convenience, and general welfare required the proposed General
5 Plan Amendment, and recommended it for approval to the Board of Supervisors. The Board
6 adopts these findings as its own. A copy of said resolution is on file with the Clerk of the
7 Board of Supervisors in File No. _____, and is incorporated herein by reference.

8 (2) On _____, the Planning Commission, in Resolution No. _____,
9 adopted findings that the actions contemplated in this ordinance are consistent, on balance,
10 with the City's General Plan and eight priority policies of Planning Code Section 101.1. The
11 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of
12 the Board of Supervisors in File No. _____, and is incorporated herein by reference.

13
14 Section 2. The San Francisco General Plan is hereby amended by revising Map 1 of
15 the Downtown Area Plan to include 1650, 1660, 1670 and 1680 Mission Street, Assessor's
16 Block No. 3512, Lot Nos. 005, 006, 008, 009, and 010, within the C-3-G, Downtown General
17 area, as recommended to the Board of Supervisors by the Planning Commission in
18 Resolution No. _____, and directs the Planning Department to update the General Plan
19 to reflect these amendment.

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1 Section 3. Effective Date. This ordinance shall become effective 30 days after
2 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
3 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
4 of Supervisors overrides the Mayor's veto of the ordinance.

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6
7 APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

8
9 By:



ANDREA RUIZ-ESQUIDE
Deputy City Attorney

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FILE NO.

ORDINANCE NO.

Exhibit H

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[General Plan – Market and Octavia Area Plan Amendment for 1650, 1660, 1670 and 1680 Mission Street.]

Ordinance amending the San Francisco General Plan to revise Map 1 of the Market and Octavia Area Plan to change the designation of 1650, 1660, 1670 and 1680 Mission Street, Assessor’s Block No. 3512, Lot Nos. 005, 006, 008, 009 and 010, from NCT-3 and P to C-3-G; and making environmental findings, findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1, and findings of public necessity, convenience and welfare under Planning Code, Section 340.

NOTE: Additions are *single-underline italics Times New Roman*;
deletions are ~~*strike-through italics Times New Roman*~~.
Board amendment additions are double-underlined;
Board amendment deletions are ~~strikethrough normal~~.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Environmental and Planning Code Findings.

(a) California Environmental Quality Act Findings. The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.), and the Board of Supervisors hereby affirms this determination. Said determination is on file with the Clerk of the Board of Supervisors in File No. _____ and is incorporated herein by reference.

(b) General Plan and Planning Code Findings.

(1) Under Charter Section 4.105 and Planning Code Section 340, any amendments to the General Plan shall first be considered by the Planning Commission and

1 thereafter recommended for approval or rejection by the Board of Supervisors. On
2 _____, by Resolution No. _____, the Commission conducted a duly noticed public
3 hearing on the General Plan Amendment pursuant to Planning Code Section 340, and found
4 that the public necessity, convenience, and general welfare required the proposed General
5 Plan Amendment, and recommended it for approval to the Board of Supervisors. The Board
6 adopts these findings as its own. A copy of said resolution is on file with the Clerk of the
7 Board of Supervisors in File No. _____, and is incorporated herein by reference.

8 (2) On _____, the Planning Commission, in Resolution No. _____,
9 adopted findings that the actions contemplated in this ordinance are consistent, on balance,
10 with the City's General Plan and eight priority policies of Planning Code Section 101.1. The
11 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of
12 the Board of Supervisors in File No. _____, and is incorporated herein by reference.

13
14 Section 2. The San Francisco General Plan is hereby amended by revising Map 1 of
15 the Market and Octavia Area Plan to change the designation of 1650, 1660, 1670 and 1680
16 Mission Street, Assessor's Parcel Number No. 3512, Lot Nos. 005, 006, 008, 009, and 010,
17 as recommended to the Board of Supervisors by the Planning Commission in Resolution No.
18 _____, as follows:

19 1650, 1660, and 1670 Mission Street (Assessor's Parcel Number No. 3512, lots Nos.
20 005, 006 and 008, from NCT-3 to C-3-G; and

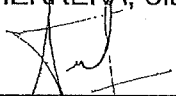
21 1680 Mission Street (Assessor's Parcel Number No. 3512, lots 009 and 010, from P to
22 C-3-G.

23 The Board of Supervisors directs the Planning Department to update the General Plan
24 to reflect these amendment.

1 Section 3. Effective Date. This ordinance shall become effective 30 days after
2 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
3 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
4 of Supervisors overrides the Mayor's veto of the ordinance.

5
6 APPROVED AS TO FORM:
7 DENNIS J. HERRERA, City Attorney

8
9 By:


10 ANDREA RUIZ-ESQUIDE
11 Deputy City Attorney

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BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

May 22, 2018

Planning Commission
Attn: Jonas Ionin
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Commissioners:

On May 15, 2018, the Real Estate Division introduced the following legislation:

File No. 180474

Ordinance amending the Planning Code by revising the Zoning Map to rezone 1650, 1660, and 1670 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 005, 006, and 008, from their current designation as NCT-3 (Moderate-Scale Neighborhood Commercial Transit District) to C-3-G (Downtown General Commercial), and to rezone 1680 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 009 and 010, from its current designation as P (Public) to C-3-G; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and general welfare under Planning Code, Section 302.

The proposed ordinance is being transmitted pursuant to Planning Code, Section 302(b), for public hearing and recommendation. The ordinance is pending before the Land Use and Transportation Committee and will be scheduled for hearing upon receipt of your response.

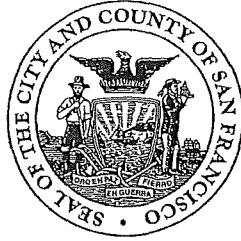
Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "Erica Major".

By: Erica Major, Assistant Clerk
Land Use and Transportation Committee

c: John Rahaim, Director of Planning
Aaron Starr, Acting Manager of Legislative Affairs
Scott Sanchez, Zoning Administrator
Lisa Gibson, Environmental Review Officer
AnMarie Rodgers, Director of Citywide Planning
Laura Lynch, Environmental Planning
Joy Navarrete, Environmental Planning

BOARD of SUPERVISORS



City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

May 22, 2018

File No. 180474

Lisa Gibson
Environmental Review Officer
Planning Department
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Ms. Gibson:

On May 15, 2018, the Real Estate Department introduced the following proposed legislation:

File No. 180474

Ordinance amending the Planning Code by revising the Zoning Map to rezone 1650, 1660, and 1670 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 005, 006, and 008, from their current designation as NCT-3 (Moderate-Scale Neighborhood Commercial Transit District) to C-3-G (Downtown General Commercial), and to rezone 1680 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 009 and 010, from its current designation as P (Public) to C-3-G; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and general welfare under Planning Code, Section 302.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

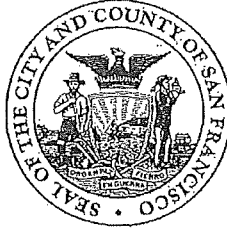
A handwritten signature in cursive script, appearing to read "Erica Major".

By: Erica Major, Assistant Clerk
Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning
Laura Lynch, Environmental Planning

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

May 22, 2018

Planning Commission
Attn: Jonas Ionin
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Commissioners:

On May 15, 2018, the Real Estate Division introduced the following legislation:

File No. 180474

Ordinance amending the Planning Code by revising the Zoning Map to rezone 1650, 1660, and 1670 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 005, 006, and 008, from their current designation as NCT-3 (Moderate-Scale Neighborhood Commercial Transit District) to C-3-G (Downtown General Commercial), and to rezone 1680 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 009 and 010, from its current designation as P (Public) to C-3-G; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and general welfare under Planning Code, Section 302.

The proposed ordinance is being transmitted pursuant to Planning Code, Section 302(b), for public hearing and recommendation. The ordinance is pending before the Land Use and Transportation Committee and will be scheduled for hearing upon receipt of your response.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "Erica Major".

By: Erica Major, Assistant Clerk
Land Use and Transportation Committee

c: John Rahaim, Director of Planning
Aaron Starr, Acting Manager of Legislative Affairs
Scott Sanchez, Zoning Administrator
Lisa Gibson, Environmental Review Officer
AnMarie Rodgers, Director of Citywide Planning
Laura Lynch, Environmental Planning
Joy Navarrete, Environmental Planning

Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it does not result in a physical change in the environment. No redevelopment is anticipated. Any future proposed project would need separate environmental review.

Joy
Navarrete

Digitally signed by Joy Navarrete
DN: cn=Joy Navarrete, o=Planning,
ou=Environmental Planning,
email=joy.navarrete@sfgov.org,
c=US
Date: 2018.10.17 12:29:14 -07'00'

1 [Approval of a 90-Day Extension for the Planning Commission Review of a Planning Code
2 and Zoning Map Amendment Rezoning 1650-1680 Mission Street (File No. 180474)]

3 **Resolution retroactively extending by 90 days the prescribed time within which the**
4 **Planning Commission may render its decision on an Ordinance (File No. 180474)**
5 **amending the Planning Code to revise the Zoning Map to rezone 1650, 1660, and 1670**
6 **Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 005, 006, and 008, from their**
7 **current designation as NCT-3 (Moderate-Scale Neighborhood Commercial Transit**
8 **District) to C-3-G (Downtown General Commercial), and to rezone 1680 Mission Street,**
9 **Assessor's Parcel Block No. 3512, Lot Nos. 009 and 010, from its current designation**
10 **as P (Public) to C-3-G; affirming the Planning Department's determination under the**
11 **California Environmental Quality Act; making findings of consistency with the General**
12 **Plan, and the eight priority policies of Planning Code, Section 101.1; and making**
13 **findings of public necessity, convenience, and general welfare under Planning Code,**
14 **Section 302.**

15
16 WHEREAS, On May 15, 2018, the Real Estate Division introduced legislation
17 amending the San Francisco Planning Code that revise the Zoning Map to rezone 1650,
18 1660, and 1670 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 005, 006, and
19 008, from their current designation as NCT-3 (Moderate-Scale Neighborhood Commercial
20 Transit District) to C-3-G (Downtown General Commercial), and to rezone 1680 Mission
21 Street, Assessor's Parcel Block No. 3512, Lot Nos. 009 and 010, from its current designation
22 as P (Public) to C-3-G; affirming the Planning Department's determination under the California
23 Environmental Quality Act; making findings of consistency with the General Plan, and the
24 eight priority policies of Planning Code, Section 101.1; and making findings of public
25 necessity, convenience, and general welfare under Planning Code, Section 302; and

1 WHEREAS, On or about May 22, 2018, the Clerk of the Board of Supervisors referred
2 the proposed Ordinance to the Planning Commission, which currently is reviewing the
3 proposed Ordinance; and

4 WHEREAS, The Planning Commission, in accordance with Planning Code, Section
5 306.4(d), has 90 days from the date of transmittal from the Clerk of the Board of Supervisors
6 to render a decision on ordinances that amend the Planning Code; and

7 WHEREAS, The Real Estate Division requested a 30-day extension (Board of
8 Supervisors Resolution No. 231-18) for the Planning Commission to render its decision on
9 Board of Supervisors File No. 180474 extending the deadline to September 19, 2018, which
10 the Board granted on July 10, 2018; and

11 WHEREAS, The Board, in accordance with Planning Code Section 306.4(d) may, by
12 Resolution, extend the prescribed time within which the Planning Commission is to render its
13 decision on proposed amendments to the Planning Code that the Board of Supervisors
14 initiates; and

15 WHEREAS, The Real Estate Division has requested additional time for the Planning
16 Commission to review the proposed Ordinance; and

17 WHEREAS, The Board deems it appropriate in this instance to grant to the Planning
18 Commission additional time to review the proposed Ordinance and render its decision; now,
19 therefore, be it

20 RESOLVED, That by this Resolution, the Board hereby retroactively extends the
21 prescribed time within which the Planning Commission may render its decision on the
22 proposed Ordinance for approximately 90 additional days, until December 18, 2018.
23
24
25



City and County of San Francisco
Tails
Resolution

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 180921

Date Passed: September 25, 2018


Resolution retroactively extending by 90 days the prescribed time within which the Planning Commission may render its decision on an Ordinance (File No. 180474) amending the Planning Code to revise the Zoning Map to rezone 1650, 1660, and 1670 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 005, 006, and 008, from their current designation as NCT-3 (Moderate-Scale Neighborhood Commercial Transit District) to C-3-G (Downtown General Commercial), and to rezone 1680 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 009 and 010, from its current designation as P (Public) to C-3-G; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and general welfare under Planning Code, Section 302.

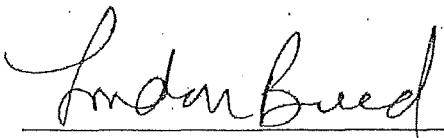
September 25, 2018 Board of Supervisors - ADOPTED

Ayes: 10 - Brown, Cohen, Fewer, Kim, Mandelman, Peskin, Ronen, Safai, Stefani and Tang
Excused: 1 - Yee

File No. 180921

I hereby certify that the foregoing Resolution was ADOPTED on 9/25/2018 by the Board of Supervisors of the City and County of San Francisco.


Angela Calvillo
Clerk of the Board


London N. Breed
Mayor

10/5/18
Date Approved

1 [Approval of a 30-Day Extension for the Planning Commission Review of a Planning Code
2 and Zoning Map Amendment Rezoning - 1650-1680 Mission Street (File No. 180474)]

3 Resolution extending by 30 days the prescribed time within which the Planning
4 Commission may render its decision on an Ordinance (File No. 180474) amending the
5 Planning Code to revise the Zoning Map to rezone 1650, 1660, and 1670 Mission Street,
6 Assessor's Parcel Block No. 3512, Lot Nos. 005, 006, and 008, from their current
7 designation as NCT-3 (Moderate-Scale Neighborhood Commercial Transit District) to
8 C-3-G (Downtown General Commercial), and to rezone 1680 Mission Street, Assessor's
9 Parcel Block No. 3512, Lot Nos. 009 and 010, from its current designation as P (Public)
10 to C-3-G; affirming the Planning Department's determination under the California
11 Environmental Quality Act; making findings of consistency with the General Plan, and
12 the eight priority policies of Planning Code, Section 101.1; and making findings of
13 public necessity, convenience, and general welfare under Planning Code, Section 302.

14
15 WHEREAS, On May 15, 2018, the Real Estate Division introduced legislation
16 amending the San Francisco Planning Code that revise the Zoning Map to rezone 1650, 1660,
17 and 1670 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 005, 006, and 008, from
18 their current designation as NCT-3 (Moderate-Scale Neighborhood Commercial Transit
19 District) to C-3-G (Downtown General Commercial), and to rezone 1680 Mission Street,
20 Assessor's Parcel Block No. 3512, Lot Nos. 009 and 010, from its current designation as P
21 (Public) to C-3-G; affirming the Planning Department's determination under the California
22 Environmental Quality Act; making findings of consistency with the General Plan, and the
23 eight priority policies of Planning Code, Section 101.1; and making findings of public
24 necessity, convenience, and general welfare under Planning Code, Section 302; and
25

1 WHEREAS, On or about May 22, 2018, the Clerk of the Board of Supervisors referred
2 the proposed ordinance to the Planning Commission, which currently is reviewing the
3 proposed ordinance; and

4 WHEREAS, The Planning Commission, in accordance with Planning Code, Section
5 306.4(d), has 90 days from the date of transmittal from the Clerk of the Board of Supervisors
6 to render a decision on ordinances that amend the Planning Code; and

7 WHEREAS, The Board, in accordance with Planning Code, Section 306.4(d) may, by
8 Resolution, extend the prescribed time within which the Planning Commission is to render its
9 decision on proposed amendments to the Planning Code that the Board of Supervisors
10 initiates; and

11 WHEREAS, The Real Estate Division has requested additional time for the Planning
12 Commission to review the proposed Ordinance; and

13 WHEREAS, The Board deems it appropriate in this instance to grant to the Planning
14 Commission additional time to review the proposed Ordinance and render its decision; now,
15 therefore, be it

16 RESOLVED, That by this Resolution, the Board hereby extends the prescribed time
17 within which the Planning Commission may render its decision on the proposed Ordinance for
18 approximately 30 additional days, until September 19, 2018.



City and County of San Francisco
Tails
Resolution

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 180717

Date Passed: July 10, 2018

Resolution extending by 30 days the prescribed time within which the Planning Commission may render its decision on an Ordinance (File No. 180474) amending the Planning Code to revise the Zoning Map to rezone 1650, 1660, and 1670 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 005, 006, and 008, from their current designation as NCT-3 (Moderate-Scale Neighborhood Commercial Transit District) to C-3-G (Downtown General Commercial), and to rezone 1680 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 009 and 010, from its current designation as P (Public) to C-3-G; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and general welfare under Planning Code, Section 302.

July 10, 2018 Board of Supervisors - ADOPTED

Ayes: 10 - Cohen, Breed, Fewer, Kim, Peskin, Ronen, Sheehy, Stefani, Tang and Yee
Absent: 1 - Safai

File No. 180717

I hereby certify that the foregoing Resolution was ADOPTED on 7/10/2018 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

London N. Breed
Mayor

7/17/18

Date Approved

Member, Board of Supervisors
District 11



City and County of San Francisco

AHSHA SAFAI

COB
Leopold
LUCI
LUCI
LUCI

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2019 JAN 10 AM 9:56
BY *AW*

DATE: January 9, 2019

TO: Angela Calvillo
Clerk of the Board of Supervisors

FROM: Supervisor Ahsha Safai, Interim Chair, Land Use and Transportation Committee

RE: Land Use and Transportation Committee
COMMITTEE REPORTS

Pursuant to Board Rule 4.20, as Chair of the Land Use and Transportation Committee, I have deemed the following matters are of an urgent nature and request they be considered by the full Board on Tuesday, December 11, 2018, as Committee Reports:

181111 General Plan Amendment - Downtown Area Plan - 1650, 1660, 1670 and 1680 Mission Street

Ordinance amending the General Plan to revise Map 1 of the Downtown Area Plan to include 1650, 1660, 1670 and 1680 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 005, 006, 008, 009 and 010, in the C-3-G (Downtown General Commercial District) area; and making environmental findings, findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience and welfare under Planning Code, Section 340.

181112 General Plan Amendment - Market and Octavia Area Plan - 1650, 1660, 1670 and 1680 Mission Street

Ordinance amending the General Plan to revise Map 1 of the Market and Octavia Area Plan to change the designation of 1650, 1660, 1670 and 1680 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 005, 006, 008, 009 and 010, from NC-3 (Moderate Scale Neighborhood Commercial Transit) and P (Public Use District) to C-3-G (Downtown General Commercial District); and making environmental findings, findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience and welfare under Planning Code, Section 340.

Member, Board of Supervisors
District 11



City and County of San Francisco

AHSHA SAFAI

180474 Planning Code, Zoning Map - Rezoning 1650-1680 Mission Street

Ordinance amending the Planning Code by revising the Zoning Map to rezone 1650, 1660, and 1670 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 005, 006, and 008, from their current designation as NCT-3 (Moderate-Scale Neighborhood Commercial Transit District) to C-3-G (Downtown General Commercial), and to rezone 1680 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 009 and 010, from its current designation as P (Public) to C-3-G; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and general welfare under Planning Code, Section 302.

These matters will be heard in the Land Use and Transportation Committee at a Regular Meeting on Monday, January 14, 2019, at 1:30 p.m.

A handwritten signature in black ink, appearing to read "Ahsha Safai".



RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2018 MAY -1 AM 9:30

BY [Signature]



John Updike
Director of Real Estate

Mark Farrell, Mayor
Naomi M. Kelly, City Administrator

May 1, 2018

Through Naomi Kelly,
City Administrator

Honorable Board of Supervisors
City & County of San Francisco
1 Dr. Carlton B. Goodlett Place
City Hall, Room 224
San Francisco, CA 94102

RE: Rezoning of 1650-1680 Mission Street

Dear Board Members:

Enclosed for your consideration is an Ordinance amending the Planning Code by revising the Zoning Map to rezone 1650 through 1680 Mission Street to C-3-G (Downtown General Commercial) from their current designations as NCT-3 (1650, 1660 and 1670 Mission Street) and P (1680 Mission Street).

We seek this rezoning following discussion with our Planning colleagues and the buyers of the formerly City-owned properties at 1660, 1670 and 1680 Mission Street (Skyline Capital LLC, 1660 Mission LLC and 290 Division LLC). Such a rezoning would align use (current and anticipated) with underlying zoning.

Should you have any questions or need additional information, do not hesitate to contact me.

Respectfully,

John Updike
Director of Real Estate

PRESS ALERT

1:00 PM, April 3, 2002

FOR IMMEDIATE RELEASE

BOARD OF APPEALS ASKED TO WAIVE \$25,000,000 OF HOUSING, MUNI AND CHJILDCARE FEES TONIGHT

Tonight the owners of the Western Merchandise Mart buildings at 1355 Market Street and 875 Stevenson Street will ask the Board of Appeals to rule that their Furniture Showrooms at 1355 Market Street have always been "office/showrooms" and therefore legally "office" space in order to avoid paying the city the \$18,000,000 in housing fees, \$6 million MUNI fees and over \$1 million in child care fees necessary to legally convert the buildings to office use. They are going to the Board of Appeals because the City Planning Department's Zoning Administrator, Larry Badiner, has already ruled against their rather creative argument that the Furniture Mart, where designers bring the public to pick out furniture from a vast array of floor samples, is really office space. Should the Board of Appeals vote to overturn the Planning Department ruling, the owners of the Furniture Mart would avoid having to pay over \$25,000,000 in fees at a time when the City is facing a \$150 million-plus deficit.

Location (square footage)	Housing Fee (\$14.96/ sq. ft.)	Muni Fee (\$5/sq. ft.)	Childcare Fee (\$2/sq. ft.)
1355 Market Street (835,000 sq. ft.)	\$12,500,000	\$ 4,175,000	\$ 835,000
875 Stevenson Street (355,000 sq. ft.)	<u>\$ 5,310,000</u> \$17,810,000	<u>\$ 1,775,000</u> \$ 5,950,000	<u>\$ 355,000</u> \$ 1,190,000
Total Square Footage:	1,190,000 sq. ft.		
<u>Total Fees:</u>	<u>\$24,950,000</u>		

BOARD OF APPEALS HEARING: TONIGHT, APRIL 3rd, ROOM 416, 4th Floor, City Hall
(Last item on the agenda, meeting starts at 5:30 PM)

Contact Numbers:

Larry Badiner, City's Zoning Administrator (415) 558-6683

Sue Hestor, representing those opposing loss of fees (415) 362-2778

Tim Tosta, Atty. For developer seeking fee waiver (415) 788-2019

