



SAN FRANCISCO PLANNING DEPARTMENT

May 6, 2016

Ms. Angela Calvillo, Clerk of the Board of Supervisors
Mayor Lee
Supervisor Kim
Board of Supervisors
City and County of San Francisco
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Re: Transmittal of Planning Department Case Number 2006.1523

**General Plan Referral for Street Vacation (2006.1523GPR)
Planning Commission Recommendation: Adopt Findings of Consistency
Community Plan Exemption (CPE) (2006.1523E)**

Dear Ms. Calvillo, Mayor Lee and Supervisor Kim:

On May 5, 2016 the Planning Commission conducted a duly noticed public hearing at regularly scheduled meetings to consider a project approval which includes street vacation for the Oceanwide Center Project at 50 First Street. This is in reference to a proposed Ordinance to the Administrative Code – Establishing Downtown Neighborhoods Preservation Fund; Street Vacation and Sale of Property at Jessie Street and Elim Alley for \$36 Million – Oceanwide Center, introduced by Mayor Lee and Supervisor Kim. At the hearing the Planning Commission found that the proposed street and alley vacations were consistent with the General Plan and adopted findings of consistency.

In addition, the Planning Commission approved the Downtown Project Authorization providing the general project authorization for the project involving new construction of two towers in the Transit Center District. Additional project approvals by the Planning Commission included: allocated office square footage under the Annual Office Program, adopted shadow findings, and approved a conditional use authorization for a hotel. These Motions have been included for reference.

On April 1, 2016, the Planning Department, in a Community Plan Exemption certificate, determined that the proposed application did not require further environmental review under Section 15183 of the CEQA Guidelines and Public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Transit Center District Plan and was encompassed within the analysis contained in the Transit Center District Plan Final EIR. The Downtown Project Authorization is the first approval action.

Please find attached documents relating to the actions of the Commission. If you have any questions or require further information please do not hesitate to contact me.

www.sfplanning.org

Sincerely,

Marcelle Boudreaux
Current Planning, Planning Department

cc:

April Ang, Aide to Supervisor Kim
Nicole Elliot, Mayor's Office
John Malamut, Deputy City Attorney
Andrea Ausberry, Office of the Clerk of the Board

Attachments :

Planning Commission Motions: Community Plan Exemption (2006.1523E); General Plan Referral (2006.1523GPR); Downtown Project Authorization (2006.1523DNX); Shadow Findings (2006.1523SHD); Office Allocation (2006.1523OFA); Conditional Use Authorization (2006.1523CUA)
Planning Department Executive Summary