



SAN FRANCISCO PLANNING DEPARTMENT

Exhibit I-1: “Adjacent Parcels” and Western SoMa Cleanup Adoption Packet Executive Summary HEARING DATE OCTOBER 10, 2013

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Date: October 3, 2013
Case No.: **2013.0617MZ**
Initiation of Amendments to the General Plan and Zoning Maps
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Recommendation: **Approval**

SUMMARY

The San Francisco Planning Department is seeking to:

- 1) rezone a cluster of parcels along Mission and 10th Streets (the “Adjacent Parcels”) that were analyzed in the Western SoMa Community Plan, Rezoning of Adjacent Parcels, and 350 8th Street Project Final Environmental Impact Report (FEIR), but not included within the Western SoMa Plan Area or rezoning,
- 2) rezone two nearby properties on Mission and Jessie Streets that represent some of the last RSD zoning in the City,
- 3) correct the zoning for several parcels within the Western SoMa plan area that received incorrect zoning and/or height designations due to technical errors,
- 4) amend the General Plan to extend the plan area boundaries of Market and Octavia and East SoMa to capture the “Adjacent Parcels” and the lone proposed C-3-G parcel currently within the Western SoMa Plan Area, and
- 5) extend the Van Ness and Market Downtown Residential Special Use District to include the parcels proposed to be rezoned to C-3-G and included in the Market and Octavia Plan Area, which includes one parcel currently within the Western SoMa Special Use District.

BACKGROUND

"Adjacent Parcels"

The "Adjacent Parcels" along Mission Street and 10th Street were left out of the Eastern Neighborhoods and Market and Octavia plans and rezoning efforts because at the time these parcels were being considered for rezoning as part of planning efforts related to the then-proposed Mid-Market Redevelopment Plan. Also, these parcels currently retain zoning designations, C-M and SLR, which have been phased out elsewhere. In recognition of their omission, the rezoning of these parcels was analyzed in the FEIR, which was certified by the Planning Commission on December 6, 2012. However, the "Adjacent Parcels" were not included as part of the Western SoMa rezoning, which only included those parcels within the Western SoMa Plan Area.

Parcels on Mission and Jessie Streets

Two additional parcels along Mission and Jessie Streets between 6th and 7th Streets were added to the rezoning proposal due to the fact that they are currently zoned RSD, which is one of the South of Market Mixed Use Districts established in 1990. The South of Market Area Plan was removed from the General Plan as part of the Western SoMa Area Plan adoption, and SoMa Mixed Use Districts are in the process of being phased out and replaced by other districts like Eastern Neighborhoods Mixed Use Districts and Neighborhood Commercial Districts.

These outliers are the only two parcels north of Mission Street for the entire stretch between the Embarcadero and South Van Ness that are not currently C-3.¹ They also are the only SoMa Mixed Use Districts located north of Mission Street. These two additional parcels are in a 160-F height and bulk district, which is also uncommon for South of Market Mixed Use Districts. Therefore, a C-3-G zoning designation is more appropriate for these two properties so that they better conform to the zoning that currently surrounds them between Mission and Market Streets.

Western SoMa Cleanup Zoning

The rezoning associated with the Western SoMa Area Plan was adopted by the Board of Supervisors on March 19, 2013. However, several parcels within the Western SoMa Plan Area received incorrect zoning and/or height designations due to technical errors in the Zoning Amendment Ordinance. The proposal is to correctly rezone the parcels to be consistent with what was proposed in the FEIR and final maps associated with the Western SoMa rezoning.

General Plan Amendment

The "Adjacent Parcels" between 7th and 9th Streets were originally located within the South of Market Plan area and zoned SLR, a South of Market Mixed Use District. They are proposed to be rezoned to MUO, which is an Eastern Neighborhoods Mixed Use District. Their location south of Mission Street, mixed use zoning designations, and immediate proximity makes these parcels a logical fit within Eastern Neighborhoods. More specifically, the boundaries of the East SoMa Area Plan are proposed to be extended to capture these parcels.

¹ With the exception of the public parcels zoned "P" and the parcels immediately fronting 6th Street, which are part of an NC district on 6th Street.

The “Adjacent Parcels” between 9th and 10th Streets, and those along 10th Street, are located just outside of the now-defunct South of Market Plan area and the current Western SoMa Plan area. They are proposed to be rezoned to C-3-G, which is consistent with the zoning of adjacent properties within the Market and Octavia Plan area. Their immediate proximity and proposed zoning make these parcels a logical fit within the Market and Octavia Plan area.

Van Ness and Market Downtown Residential Special Use District

The Van Ness and Market Downtown Residential Special Use District currently falls entirely within the Market and Octavia Plan Area. This SUD is intended to be a transit-oriented, high-density, mixed-use neighborhood with a significant residential presence. This area is encouraged to transition from largely a back-office and warehouse support function for downtown into a more cohesive downtown residential district, and serves as a transition zone to the lower scale residential and neighborhood commercial areas west of the downtown C-3 zoning districts.

All of the properties zoned C-3-G in the Market and Octavia Plan Area fall within this SUD. Considering the proposed C-3-G zoning for the current C-M zoned “Adjacent Parcels,” and these parcels’ adjacency to the SUD and the Market and Octavia Plan Area, extending the boundaries of the current SUD (along with the Market and Octavia Plan area boundary) to capture these parcels is a reasonable expansion. Additionally, although the parcels proposed to be included in the SUD were eventually excluded from the Market and Octavia Plan Area, they were originally part of the plan area and proposed to be part of the downtown residential district that eventually became the Van Ness and Market Downtown Residential Special Use District.

ENVIRONMENTAL REVIEW

As discussed above, the rezoning of the “Adjacent Parcels” was analyzed in the FEIR adopted by the Planning Commission on December 6, 2012. The proposed Western SoMa cleanup rezoning is also consistent with the FEIR. Copies of the FEIR and associated CEQA Findings are available for review at the Planning Department at 1650 Mission Street, Suite 400, San Francisco.

The Planning Department completed an addendum to the FEIR on September 25, 2013, that analyzed the rezoning of the two additional properties on Mission and Jessie Streets, as well as the extension of the Van Ness and Market Downtown Residential Special Use District.

REQUIRED COMMISSION ACTION

The Planning Commission must approve the Resolutions to Adopt the proposed amendments to the General Plan and Zoning Map. The Resolutions, if adopted, will be transmitted to the Board of Supervisors for their consideration.

RECOMMENDATION

Staff recommends adoption of the draft Resolutions of Adoption to recommend the proposed amendments to the General Plan and Zoning Map to the Board of Supervisors.

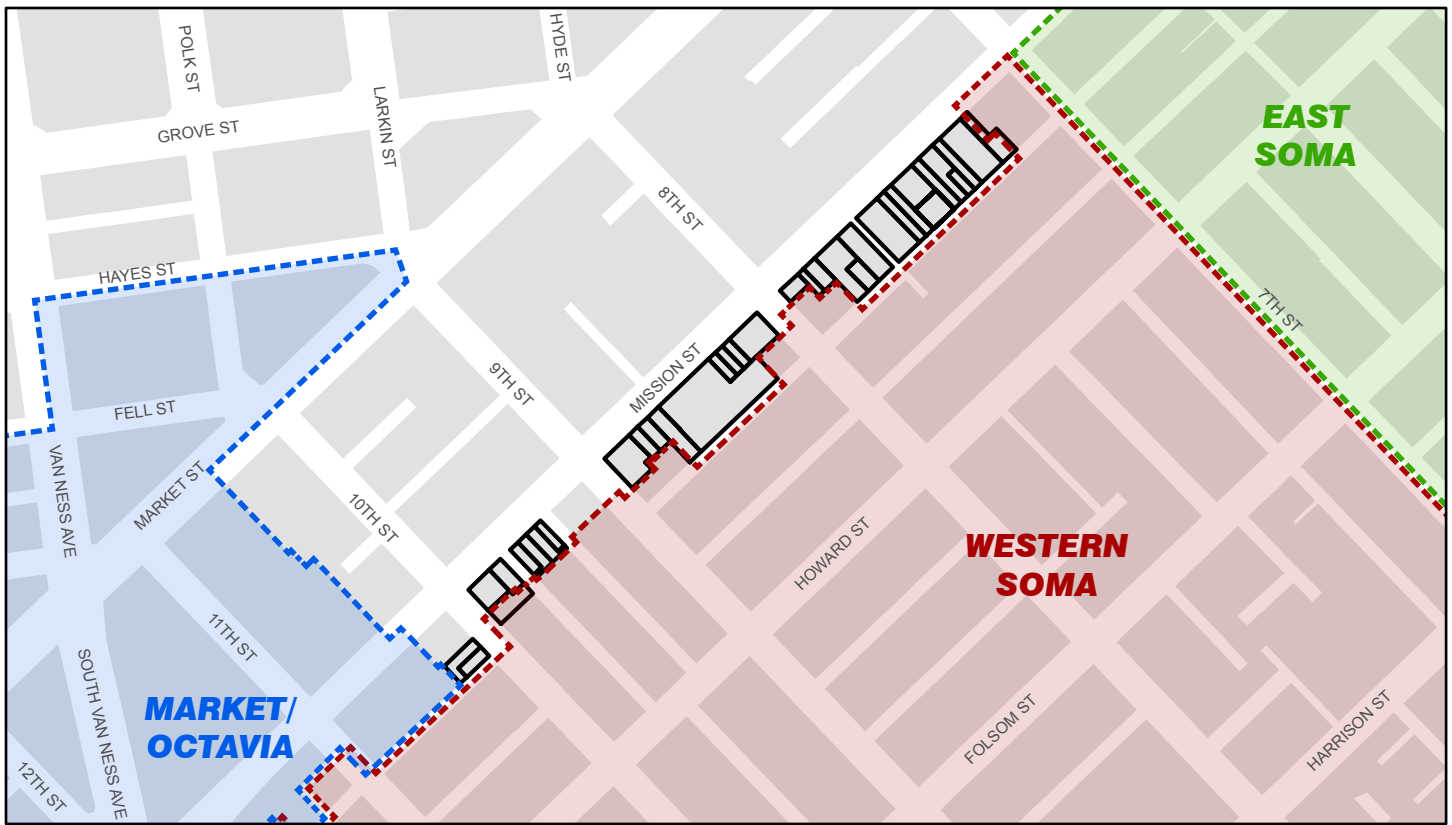
BASIS FOR RECOMMENDATION

These Zoning Map and General Plan amendments are necessary to continue the implementation of the Western SoMa, East SoMa, and Market and Octavia Area Plans, and the continued phase-out of the South of Market Mixed Use Districts.

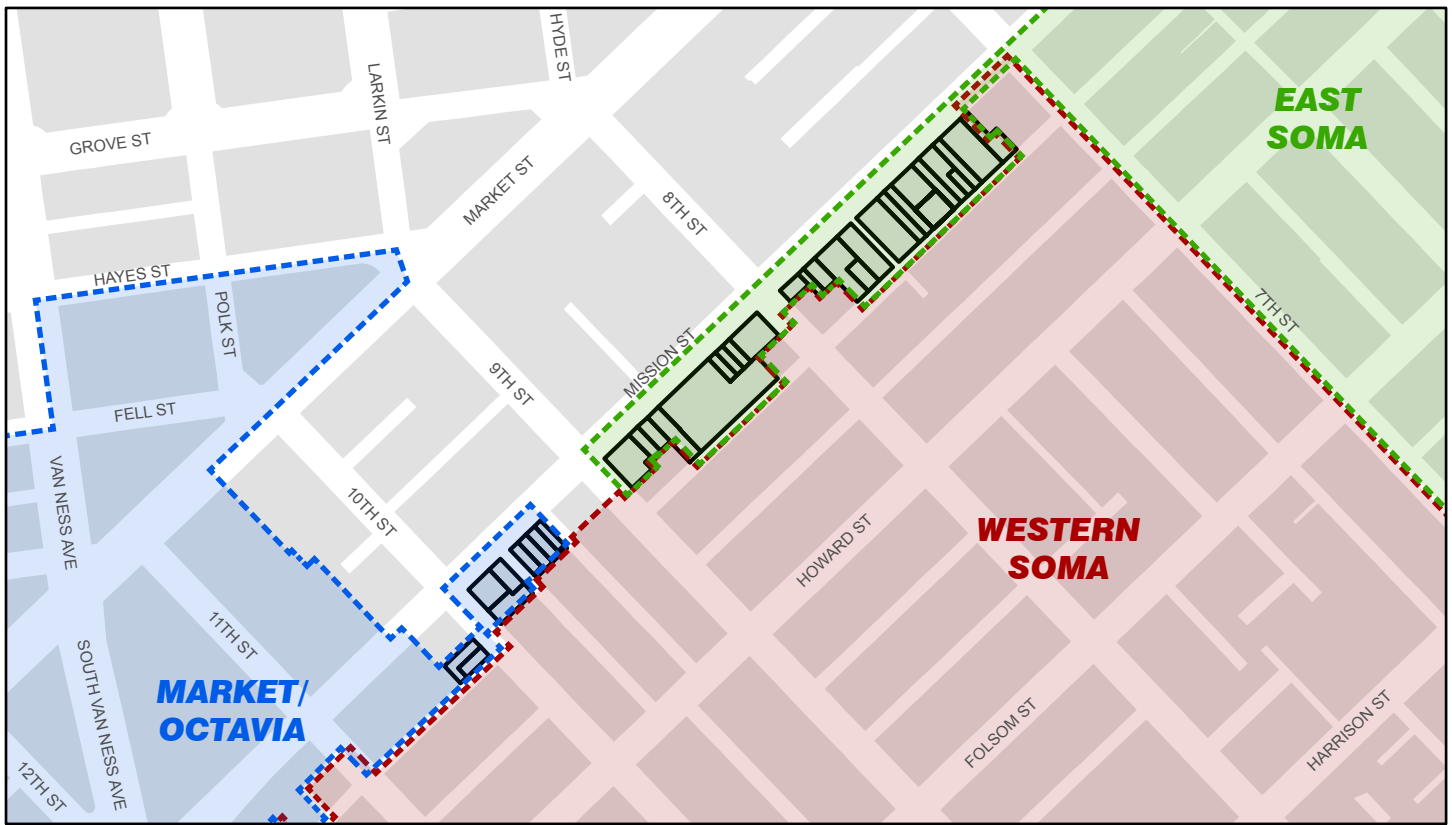
ATTACHMENTS

Current and Proposed Zoning Maps
Current and Proposed Height Maps
Current and Proposed Plan Area Maps
Current and Proposed SUD Maps

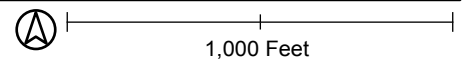
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ADJACENT PARCELS AND WESTERN SOMA CLEANUP
Plan Areas



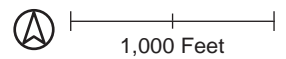
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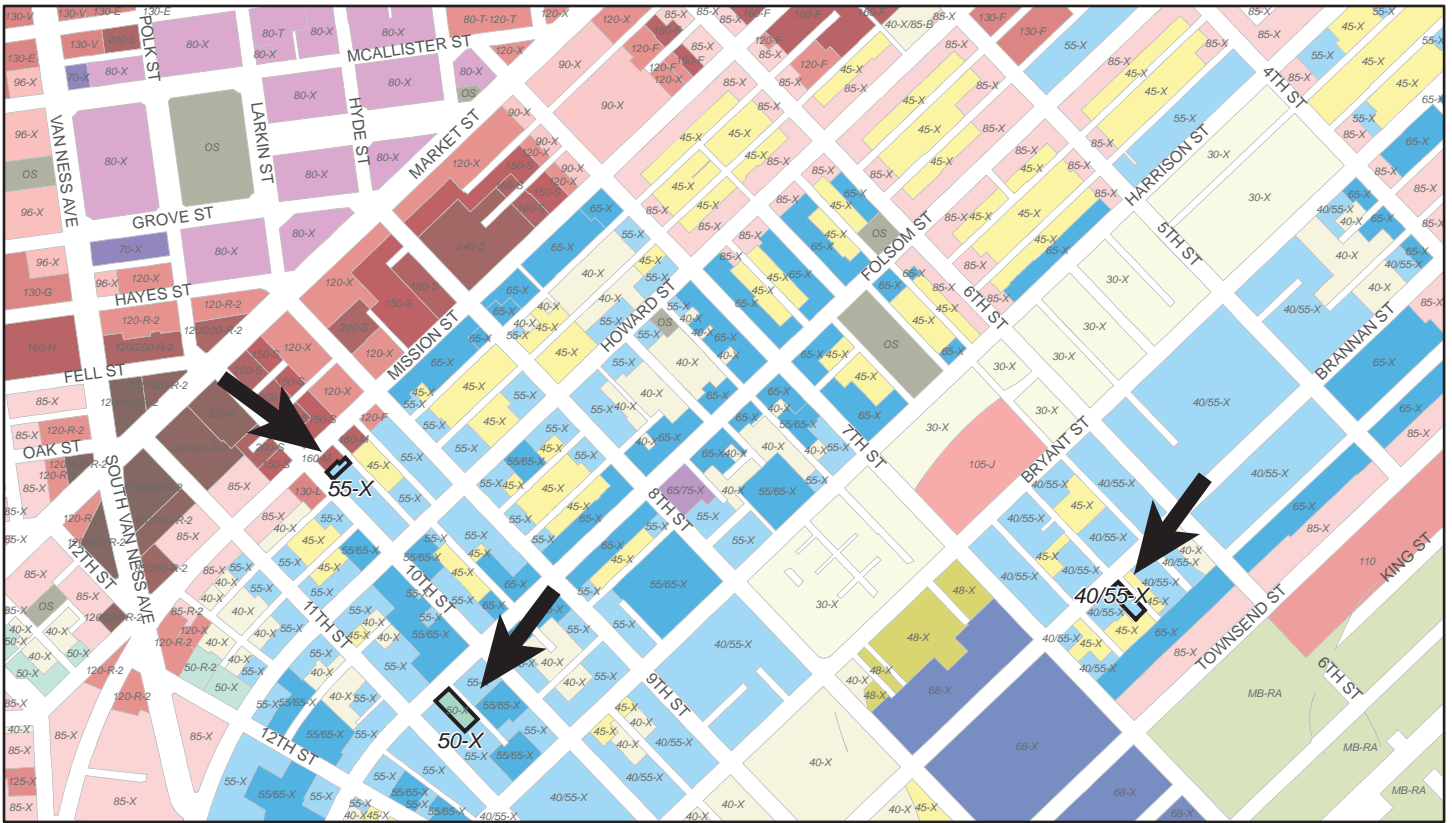
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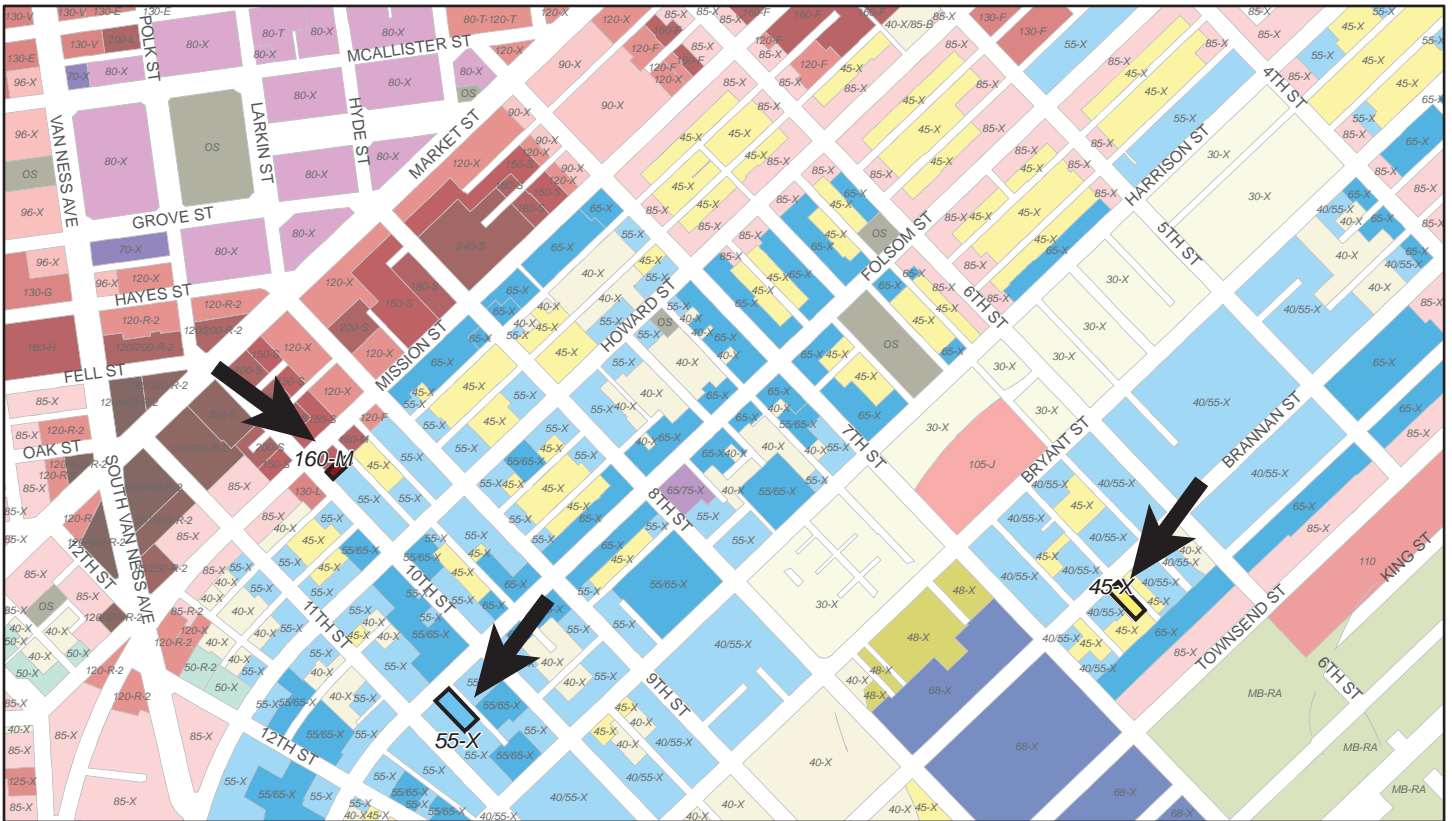
ADJACENT PARCELS AND WESTERN SOMA CLEANUP
Zoning Districts



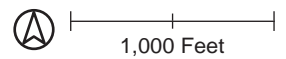
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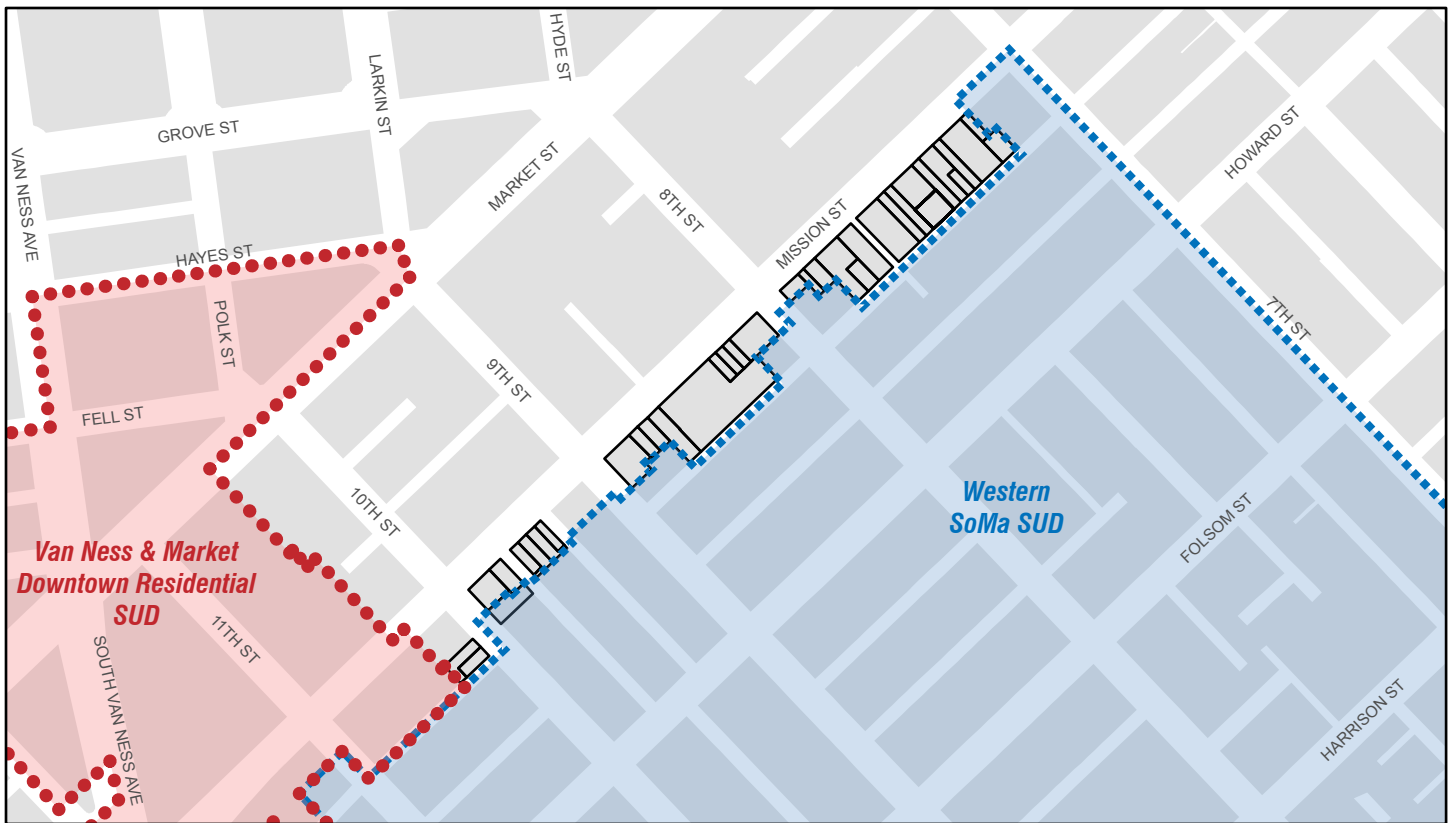
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ADJACENT PARCELS AND WESTERN SOMA CLEANUP Height/Bulk Districts



CURRENT



PROPOSED



ADJACENT PARCELS AND WESTERN SOMA CLEANUP
Special Use Districts

