



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 20713

HEARING DATE: MAY 21, 2020

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

Reception:
415.558.6378

Project Name: **Market and Octavia Area Plan Amendment: Implementation Program**
Case Number: **2015-000940CWP-02**
Initiated by: Planning Commission
Staff Contact: Lily Langlois, Principal Planner
Lily.Langlois@sfgov.org, 415-575-9083
Reviewed by: Joshua Switzky, Land Use and Community Planning Program Manager
Joshua.switzky@sfgov.org, 415-575-6815

Fax:
415.558.6409

Planning
Information:
415.558.6377

RESOLUTION ADOPTING AND RECOMMENDING THAT THE BOARD OF SUPERVISORS APPROVE THE IMPLEMENTATION PROGRAM TO GIVE EFFECT TO AMENDMENTS IN THE MARKET AND OCTAVIA PLAN; AND MAKING FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND THE EIGHT PRIORITIES OF THE PLANNING CODE, SECTION 101.1, AND FINDINGS OF PUBLIC NECESSITY, CONVENIENCE, AND WELFARE UNDER PLANNING CODE SECTION 302 AND FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

WHEREAS, This Resolution adopting and recommending that the Board of Supervisors approve the Implementation Program is a companion to other legislative approvals related to amendments to the Market and Octavia Area Plan, including recommendations that the Board of Supervisors approve General Plan Amendments, Planning Code, Business and Tax Regulations Code, and Zoning Map Amendments.

WHEREAS, The Implementation Program, together with proposed General Plan Amendments, Planning Code and Administrative Code Amendments, and Zoning Map Amendments, provide a comprehensive set of policies and implementation programming to realize the vision for the Hub area.

WHEREAS, The Implementation Program contains two components intended to facilitate the implementation of this plan amendment, including:

(1) the "Market and Octavia Area Plan: Hub Public Benefits Document" containing the proposed public benefits package, including a description of the range of infrastructure and services that will serve new growth anticipated under this plan amendment, a summary of how those benefits will be funded, and a description of how this program will be administered and monitored. The revenue allocations shown in the Public Benefits Program are for projection purposes only and represent allocation to the various public improvements based on the revenues projected at the time of Plan adoption. Actual revenues will vary from these projections based on many factors, including the amount and timing of new development, which cannot be predicted. The Board of Supervisors, with input from the Interagency Plan Implementation Committee and Market and Octavia Citizens Advisory Committee, shall monitor and allocate revenues based on actual revenues over time and the readiness of the various public improvements for expenditure.

(2) the “Market and Octavia Community Improvements Program (Appendix C)” containing specific projects in the Hub area that could be implemented with funding from impact fee revenue as well as other revenue sources. Appendix C was adopted in 2008 as part of the Market and Octavia Area Plan and has been updated to include infrastructure projects in the Hub.

WHEREAS, The proposed Implementation Program is attached hereto as Exhibit VII.

WHEREAS, On May 21, 2020, after a duly noticed public hearing, the Commission reviewed and considered the Final Environmental Impact Report for the Hub Plan, 30 Van Ness Avenue Project, 98 Franklin Street Project, and Hub Housing Sustainability District (HSD) (“FEIR”) and found the FEIR to be adequate, accurate, and objective, thus reflecting the independent analysis and judgment of the Department and the Commission, and that the summary of comments and responses contained no significant revisions to the Draft EIR, and by Motion No. 20707 certified the FEIR for the Hub Plan, 30 Van Ness Avenue Project, 98 Franklin Street Project, and Hub Housing Sustainability District (HSD) as accurate, complete, and in compliance with the California Environmental Quality Act (“CEQA”), the regulations implementing CEQA (“the CEQA Guidelines”), and the local law implementing CEQA, Chapter 31 of the San Francisco Administrative Code.

WHEREAS, On May 21, 2020, by Motion No. 20708, the Commission approved CEQA Findings, including a statement of overriding considerations, and adoption of a Mitigation Monitoring and Reporting Program (“MMRP”), under Case No. 2015-000940ENV, for approval of the amendments to the Market and Octavia Area Plan.

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

MOVED, That the Planning Department staff recommends adoption of this Resolution adopting and recommending that the Board of Supervisors approve the Implementation Program.

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 Market and Octavia Area Plan Amendment would

- Enable construction of new housing including new on-site affordable units and generate additional affordable housing resources for the City.
- Create new parks and improve existing recreational opportunities.
- Provide safe and convenient transportation by funding capital projects that will improve conditions for people walking, bicycling, and taking transit.

- Incorporates policy direction to support sustainability and climate resilience and advance racial and social equity.
2. **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.
 3. **CEQA Findings.** The Planning Commission adopts and incorporates by reference as though fully set forth herein the CEQA Findings set forth in Planning Commission Motion No. 20708. Approval of the Implementation Program does not bind the City to approving or proceeding with any of the projects described in the Hub Public Benefits Program or the Market and Octavia Community Improvements Program, in isolation or in combination. The projects described in the Hub Public Benefits Program or the Market and Octavia Community Improvements Program are representative of the types of projects that could be built, if the City were to approve them, but are conceptual at present, and may change over time. The City retains discretion to decide whether to deny, modify, approve, or proceed with these projects based on a number of considerations, including its review and consideration of any additional required environmental review.
 4. **CEQA Findings.** The Planning Commission adopts and incorporates by reference as though fully set forth herein the CEQA Findings set forth in Planning Commission Motion No. 20708. Approval of the Implementation Program does not bind the City to approving or proceeding with any of the projects described in the Hub Public Benefits Program or the Market and Octavia Community Improvements Program, in isolation or in combination. The projects described in the Hub Public Benefits Program or the Market and Octavia Community Improvements Program are representative of the types of projects that could be built, if the City were to approve them, but are conceptual at present, and may change over time. The City retains discretion to decide whether to deny, modify, approve, or proceed with these projects based on a number of considerations, including its review and consideration of any additional required environmental review.
 5. **Mitigation Monitoring and Reporting Plan.** The Planning Commission adopts and incorporates by reference as though fully set forth herein the Mitigation Monitoring and Reporting Plan, the requirements of which are made conditions of approval.

AND BE IT FURTHER RESOLVED, that the Commission finds the Implementation Program is in general conformity with the General Plan as set forth in Planning Commission Resolution No. 20709

AND BE IT FURTHER RESOLVED, that the Commission finds the Implementation Program is in general conformity with Planning Code Section 101.1 as set forth in Planning Commission Resolution No. 20709.

AND BE IT FURTHER RESOLVED, that the Planning Commission finds that the proposed Implementation Program, hereto attached as Exhibit V.III, is necessary to implement the amendments to the Market and Octavia Area Plan.

NOW THEREFORE BE IT RESOLVED, that the Commission recommends that the Board of Supervisors consider the attached Implementation Program as part of its action on legislation related to the amendments to the Market and Octavia Area Plan.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on May 21, 2020.



Jonas P. Ionin
Commission Secretary

AYES: Koppel, Diamond, Fung, Johnson, Imperial

NOES: Moore

ABSENT: None

ADOPTED: May 21, 2020