



SAN FRANCISCO PLANNING DEPARTMENT

January 3, 2013

Angela Calvillo, Clerk
Board of Supervisors
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

**RE: Transmittal of the Western SoMa Community Plan
Planning Case No. 2008.0877EMTZU**

**Board File Number: _____ (pending)
Planning Commission Recommendation: Approval**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Dear Ms. Calvillo, the Honorable Mayor Ed Lee, and the Honorable Supervisor Jane Kim:

I am pleased to transmit the Planning Commission's recommendation for adoption of the Western SoMa Community Plan (Case 2008.0877EMTZU) to the Board of Supervisors. Please find here a description of the approval actions and supporting documentation for the Board's consideration.

The result of a multi-year public planning process that began in 2005, the Western SoMa Community Plan is a comprehensive vision for shaping growth on the western side of the South of Market area, designed to reduce land use conflicts between industry and entertainment and other competing uses, such as office and housing in areas designated as Service, Arts, and Light Industrial (SALI); protect existing residential uses on the alleys; retain existing jobs in the area; and encourage diverse and affordable housing, mixed-used areas, and a complete neighborhood. The Plan complements the Eastern Neighborhoods Plan's patterns of land use, urban form, public space, circulation, and historic preservation, and makes adjustments to this specific area based on today's understanding of the issues and focused community outreach to the residents and workers in the area, and would result in the potential to generate over \$42 million for public infrastructure. The Plan was created and shaped by the Western SoMa Citizen's Planning Task Force, created by the Board of Supervisors through ordinance in 2004.

On November 8, 2012 the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the initiation of proposed Ordinances.

On December 6, 2012 the Commission conducted a duly noticed public hearing at a regularly scheduled meeting and voted to recommend approval of the proposed Ordinances.

The following items are included in this package and were reviewed by the Historic Preservation Commission and approved by the Planning Commission:

1. Environmental Review CEQA Findings and Mitigation Measures

The Environmental Review findings identify significant unavoidable environmental impacts, compare Project alternatives, describe mitigation measures, and make a Statement of Overriding Considerations recognizing the Project's unique benefits.

2. General Plan Amendments Ordinance

Amendments to the General Plan include the addition of the Western SoMa Area Plan to the General Plan and updates to various General Plan Elements to include text and map references to the Area Plan.

3. Planning Code Amendments Ordinance

Proposed Planning Code amendments would revise controls including but not limited to those for land use, density, height, open space, parking, and impact fees; and make related amendments to the Planning Code necessary to implement the Western SoMa Community Plan, including adding Sections 175.5, 261.2, 263.28, 263.29, 703.9, 743 et seq., 744 et seq., 844 et seq., 845 et seq., 846 et seq., 847 et seq., and 890.81, and amending Planning Code Sections 121.1, 121.2, 121.7, 124, 134, 135, 141, 145.1, 151.1, 155, 182, 201, 204.4, 207.4, 207.5, 207.6, 208, 270.2, 316, 329, 401, 423 et seq., 429.2, 607.1, 702.1, 703.2, 802.1, 802.4, 802.5, 803.3, 803.6, 803.7, 803.9, 813, 822, 823, and 890.88.

4. Zoning Map Amendments Ordinance

Proposed amendments to the Zoning Maps include amendments to Sectional Maps ZN01, ZN07, ZN08 (Zoning Districts), HT01, HT07, and HT08 (Height and Bulk Districts). Proposed map amendments will reclassify properties as necessary to implement the General Plan as proposed to be amended pursuant to adoption of the Western SoMa Community Plan. These amendments would generally reclassify areas zoned SLR north of Harrison Street to WMUG, RCD, Folsom Street NCT, WMUO, RED, or RED-MX, and areas zoned SLI and SSO south of Harrison Street to SALI, WMUO, RED, and RED-MX.

These amendments would also reclassify the height and bulk districts of certain parcels consistent with the proposed Western SoMa Community Plan. Heights north of Harrison Street range from 40 feet in the RED districts to 55-65 feet on most parcels larger than one-half acre. Heights south of Harrison Street range from 30 feet on blocks adjacent to the I-80 freeway, to 40-55 feet in the SALI district, and up to 85 feet in the WMUO district along Townsend Street.

The Planning Commission voted to amend the proposed zoning for the properties along 11th Street between Harrison Street and Folsom Street, and the two properties immediately north of the intersection of Folsom Street and 11th Street from WMUG to WMUO. This amendment was detailed in Planning Commission Resolution No. 18760, which included a list of Block and Lot numbers intended to represent these properties along 11th Street. Additionally, the associated

Zoning Map Amendment Ordinance was updated to reflect this amendment, and subsequently approved as to form by the City Attorney.

However, the list of Block and Lot numbers detailed in Resolution No. 18760 did not accurately reflect all of the intended properties. An updated list of properties is provided as an attachment to this letter, and the Planning Department will request the Board of Supervisors to amend the final Zoning Map Amendment Ordinance to reflect the updated list.

5. Administrative Code Amendments Ordinance

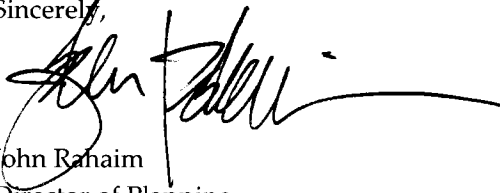
These include amendments to Chapter 10E to incorporate the Western SoMa Community Plan into the Eastern Neighborhoods program area and its associated monitoring and interagency implementation framework.

6. Implementation Plan

The document provides an inventory of public improvements and a recommended funding program to implement these improvements. This document would guide the Board of Supervisors and Interagency Plan Implementation Committee in expending Plan-related revenues.

On November 7, 2012 the Historic Preservation Commission considered elements of the Plan related to historic preservation, and recommended their approval by the Board with comments. The Planning Commission incorporated all of the Historic Preservation Commission comments and approved all of these items on December 6, 2012 and recommends Board approval of the ordinances necessary to implement the Western SoMa Community Plan. If you have further questions, please contact Corey Teague, the Plan Manager, at (415) 575-9081. We look forward to the Board's consideration of these items and to the implementation of this Plan.

Sincerely,



John Rahaim
Director of Planning

CC: Mayor's Office, Jason Elliot
Deputy City Attorney, Andrea Ruiz-Esquide
Alisa Miller, Clerk of the Land Use Committee

Attachments (two copies of the following):

Planning Commission Resolution Nos. 18757, 18758, 18759, 18760, 18761, and 18762
Planning Commission Executive Summary for Case No. 2008.0877EMTZU
Environmental Review CEQA Findings and Mitigation Measures
Draft Ordinance General Plan Amendment and Legislative Digest
(original sent via interoffice mail)

Draft Ordinance Planning Code Text Amendment and Legislative Digest
(original sent via interoffice mail)
Draft Ordinance Zoning Map Amendment and Legislative Digest
(original sent via interoffice mail)
Zoning Map Amendment – 11th Street Update
Draft Ordinance Administrative Code Amendment and Legislative Digest
(original sent via interoffice mail)
Implementation Plan
Historic Preservation Commission Resolution No. 695

Note: In compliance with San Francisco's Administrative Code Section 8.12.5 "Electronic Distribution of Multi-Page Documents", the Planning Department has submitted multi-page documents related to the Western SoMa Plan [BF pending] in digital format. A hard copy of these documents is available from the Clerk of the Board. Additional hard copies may be requested by contacting Corey Teague of the Planning Department at 415-575-9081.



SAN FRANCISCO PLANNING DEPARTMENT

Western SoMa Community Plan Transmittal Packet to Board of Supervisors

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Table of Contents

Date: January 3, 2013
Case No.: **2008.0877**EMTZU
Staff Contact: *Western SoMa Community Plan Adoption*
Corey Teague - (415) 575-9081
corey.teague@sfgov.org

I. Executive Summary Materials

I-1 Executive Summary Memo

II. CEQA Findings – E Case

II-1 CEQA Findings Case Report

II-2 CEQA Findings Planning Commission Resolution No. 18757

II-3 CEQA Findings and Mitigation Monitoring and Reporting Program

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VII-3 Western SoMa Community Plan Program Implementation Document

VIII. Historic Preservation Commission Actions

VIII-1 HPC Resolution No. 695 (Review and Comment on Western SoMa Community Plan Adoption and Related Ordinances)



SAN FRANCISCO PLANNING DEPARTMENT

Exhibit I-1: Western SoMa Community Plan Adoption Packet Executive Summary HEARING DATE: DECEMBER 6, 2012

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: November 29, 2012
Case No.: **2008.0877MTZU**
Western SoMa Community Plan Adoption
Staff Contact: Corey Teague - (415) 575-9081
corey.teague@sfgov.org
Recommendation: **Approval**

SUMMARY

The San Francisco Planning Department is seeking to adopt and implement the Western SoMa Community Plan ("the Plan"). The result of a multi-year public planning process that began in earnest in 2005, the Plan is a comprehensive vision for shaping growth on the western side of the South of Market area. The Plan's chief objectives are to reduce land use conflicts between industry and entertainment and other competing uses, such as office and housing in areas designated as Service, Arts, and Light Industrial (SALI); protect existing residential uses on the alleys; retain existing jobs in the area; and encourage diverse and affordable housing, mixed-used areas, and a complete neighborhood.

Adoption of the Plan will consist of numerous actions. These include:

1. Adoption of CEQA Findings, including a Statement of Overriding Considerations
2. General Plan Amendments
3. Planning Code Amendments
4. Zoning Map Amendments
5. Administrative Code Amendments
6. Approval of a Program Implementation Document

Together with actions related to certification of the Final Environmental Impact Report and adoption of CEQA Findings, these actions will constitute the Commission's approval of the Western SoMa Community Plan and its implementing mechanisms.

On November 8, 2012 the Planning Commission passed resolutions to Initiate the Amendments to the General Plan, Planning Code, and Zoning Maps and instructed Planning staff to provide public notice for a public hearing on the proposed amendments on or after December 6, 2012. Proper notification was provided according to the requirements of the Planning Code, including a newspaper advertisement 20

days prior to the hearing and mailed notice to all property owners within the Plan Area and within 300 feet of the Plan Area 20 days prior to the hearing.

PRELIMINARY STAFF RECOMMENDATION

Staff recommends adoption of the draft Resolutions for all items related to adoption of the Western SoMa Community Plan.

PLAN BACKGROUND

The Western SoMa community planning process began in 2001, originally as a part of Eastern Neighborhoods, with the goal of developing new zoning controls for the industrial portion of this neighborhood. The Western SoMa plan area, which focuses on the area roughly bounded by 7th Street, Mission Street, Division Street, and Bryant Street on the western portion of the plan area, and 7th Street, Harrison Street, 4th Street, and Townsend Street on the eastern portion of the plan area, was eventually removed from the Eastern Neighborhoods planning process.

On November 23, 2004 the Board of Supervisors passed Resolution No. 731-04 creating the Western SoMa Citizens Planning Task Force ("Task Force"). The Task Force was charged with conducting a comprehensive analysis of the Western SoMa plan area and developing recommendations, and specifically to:

- (1) Use existing zoning as the starting point for an analysis of land use decisions that will shape the future of the entire community;
- (2) Map and evaluate existing Residential Enclave Districts (REDs) and consider modifications to existing RED zoning map boundaries;
- (3) Recommend basic RED preservation policies including height, density and design guidelines;
- (4) Map and evaluate land uses proximate to existing and proposed REDs and develop basic height, density and design guidelines in order to provide a buffer between REDs and areas where more intense development might be allowed;
- (5) Map overall western SoMa existing land use conditions;
- (6) Recommend policies for the preservation of service and light industrial jobs, residential uses, and arts and entertainment opportunities;
- (7) Consider policies to guide increased heights and density along the major arterial streets where appropriate;
- (8) Recommend policies that promote more community-serving retail and commercial uses and that encourage improvements to transportation, open space, street safety, bicycle circulation, and mass transit; and

(9) Develop recommendations to ensure that the creation of a future Folsom Boulevard be developed in such a manner as to complement all of the above referenced goals.

The Task Force, with assistance from the Planning Department, held numerous public workshops and worked with consultants throughout 2008, resulting in the publication of a Draft Western SoMa Community Plan in September 2008. An updated version of the plan was published in October 2011.

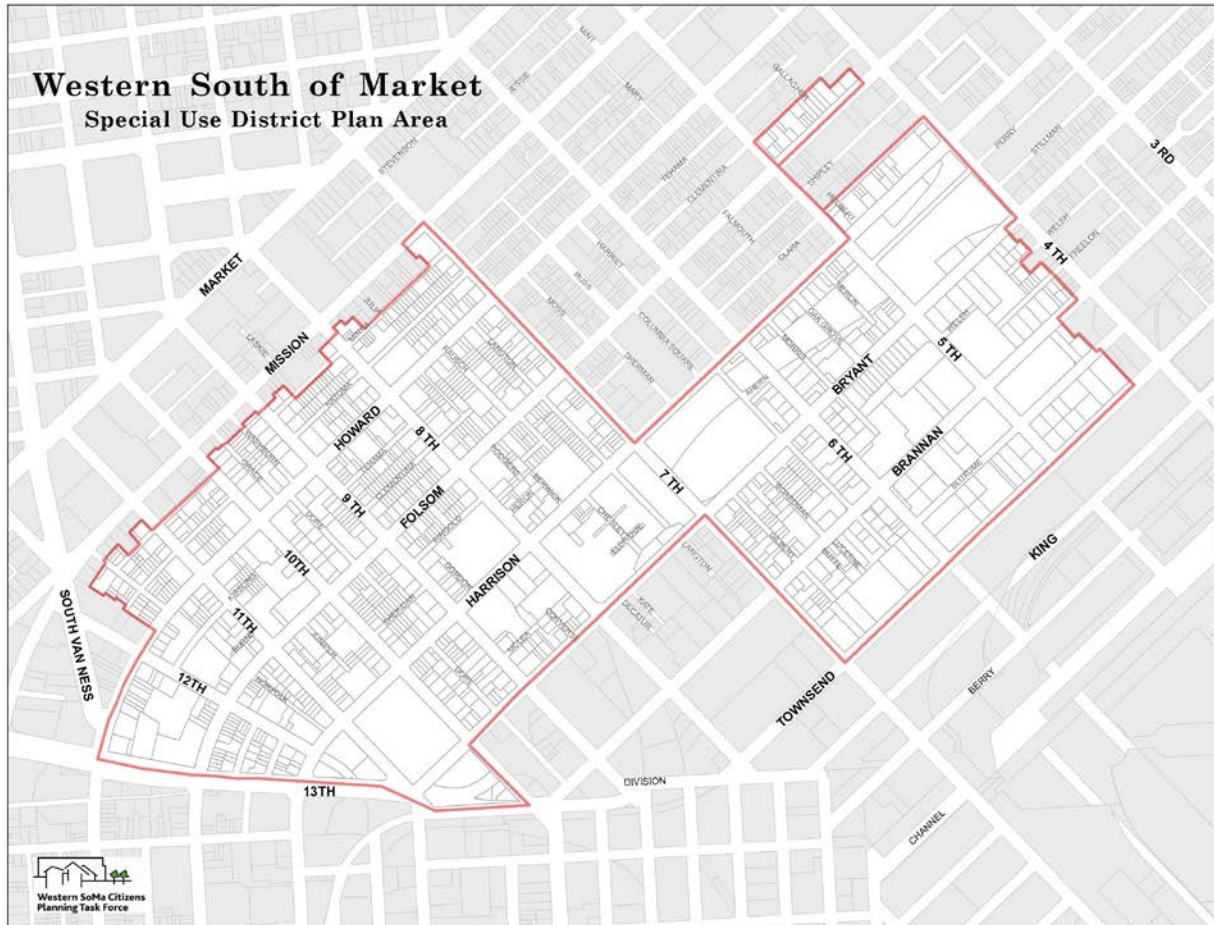
The Western SoMa Area Plan (“the Plan”) supports and builds on the Eastern Neighborhoods Plan’s vision for the traditionally industrial and mixed use areas in the eastern part of the City. The Plan complements the Eastern Neighborhoods Plan’s patterns of land use, urban form, public space, circulation, and historic preservation, and makes adjustments to this specific area based on today’s understanding of the issues and focused community outreach to the residents and workers in the area.

The Plan lays the policy foundation for additional changes that are detailed in the Planning Code and Zoning Map amendments and other proposed implementation measures. The following Key Principles inform all the objectives and policies contained in the Plan:

- Encourage new housing at appropriate locations and make it as affordable as possible to a range of City residents;
- Reserve sufficient space for production, distribution and repair activities, in order to support the City’s economy and provide good jobs for residents
- Generally maintain the existing scale and density of the neighborhood, allowing appropriate increases in strategic locations;
- Plan for transportation, open space, community facilities and other critical elements of complete neighborhoods;
- Protect and support the social heritage resources of the Filipino and LBGT communities within the plan area;
- Plan for new development that will serve the needs of existing residents and businesses; and
- Maintain and promote a diversity of land uses, and reserve new areas for arts activities and nighttime entertainment.

PLAN AREA

The Western SoMa Community Plan Area consists of approximately 298 acres (including public rights-of-way) stretching from 4th Street to Division Street. The boundaries of the Plan area are roughly 7th Street, Mission Street, Division Street, and Bryant Street in the western portion of the plan area, and 7th Street, Harrison Street, 4th Street, and Townsend Street in the eastern portion of the plan area.



Western SoMa Community Plan Area

ENVIRONMENTAL REVIEW

The Department published the Draft Environmental Impact Report on June 20, 2012. The Planning Commission will consider certification of the Final Environmental Impact Report on the Transit Center District Plan and adoption of CEQA Findings prior to consideration of this item at the hearing on December 6, 2012.



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. 695

HEARING DATE: November 7, 2012

Date: November 7, 2012
Case No.: 2008.0877MTZU
Project Name: **Western SoMa Community Plan
Review and Comment on Plan Adoption and related Ordinances**
Staff Contact: Corey Teague – (415) 575-9081
corey.teague@sfgov.org
Reviewed By: Tim Frye, Preservation Coordinator – (415) 575-6822
tim.frye@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT PROPOSED ORDINANCES ASSOCIATED WITH THE WESTERN SOMA COMMUNITY PLAN TO AMEND THE SAN FRANCISCO GENERAL PLAN, PLANNING CODE, AND ZONING MAPS, INCLUDING AMENDMENTS TO PLANNING CODE, AND MAKING FINDINGS, INCLUDING ENVIRONMENTAL FINDINGS, OF CONSISTENCY WITH THE GENERAL PLAN AND THE PRIORITY POLICIES OF PLANNING CODE SECTION 101.1.

PREAMBLE

1. WHEREAS, on November 7, 2012, the San Francisco Historic Preservation Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider aspects in the proposed Western SoMa Community Plan and related Ordinances that directly impact historic resources; and
2. WHEREAS, Article 10 of the San Francisco Planning Code establishes, the purpose, powers and duties of the Historic Preservation Commission. Per Planning Code Section 1002(a)(9), the Historic Preservation Commission shall review and provide written reports to the Planning Commission and Board of Supervisors on ordinances and resolutions concerning historic preservation issues and historic resources, redevelopment plans, waterfront land use and project plans, and such other matters as may be prescribed by ordinance; and
3. WHEREAS, the San Francisco Planning Department is seeking to implement the Western SoMa Community Plan ("the Plan"), which seeks to reduce land use conflicts between industry and entertainment and other competing uses, such as office and housing in areas designated as Service, Arts, and Light Industrial (SALI); protect existing residential uses on the alleys; retain existing jobs in the area; and encourage diverse and affordable housing, mixed-used areas, and a complete neighborhood. The Plan contains goals and policies that would affect historic resources.

The Western SoMa neighborhood is a place containing a balance of production, distribution, and repair (PDR) uses mixed with other uses. The objectives of maintaining a balance of PDR uses with housing, offices, retail and other uses and seeking to avoid future land use conflicts are at the heart of the Western SoMa Community Plan.

The Western SoMa community planning process began in 2001, originally as a part of Eastern Neighborhoods Plan, with the goal of developing new zoning controls for the industrial portion of this neighborhood. On November 23, 2004, the Board of Supervisors passed Resolution No. 731-04 creating the Western SoMa Citizens Planning Task Force, which was charged with conducting a comprehensive analysis of the plan area and developing recommendations.

A series of workshops and surveys were conducted where stakeholders articulated goals for the neighborhood and considered how new zoning and policies might promote these goals. The Western SoMa Citizens Planning Task Force further developed these ideas and developed Strategic Analysis Memos (SAMs) on housing, preservation, transportation, open space, and economics. The Task Force also worked with the San Francisco Department of Public Health's *Healthy Development Measurement Tool* to ensure the Plan met strategic public health goals. This community outreach, research, and City agency collaboration led to the creation and publication of a *Draft Community Plan for Citizens Review* in 2008. The additional comments collected from the community in response to that document allowed the task force to finalize the Draft Western SoMa Community Plan later that year. Based on Planning Department and City Attorney review, the Draft Western SoMa Community Plan was further updated in 2011.

The Western SoMa Community Plan supports and builds on the Eastern Neighborhoods Plan's vision for the traditionally industrial and mixed use areas in the eastern part of the City. The Plan complements the Eastern Neighborhoods Plan's patterns of land use, urban form, public space, circulation, and historic preservation, and makes adjustments to this specific area based on today's understanding of the issues and focused community outreach to the residents and workers in the area.

The Plan lays the policy foundation for additional changes that are detailed in the Planning Code, Zoning Map and other implementation measures. The following Key Principles inform all the objectives and policies contained in the Plan:

- Encourage new housing at appropriate locations and make it as affordable as possible to a range of City residents;
- Reserve sufficient space for production, distribution and repair activities, in order to support the City's economy and provide good jobs for residents
- Generally maintain the existing scale and density of the neighborhood, allowing appropriate increases in strategic locations;

- Plan for transportation, open space, community facilities and other critical elements of complete neighborhoods;
- Protect and support the social heritage resources of the Filipino and LBGT communities within the plan area;
- Plan for new development that will serve the needs of existing residents and businesses; and
- Maintain and promote a diversity of land uses, and reserve new areas for arts activities and nighttime entertainment.

The core policies and supporting discussion in the Plan have been incorporated into an Area Plan proposed to be added to the General Plan. The General Plan, Planning Code, and Zoning Map Amendments, along with the Implementation Document, provide a comprehensive set of policies and implementation programming to realize the vision of the Plan. The Implementation Document outlines public improvements, funding mechanisms, and interagency coordination the City must pursue to implement the Plan.

Policies envisioned for the Community Plan are consistent with the existing General Plan. However, a number of amendments to the General Plan are required to further achieve and clarify the vision and goals of the Western SoMa Community Plan, to reflect its concepts throughout the General Plan, and generally to update the General Plan to changed physical, social and economic conditions in this area.

4. WHEREAS, the Historic Preservation Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented at the hearing by Department staff and other interested parties; and
5. 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

THEREFORE BE IT RESOLVED that the Historic Preservation Commission has reviewed the proposed Western SoMa Community Plan, including Chapter 6 on Preservation, and recommends APPROVAL of the proposed Western SoMa Community Plan and the associated ordinances with the following comments:

- Within the Western SoMa Community Plan, all reference to the "Landmarks Preservation Advisory Board" should be edited to refer to the "Historic Preservation Commission."
- The Western SoMa Community Plan should contain timeline and implementation plan for specific actions.

- In implementing the objectives and policies of the Western SoMa Community Plan, the Commission recommends exploring new strategies, including use of public art, for integrating social history into traditional historic preservation.
- The Western SoMa Community Plan should provide zoning and land use incentives for properties that are not eligible for local landmark status, but which retain strong historic character and integrity.
- Within the Chapter 6 (Preservation) of the Western SoMa Community Plan, the Commission recommends the following edits:
 - Policy 6.1.3 should be edited to read: *“Conduct historic and socio-cultural heritage resource surveys within the Western SoMa.”*
 - Policy 6.1.4 should be edited to read: *“Establish boundaries and designations in all proposed and new preservation districts.”*
 - Policy 6.2.3 should be edited to read: *“Protect properties associated with events contributing to local history, including events that occur in public streets and alley.”*
 - Policy 6.2.4, 6.2.5, 6.2.6, and 6.2.7 should be condensed into one policy statement, which reads: *“Protect properties that are significant for their architecture and design, including those eligible under National Register Criteria C (Design/Construction) and California Register Criterion 3 (Architecture)”*
 - Policy 6.3.3 should be edited to read: *“Prevent or avoid historic resource demolitions.”*
 - Policy 6.3.6 should be edited to read: *“Preserve and protect all identified Native American and other archaeological resources.”*

BE IT FURTHER RESOLVED that the Historic Preservation Commission hereby directs its Recording Secretary to transmit this Resolution, and other pertinent materials in the Case File No. 2008.0877MTZU to the Planning Commission and Board of Supervisors.

I hereby certify that the foregoing Resolution was ADOPTED by the Historic Preservation Commission at its regularly scheduled meeting on November 7, 2012.

Jonas P. Ionin
Acting Commission Secretary

PRESENT: Chase, Damkroger, Hasz, Johns, Martinez and Wolfram

ABSENT: Matsuda

ADOPTED: November 7, 2012



SAN FRANCISCO PLANNING DEPARTMENT

Exhibit V-1: Initiation of Zoning Map Amendments Case Report

HEARING DATE DECEMBER 6, 2012

Date: November 29, 2012
Case No.: **2008.0877MTZU**
*Western SoMa Area Plan –
Zoning Map Amendments*
Staff Contact: Corey Teague - (415) 575-9081
corey.teague@sfgov.org
Reviewed By: Joshua Switzky – (415) 575-6815
joshua.switzky@sfgov.org
Recommendation: **Approval**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

DESCRIPTION

The San Francisco Planning Department is proposing to amend the Zoning Maps of the City and County of San Francisco in order to implement land use policy changes contained in the Western SoMa Community Plan. Proposed amendments to the Zoning Map were initiated by the Planning Commission on November 8, 2012 in Resolution 18738.

For background on the Western SoMa Community Plan and project area, see the accompanying Executive Summary staff report.

PRELIMINARY STAFF RECOMMENDATION

Staff recommends approval of the draft Resolution approving proposed amendments to the Zoning Maps.

ZONING MAP AMENDMENTS

Proposed amendments to the Zoning Maps include amendments to Sectional Maps ZN01, ZN07, ZN08 (Zoning Districts), HT01, HT07, and HT08 (Height and Bulk Districts). Proposed map amendments will reclassify properties as necessary to implement the General Plan as proposed to be amended pursuant to adoption of the Western SoMa Community Plan.

The following is a general description of the proposed Zoning Map amendments necessary, in part, to implement the Western SoMa Community Plan. The proposed Zoning Map amendments, including the full list of parcels to be affected, are contained in the attached draft Ordinance.

The Proposed Zoning Map Amendments would include:

Maps ZN01, ZN07, and ZN08

These amendments would generally reclassify areas zoned SLR north of Harrison Street to WMUG, RCD, Folsom Street NCT, RED, or RED-MX, and areas zoned SLI and SSO south of Harrison Street to SALI, WMUO, RED, and RED-MX.

Maps HT01, HT07, and HT08

These amendments would reclassify the height and bulk districts of certain parcels consistent with the proposed Western SoMa Community Plan. Heights north of Harrison Street range from 40 feet in the RED districts to 55-65 feet on parcels larger than one half acre. Heights south of Harrison Street range from 30 feet on blocks beneath the I-80 freeway, to 40-55 feet in the SALI district, and up to 85 feet in the WMUO district along Townsend Street.

Attached to this memo are illustrative maps as proposed to be amended.

ENVIRONMENTAL REVIEW

The Department published the Draft Environmental Impact Report on June 20, 2012. The Planning Commission will consider certification of the Final Environmental Impact Report on the Western SoMa Community Plan and adoption of CEQA Findings prior to consideration of this item at the hearing on December 6, 2012.

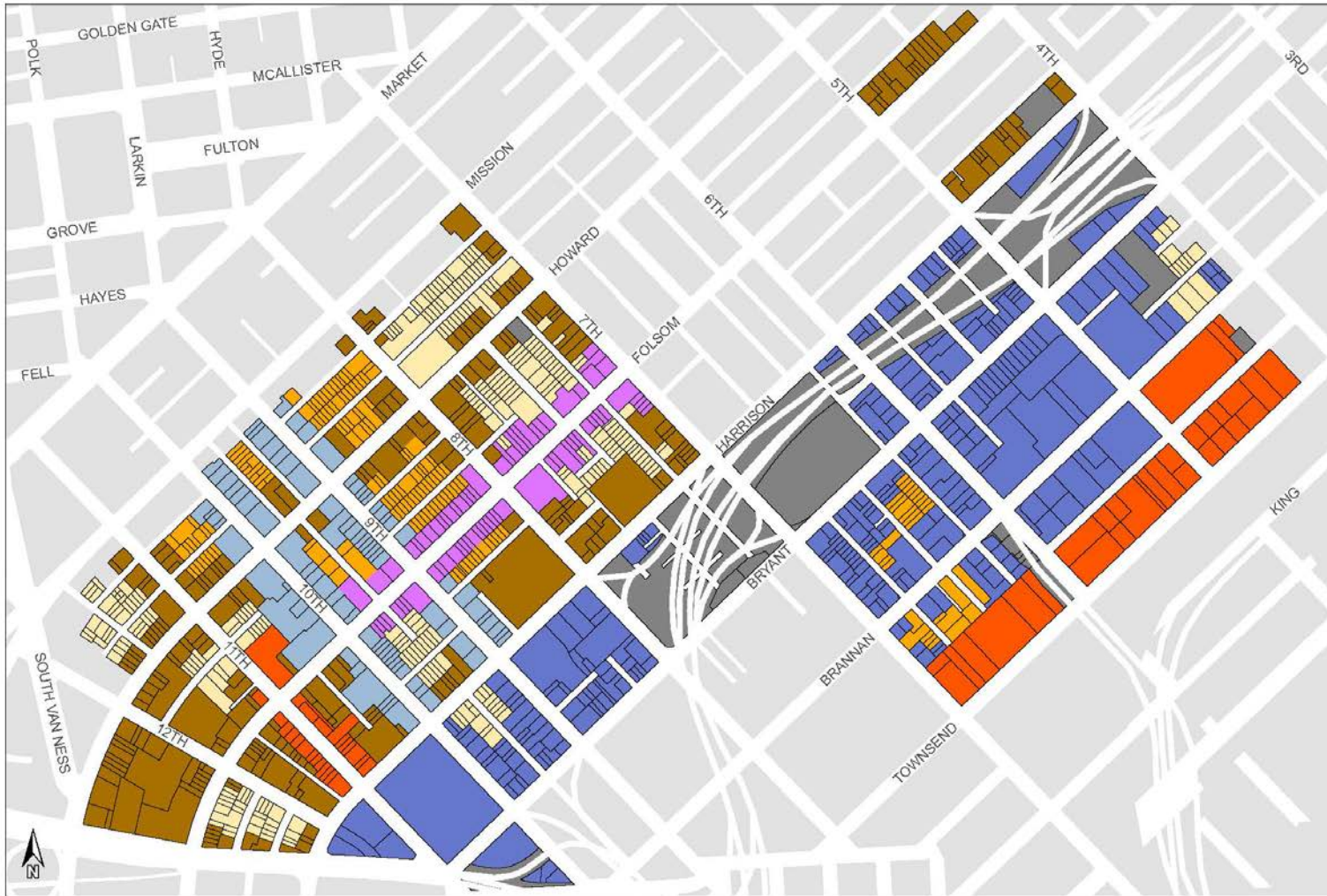
RELATED ACTIONS

As part of its actions approving the Western SoMa Community Plan, the Planning Commission will consider Amendments to the General Plan, Planning Code, and Administrative Code and approval of the Plan Program Implementation Document. These proposed actions are discussed in separate Staff Reports.

ATTACHMENTS

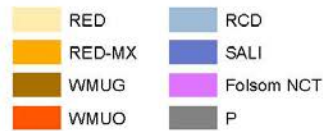
Exhibit V-2 Zoning Map Amendment Draft Resolution
Exhibit V-3 Zoning Map Amendment Draft Ordinance

DRAFT ZONING MAPS ZN01, ZN07, AND ZN08 AS PROPOSED TO BE AMENDED



Western SoMa
Proposed Zoning Districts

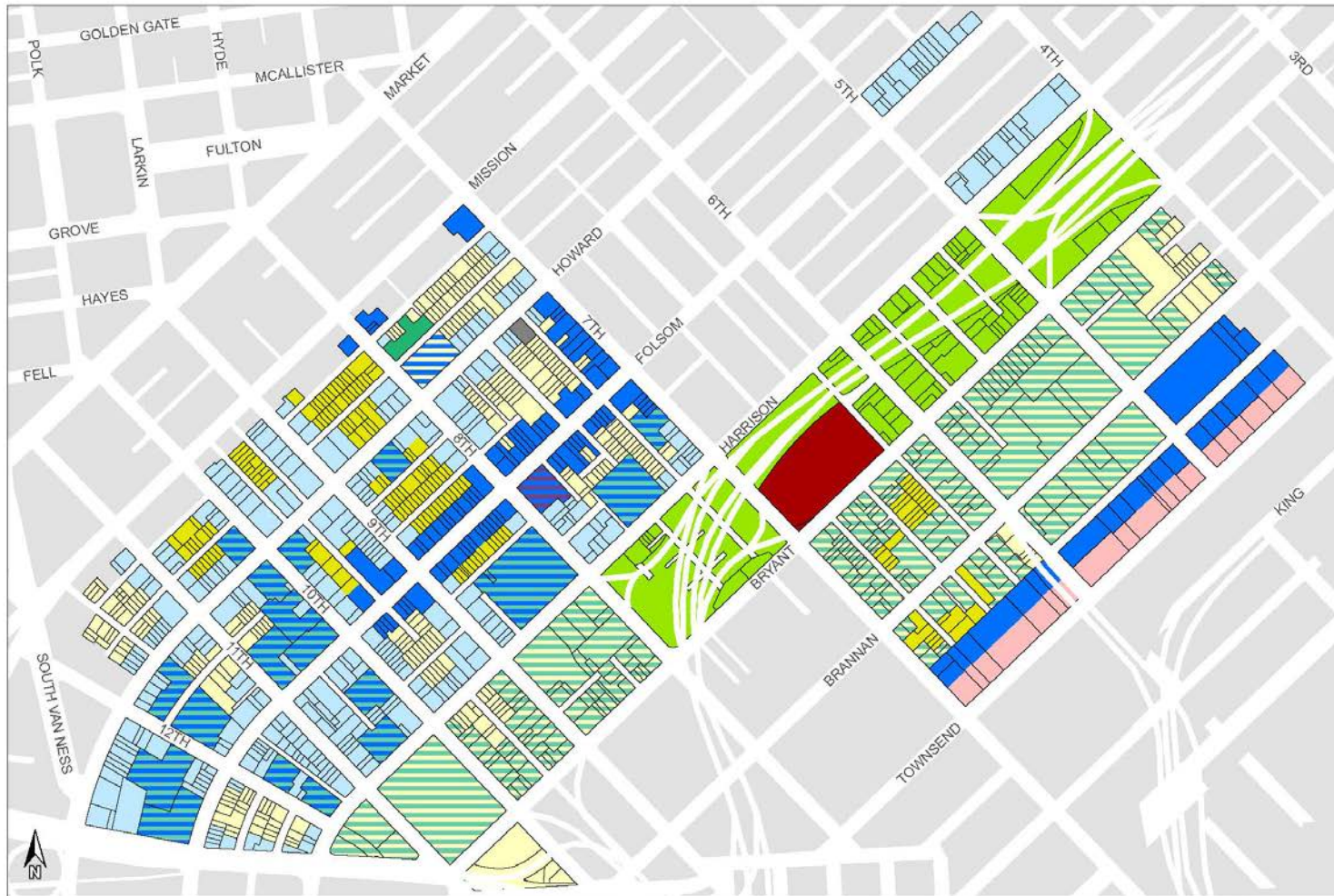
November 2012

















1,000 Feet

SAN FRANCISCO
PLANNING DEPARTMENT

DRAFT HEIGHT MAPS HT01, HT07, AND HT08 AS PROPOSED TO BE AMENDED



Western SoMa
Proposed Height/Bulk Districts

 30-X	 45-X	 65/75-B
 40-X	 45/65-B	 85-X
 50-X	 55-X	 105-J
 40/65-X	 65/85-B	 OS
 40/65-B	 65-B	

1,000 Feet

November 2012

SAN FRANCISCO
PLANNING DEPARTMENT



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 18760

HEARING DATE DECEMBER 6, 2012

Date: November 29, 2012
Case No.: **2008.0877EMT~~Z~~U**
*Western SoMa Area Plan –
Zoning Map Amendments*
Staff Contact: Corey Teague - (415) 575-9081
corey.teague@sfgov.org
Reviewed By: Joshua Switzky – (415) 575-6815
joshua.switzky@sfgov.org
Recommendation: **Approval**

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ADOPTING A RESOLUTION TO AMEND THE SAN FRANCISCO ZONING MAPS TO IMPLEMENT THE WESTERN SOMA AREA PLAN

WHEREAS, Section 4.105 of the Charter of the City and County of San Francisco mandates that the Planning Commission shall periodically recommend proposed amendments to the Zoning Maps to the Board of Supervisors; and the San Francisco Planning Department is proposing to amend the Planning Code to implement the Western SoMa Community Plan (“the Western SoMa Area Plan” or “the Plan”) and to bring Planning Code regulations governing this area into consistency with the Plan.

The Planning Commission, at a duly noticed public hearing on November 8, 2012 and in accordance with Planning Code Section 302(b), initiated the Zoning Map amendments that are the subject of this Resolution.

The Planning Commission incorporates by reference the General Plan and Section 101 consistency findings and overview concerning the Western SoMa Area Plan as set forth in Planning Commission Resolution No. 18758, governing General Plan amendments.

Prior to considering the amendments to the General Plan, Planning Code, Zoning Maps and other actions related to implementing the Western SoMa Area Plan, the Planning Commission adopted Resolution No. 18757 certifying the Final Environmental Impact Report for the Western SoMa Area Plan, in accordance with the California Environmental Quality Act (CEQA). The Planning Commission also adopted Resolution No. 18757 adopting CEQA Findings related to the Western SoMa Plan.

WHEREAS, the Planning Commission, at a duly noticed public hearing on December 6, 2012, amended the recommended zoning for the following properties from the Western SoMa Mixed Use General district (WMUG) to Western SoMa Mixed Use Office district (WMUO):

Block	Lot
3516	011
3517	015
3520	020
3520	021
3520	023
3520	024
3520	025
3520	026
3520	027
3520	028A
3520	029
3520	031
3520	052
3520	053
3520	054
3520	055
3520	056
3520	057
3520	058
3520	059
3521	002
3521	003
3521	004
3521	005
3521	007
3521	008
3521	009
3521	010
3521	011
3521	013
3521	058
3521	077
3521	078
3521	079
3521	080
3521	081
3521	082

WHEREAS, the Planning Commission, at a duly noticed public hearing on December 6, 2012, amended the recommended heights for the following properties as follows:

<u>Block/Lot</u>	<u>Height and Bulk District To Be Superseded</u>	<u>Height and Bulk District To Be Approved</u>	<u>Zoning Map Sheet</u>
3518045	50-X	45/65-B	7
3727001	65-X	55/65-B	1
3727199	40-X/50-X	40/50-X	1

NOW, THEREFORE, BE IT RESOLVED, the Commission adopts and incorporates by reference the CEQA Findings in Commission Resolution No. 18757;

AND BE IT FURTHER RESOLVED, that pursuant to Planning Code Section 302(c), the Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Zoning Maps;

AND BE IT FURTHER RESOLVED, that the Commission finds the Zoning Map amendments, on balance, consistent with the General Plan as proposed for amendment and with the eight priority policies of Planning Code Section 101.1 for the reasons set forth in Planning Commission Resolution No. 18758, which is incorporated herein by reference;

AND BE IT FURTHER RESOLVED, that pursuant to Planning Code Section 302(c), the Planning Commission approves amendments to the Zoning Map of the City and County of San Francisco, including amendments to Sectional Maps ZN1, ZN7, ZN8, HT1, HT7, and HT8 and recommends their adoption by the Board of Supervisors.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on December 6, 2012.

Jonas P. Ionin
Acting Commission Secretary

AYES: Antonini, Borden, Fong, Hillis, Moore, Sugaya, and Wu

NOES:

ABSENT:

ADOPTED: December 6, 2012



SAN FRANCISCO PLANNING DEPARTMENT

Zoning Map Amendment 11TH STREET Update

Due to a technical error included in Planning Commission Resolution No. 18760, the following updates to the Zoning Map Amendment Draft Ordinance are needed to accurately reflect the Planning Commission’s intention for the portion of 11th Street between Harrison Street and Folsom Street.

NOTE: Additions are single-underline italics Times New Roman;
Deletions are strike-through italics Times New Roman.

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Block/Lot	Use District To Be Superseded	Use District Hereby Approved	Zoning Map Sheet
3520021	SLR	WMUO	7
3520023	SLR	WMUO	7
3520031	SLR	WMUO <u>WMUG</u>	7
3520060	SLR	WMUG <u>WMUO</u>	7
3520061	SLR	WMUG <u>WMUO</u>	7
3520062	SLR	WMUG <u>WMUO</u>	7
3520063	SLR	WMUG <u>WMUO</u>	7
3520064	SLR	WMUG <u>WMUO</u>	7
3520065	SLR	WMUG <u>WMUO</u>	7
3520066	SLR	WMUG <u>WMUO</u>	7
3520067	SLR	WMUG <u>WMUO</u>	7
3520068	SLR	WMUG <u>WMUO</u>	7
3520069	SLR	WMUG <u>WMUO</u>	7
3520070	SLR	WMUG <u>WMUO</u>	7
3520071	SLR	WMUG <u>WMUO</u>	7
3520072	SLR	WMUG <u>WMUO</u>	7
3520073	SLR	WMUG <u>WMUO</u>	7
3520074	SLR	WMUG <u>WMUO</u>	7
3520075	SLR	WMUG <u>WMUO</u>	7
3520076	SLR	WMUG <u>WMUO</u>	7
3520131	SLR	WMUG <u>WMUO</u>	7