

REVISED LEGISLATIVE DIGEST
(Amended in Committee, 10/29/2018)

[Administrative Code, Planning Code - Central SoMa Plan]

Ordinance amending the Administrative Code and Planning Code to give effect to the Central South of Market (SoMa) Area Plan, encompassing an area generally bounded on its western portion by 6th Street, on its eastern portion by 2nd Street, on its northern portion by the border of the Downtown Plan Area (an irregular border that generally jogs along Folsom, Howard and Stevenson Streets), and on its southern portion by Townsend Street; making approval findings under the California Environmental Quality Act, including adopting a statement of overriding considerations; and making 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 302.

Existing Law

Currently, Administrative Code Chapter 35 addresses compatibility and protection for residential and industrial uses. Section 35.6 provides for an affidavit of disclosure to purchasers or lessors of property adjacent to industrial uses.

Currently, a number of zoning districts in the Central SoMa area exist, with different land use controls, including but not limited to the RSD, SLI, SLR and SSO zoning districts.

Amendments to Current Law

Administrative Code Chapter 35 would be amended to address compatibility and protection for residential, hotel and Production, Distribution and Repair (PDR) uses, and would add requirements regarding the affidavit of disclosure in Section 35.6. It would also be amended to state that Chapter 35 does not create a private right of action against the City.

The ordinance would also amend the Planning Code to create the Central SoMa Mixed Use Office (CMUO) zoning district and a Central SoMa Special Use District (SUD), and would enact various land use controls in the Central SoMa area, including but not limited to controls relating to street frontages, ground floor controls, off-street parking and loading requirements, the applicability of the Transportation Demand Management Program and Transportation Sustainability Fee, height limits, bulk limits, large project authorizations, and open space, including but not limited to Privately Owned Public Open Space (POPOS).

The ordinance would also impose a Central SoMa Community Facilities Services Fee and a Central SoMa Infrastructure Impact Fee and create fee tiers for new development in Central SoMa. The ordinance would also require certain development projects in the SUD that choose

to exceed certain Prevailing Height and Density Limits to participate in the Central SoMa Community Facilities District Program.

The ordinance would eliminate the RSD, SLI, SLR and SSO zoning districts and would amend various other zoning districts in the south of Market area.

The ordinance would also set forth requirements for affordable housing developments in Central SoMa and would require that certain development impact fees collected in the Central SoMa SUD be reserved for affordable housing within the boundaries of Market Street, the Embarcadero, King Street, Division Street and South Van Ness Avenue.

Background Information

This Legislative Digest reflects amendments made by the Land Use Committee of the Board of Supervisors on July 16, 2018. These include minor, clarifying amendments, modifications to the ordinance's various land use controls in the Central SoMa area, and the addition of the Central SoMa Community Facilities District Program.

This Legislative Digest also reflects amendments made by the Land Use Committee of the Board of Supervisors on October 22, 2018. These include minor, clarifying amendments, modifications to the ordinance's various land use controls in the Central SoMa area, and modifications to the Central SoMa Community Facilities District Program.

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