File No. 131162 Committee Item No. 5
Board Item No. 29

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Economic Development **Date** January 13, 2014

Board of Supervisors Meeting **Date** January 28, 2014

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☒	☒	Legislative Digest
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OTHER (Use back side if additional space is needed)

☐	☐	Planning Commission Resolution No. 18997 & 18757
☐	☐	Environmental Review Determination, dtd 12/31/13
☐	☐	
☐	☐	
☐	☐	

Completed by: Andrea Ausberry **Date** January 9, 2014
Completed by: Alisa Miller **Date** January 14, 2014

[General Plan - Adjacent Parcels to the Western South of Market, East South of Market, and Market and Octavia Area Plans]

Ordinance amending the General Plan by amending the boundaries of the East South of Market Area Plan to incorporate 40 nearby parcels on Mission Street, generally bounded by 7th Street to the east, 9th Street to the west, and Minna Street to the south; amending the Market and Octavia Planning Area to incorporate nine adjacent parcels along Mission Street and 10th Street, generally bound by Washburn Street to the east, and Minna Street to the south; amending the Western South of Market Area Plan to remove one parcel on 10th Street; and making environmental findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

NOTE: Additions are *single-underline italics Times New Roman*; deletions are ~~*strike-through italics Times New Roman*~~. Board amendment additions are double-underlined; Board amendment deletions are ~~strikethrough normal~~.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Findings.

A. Section 4.105 of the Charter of the City and County of San Francisco provides that the Planning Commission shall periodically recommend to the Board of Supervisors, for approval or rejection, proposed amendments to the General Plan.

B. On November 19, 2013, the Board of Supervisors received from the Planning Department the proposed General Plan amendments, including the amendments to the boundaries of the East SoMa Area Plan, Market and Octavia Area Plan, and the Western SoMa Area Plan (collectively, the Rezoning of Adjacent Parcels). These amendments are on

file with the Clerk of the Board of Supervisors in File No. 131162 and are incorporated herein by reference.

C. Section 4.105 of the City Charter further provides that if the Board of Supervisors fails to Act within 90 days of receipt of the proposed General Plan amendments related to the Rezoning of Adjacent Parcels, these amendments shall be deemed approved.

D. San Francisco Planning Code Section 340 provides that the Planning Commission may initiate an amendment to the General Plan by a resolution of intention, which refers to, and incorporates by reference, the proposed General Plan amendments. Section 340 further provides that Planning Commission shall adopt the proposed General Plan amendments after a public hearing if it finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendment or any part thereof. If adopted by the Commission in whole or in part, the proposed amendments shall be presented to the Board of Supervisors, which may approve or reject them by a majority vote.

E. After a duly noticed public hearing on August 1, 2013, in Motion No. 18997 the Planning Commission initiated amendments to the General Plan related to the Rezoning of Adjacent Parcels, in the File No. 131162. Said motion is on file with the Clerk of the Board of Supervisors and incorporated herein by reference.

F. On December 6, 2012 after a duly noticed public meeting, the Planning Commission certified the Final Environmental Impact Report (EIR) for the Western SoMa Community Plan and the Rezoning of Adjacent Parcels by Motion No. 18756, finding the Final EIR reflects the independent judgment and analysis of the City and County of San Francisco, is adequate, accurate and objective, contains no significant revisions to the Draft EIR, and the content of the report and the procedures through which the Final EIR was prepared, publicized and reviewed comply with the provisions of the California Environmental Quality Act (CEQA) (California Public Resources Code Section 21000 et seq.), the CEQA

Guidelines (14 Cal. Code Regs. Section 15000 et seq.) and Chapter 31 of the San Francisco Administrative Code. On September 25, 2013, the Planning Department issued an Addendum to Environmental Impact Report (Addendum), analyzing minor modifications to the Rezoning of Adjacent Parcels. The Addendum concluded that the conclusions of the EIR remained valid, and that no additional environmental review was required, because the revisions to the project would not cause any new significant impacts not identified in the EIR, and no new mitigation measures would be necessary to reduce significant impacts. Copies of the Planning Commission Motion, ~~and~~ Final EIR, and Addendum are on file with the Clerk of the Board in File No. 130001 and are incorporated herein by reference.

G. The project evaluated in the Final EIR and Addendum includes amendments to the General Plan and Zoning Map related to the Rezoning of Adjacent Parcels that the Planning Department has proposed. The Rezoning of Adjacent Parcels amendment is an action proposed by the Planning Department that is within the scope of the project evaluated in the Final EIR and Addendum.

H. At the same hearing during which the Planning Commission certified the Final EIR, the Planning Commission adopted CEQA Findings with respect to the approval of the Western SoMa Area Plan and the Rezoning of Adjacent Parcels in Motion 18757 and adopted the Western SoMa Area Plan amendments in Resolution 18758, finding in accordance with Planning Code Section 340 that the public necessity, convenience and general welfare required the proposed amendments. The letter from the Planning Department transmitting the proposed Western SoMa Area Plan amendments to the Board of Supervisors, the Final EIR, the Addendum, the CEQA Findings adopted by the Planning Commission with respect to the approval of the Western SoMa Area Plan amendments, including a mitigation monitoring and reporting program and a statement of overriding considerations, the Western SoMa Area Plan amendments and the Resolution approving the Western SoMa Area Plan Amendments are on

file with the Clerk of the Board in File No. 130001. These and any and all other documents referenced in this Ordinance have been made available to the Board of Supervisors and may be found in either the files of the Planning Department, as the custodian of records, at 1650 Mission Street, or in File No. 130001 with the Clerk of the Board of Supervisors at 1 Dr. Carlton B. Goodlett Place, both in San Francisco, and are incorporated herein by reference.

I. The Board of Supervisors has reviewed and considered the Final EIR, the Addendum, and the environmental documents on file referred to herein. The Board of Supervisors has reviewed and considered the CEQA Findings adopted by the Planning Commission in support of the approval of the Western SoMa Area Plan amendments and Rezoning of Adjacent Parcels, and hereby adopts as its own and incorporates the CEQA Findings contained in Planning Commission Resolution No. 18757 by reference as though fully set forth in this Ordinance.

J. The Board of Supervisors endorses the implementation of the mitigation measures identified in the Planning Commission's CEQA Findings including those for implementation by other City Departments and recommends for adoption those mitigation measures that are enforceable by agencies other than City agencies, all as set forth in the CEQA Findings.

K. The Board of Supervisors finds that no substantial changes have occurred related to the parcels to be rezoned since the time the Final EIR was certified that will require revisions in the Final EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects, no substantial changes have occurred with respect to the circumstances under which the Rezoning of Adjacent Parcels is undertaken which will require major revisions to the Final EIR due to the involvement of new environmental effects or a substantial increase in the severity of effects identified in the Final EIR and no new information of substantial importance to the Rezoning of

Adjacent Parcels as proposed for approval in the Ordinance has become available which indicates that (1) the Project will have significant effects not discussed in the Final EIR, (2) significant environmental effects will be substantially more severe, (3) mitigation measure or alternatives found not feasible which would reduce one or more significant effects have become feasible or (4) mitigation measures or alternatives which are considerably different from those in the Final EIR would substantially reduce one or more significant effects on the environment.

M. The Board of Supervisors finds, pursuant to Planning Code Section 340, that the Rezoning of Adjacent Parcels set forth in the documents on file with the Clerk of the Board in File No. 131162 will serve the public necessity, convenience and general welfare for the reasons set forth in Planning Commission Resolution No. 18997 and incorporates those reasons herein by reference.

N. The Board of Supervisors finds that the General Plan amendments related to the Rezoning of Adjacent Parcels are, on balance, in conformity with the General Plan, as amended by this Ordinance, and the priority policies of Planning Code Section 101.1 for the reasons set forth in Planning Commission Resolution No. 18997. The Board hereby adopts the findings set forth in Planning Commission Resolution No. 18997.

Section 2. The Board of Supervisors hereby approves the General Plan amendments related to the Rezoning of Adjacent Parcels, as recommended by the Planning Commission in Resolution No. 18997, and directs the Planning Department to update the General Plan's Land Use Index to reflect these Amendments. Said amendments are on file with the Clerk of the Board of Supervisors in File No. 131162 and are incorporated herein by reference.

Section 3. Effective Date. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the

ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

By: _____
ANDREA RUIZ-ESQUIDE
Deputy City Attorney

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FILE NO. 131162

REVISED LEGISLATIVE DIGEST

(1/13/2014, Amended in Committee)

[General Plan - Parcels Adjacent to the Western South of Market, East South of Market, and Market and Octavia Area Plans]

Ordinance amending the General Plan by amending the boundaries of the East South of Market Area Plan to incorporate 40 nearby parcels on Mission Street, generally bounded by 7th Street to the east, 9th Street to the west, and Minna Street to the south; amending the Market and Octavia Planning Area to incorporate nine adjacent parcels along Mission Street and 10th Street, generally bound by Washburn Street to the east, and Minna Street to the south; amending the Western South of Market Area Plan to remove one parcel on 10th Street; and making environmental findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Existing Law

The General Plan of the City and County of San Francisco is a planning document that sets a strategic and long term vision for the City. State law requires that the General Plan address seven issues: land use, circulation, housing, conservation, open space, noise and safety. In addition, a general plan can also contain area plans, which cover specific geographic areas of a city, such as Glen Park, Balboa Park Station, Market and Octavia, East South of Market, and others. In these area plans the more general policies in the General Plan elements are made more precise as they relate to specific parts of the city.

In April, 2013, this Board adopted General Plan Amenments creating the Western South of Market (Western SoMa) Area Plan. (Ord. 41-13, Board File No. 130001).

Amendments to Current Law

This Ordinance adjusts the boudaries of some parcels in the vicinity of the Western SoMa Area Plan. More specifically,

- it incorporates 40 parcels located on Mission Street, between 7th, 9th, and Minna Streets, to the East South of Market (East SoMa) Area Plan;
- it incorporates 9 parcels located Mission Street and 10th Street, between Washburn and Minna Streets to the Market and Octavia Planning Area to; and
- it removes one parcel on 10th Street from the Western SoMa Area Plan.

Background Information

The rezoning of these parcels were studied in the Environmental Impact Report (EIR) and Addendum that were prepared and certified for the Western SoMa Area Plan.

These parcels were orphaned by other recent planning efforts in the area, including Mid-Market, Market and Octavia, and Western SoMa. As such, they are not currently part of any adopted area plan. Their small area, proposed zoning, and immediate proximity make them ideal candidates for inclusion in the East SoMa and Market and Octavia Plan Areas.

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November 18, 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 Adjacent Parcels Rezoning and Western SoMa Cleanup
Planning Case No. 2013.0617MZ

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

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 Adjacent Parcels Rezoning and Western SoMa Cleanup (Case 2013.0617MZ) to the Board of Supervisors. Please find here a description of the approval actions and supporting documentation for the Board's consideration.

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. In recognition of their omission, the rezoning of these parcels was analyzed in the Western SoMa Community Plan, Rezoning of Adjacent Parcels, and 350 8th Street Project Final Environmental Impact Report (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. Two additional parcels along Mission and Jessie Streets between 6th and 7th Streets were added to the rezoning proposal. Additionally, the plan area boundaries of Market and Octavia and East SoMa are proposed to be extended to capture the "Adjacent Parcels" and the lone proposed C-3-G parcel currently within the Western SoMa Plan Area.

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.

On August 15, 2013 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 October 10, 2013 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 and approved by the Planning Commission:

1. Environmental Review CEQA Findings and Mitigation Measures
The original Western SoMa 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. The addendum addresses the inclusion of additional properties to the "Adjacent Parcels" project.

2. General Plan Amendments Ordinance
Amendments to the General Plan include extending 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.

3. Zoning Map Amendments Ordinance
Proposed amendments to the Zoning Maps include amendments to Sectional Maps ZN01, ZN07, ZN08 (Zoning Districts), HT07, and HT08 (Height and Bulk Districts). Proposed map amendments will rezone the "Adjacent Parcels" as analyzed in the FEIR, rezone two nearby properties on Mission and Jessie Streets that represent some of the last RSD zoning in the City, and correct the zoning for several parcels within the Western SoMa Plan Area that received incorrect zoning and/or height designations due to technical errors.

The Planning Commission adopted Resolution Nos. 18997 and 19014 that recommend the Board approve these ordinances that are necessary to complete the work analyzed in the FEIR. If you have further questions, please contact Marlo Isaac, the Plan Manager, at (415) 575-6835. We look forward to the Board's consideration of these items.

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. 18997 and 19014
Planning Commission Executive Summary for Case No. 2013.0617MZ
Environmental Review CEQA Findings and Addendum to the FEIR
Draft Ordinance General Plan Amendment and Legislative Digest
(original sent via interoffice mail)
Draft Ordinance Zoning Map Amendment and Legislative Digest
(original sent via interoffice mail)

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.

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Planning Commission Resolution No. 18997

HEARING DATE OCTOBER 10, 2013

Case No.:	**2013.0617MZ**
Project:	**"Adjacent Parcels" and Western SoMa Cleanup** *Zoning Map Amendments*
Staff Contact:	Corey Teague - (415) 575-9081 corey.teague@sfgov.org
Recommendation:	**Approval**

ADOPTING A RESOLUTION TO AMEND THE SAN FRANCISCO GENERAL PLAN TO EXPAND THE BOUNDARIES OF THE EAST SOMA AND MARKET AND OCTAVIA PLAN AREAS TO INCLUDE NEARBY PARCELS ALONG MISSION STREET AND 10TH STREET, INCLUDING ONE PARCEL WITHIN THE BOUNDARIES OF THE WESTERN SOMA PLAN AREA.

WHEREAS, Section 4.105 of the Charter of the City and County of San Francisco mandates that the Planning Commission shall periodically recommend to the Board of Supervisors for approval or rejection of proposed amendments to the General Plan in response to changing physical, social, economic, environmental or legislative conditions.

The Planning Commission, at a duly noticed public hearing on August 1, 2013, and in accordance with Planning Code Section 340(c), initiated the General Plan amendments that are the subject of this Resolution.

The "Adjacent Parcels" were orphaned by other recent planning efforts in the area, including Mid-Market, Market and Octavia, and Western SoMa. As such, they are not currently part of any adopted area plan. Their small area, proposed zoning, and proximity make them ideal candidates for inclusion in the East SoMa and Market and Octavia Plan Areas.

The parcels proposed for rezoning to C-3-G along Mission and 10th Streets fall to the immediate east of the current Market and Octavia Plan Area boundary. Additionally, those nearby parcels within the Market and Octavia Plan Area are also zoned C-3-G. The Western SoMa and East SoMa Plan Areas contain no C-3-G zoning. Therefore, these parcels are a reasonable extension of the Market and Octavia Area Plan.

The parcels proposed for rezoning to MUO along Mission Street fall just to the west of the East SoMa Plan Area boundary. Only one property keeps these parcels from being immediately adjacent to the East

SoMa Plan Area boundary. These parcels are proposed to be rezoned MUO, which currently is only found within the East SoMa Plan Area. Therefore, these parcels are a reasonable extension of the East SoMa Plan Area.

Staff recommends adoption of the draft resolution approving amendments to the General Plan, which includes amending the Market and Octavia, East SoMa, and Western SoMa Area Plans.

Planning Code Section 101.1(b) establishes eight priority policies and is a basis by which differences between competing policies in the General Plan are resolved. The Plan is consistent with the eight priority policies in that:

1. **That existing neighborhood serving retail uses be preserved and enhanced and future opportunities for resident employment in or ownership of such businesses enhanced.**

   The proposed General Plan amendments will have no effect on existing or potential neighborhood serving retail uses. These uses are currently permitted on the subject properties and will continue to be permitted with the proposed amendments.

2. **That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.**

   The proposed General Plan amendments will have no effect on neighborhood character and diversity. The subject properties are currently permitted to have a mix of uses, including residential. The proposed General Plan amendments will provide more focus on residential development on some parcels, but will still allow for a diversity of uses.

3. **That the City's supply of affordable housing be preserved and enhanced.**

   The proposed General Plan amendments will have no negative effect on the City's supply of affordable housing. Instead, the proposed extension of the Van Ness and Market Downtown Residential Special Use District may result in more affordable housing on the subject properties, and/or additional affordable housing fees for the City overall.

4. **That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.**

   The proposed General Plan amendments do not represent an increase in development potential, and therefore will have no effect on MUNI service or parking.

5. **That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.**

   The existing C-M and SLR zoning districts do not prohibit housing. The SLR zoning

district does prohibit office uses. Although they do not prohibit housing and/or office, the MUO and C-3-G zoning districts permit many types of PDR uses. Additionally, specific PDR zoning districts were created in the City (including the SALI) to preserve space for PDR uses by prohibiting housing and office uses. Therefore, the proposed General Plan amendment will have no effect on existing or future industrial and service sector development.

6. **That the City achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake.**

The proposed General Plan amendments will not adversely affect preparedness against injury and loss of life in an earthquake and would comply with applicable safety standards. All new buildings on the subject properties will be subject to the City's Building Code, Fire Code and other applicable safety standards.

7. **That landmarks and historic buildings be preserved.**

The proposed General Plan amendments will have no effect on existing landmarks or historic buildings or the potential for those buildings to be preserved.

8. **That our parks and open space and their access to sunlight and vistas be protected from development.**

The subject properties included in the proposed General Plan amendments represent a small area within the City that includes no public parks. Additionally, none of the subject properties will be granted additional height. Therefore, the proposed General Plan amendments will have no effect on parks, open space, or vistas.

The proposed amendments to the Market and Octavia, East SoMa, and Western SoMa Plan Areas build on existing General Plan policies. Analysis of applicable General Plan Objectives and Policies has determined that the proposed action is, on balance, consistent with the General Plan as it is proposed to be amended. Below are specific policies and objectives that support the proposed actions.

NOTE: General Plan Elements are in ***ARIAL CAPITAL BOLDED ITALICS***
General Plan Objectives are in CAPITAL BOLDED LETTERS
General Plan Policies are in Arial standard font
Staff comments are in *italics*

HOUSING ELEMENT

OBJECTIVE 1
IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

Policy 1.2
Focus housing growth and infrastructure-necessary to support growth according to community plans.

Policy 1.10
Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

OBJECTIVE 4
FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.

Policy 4.6
Encourage an equitable distribution of growth according to infrastructure and site capacity.

OBJECTIVE 11
SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.3
Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

OBJECTIVE 12: BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.

Policy 12.1
Encourage new housing that relies on transit use and environmentally sustainable patterns of movement.

OBJECTIVE 13
PRIORITIZE SUSTAINABLE DEVELOPMENT IN PLANNING FOR AND CONSTRUCTING NEW HOUSING.

Policy 13.3
Promote sustainable land use patterns that integrate housing with transportation in order to increase transit, pedestrian, and bicycle mode share.

The proposed General Plan amendments and associated Zoning Map amendments will allow high-density residential development as of right, while also requiring infrastructure impact fees for public benefits within the Market and Octavia and Eastern Neighborhoods Plan Areas. Additionally, new office development will be permitted in the MUO zoning district, which will generate fee revenue for new affordable housing through the Jobs-Housing Linkage Fee. This high density residential development will be located extremely close to the Market Street corridor and its high level of transit service.

RECREATION AND OPEN SPACE ELEMENT

OBJECTIVE 2
DEVELOP AND MAINTAIN A DIVERSIFIED AND BALANCED CITYWIDE SYSTEM OF HIGH QUALITY PUBLIC OPEN SPACE.

Policy 2.1
Provide an adequate total quantity and equitable distribution of public open spaces throughout the City.

Policy 2.3
Preserve sunlight in public open spaces.

Policy 2.7
Acquire additional open space for public use.

OBJECTIVE 4
PROVIDE OPPORTUNITIES FOR RECREATION AND THE ENJOYMENT OF OPEN SPACE IN EVERY SAN FRANCISCO NEIGHBORHOOD.

Policy 4.4
Acquire and develop new public open space in existing residential neighborhoods, giving priority to areas which are most deficient in open space.

The proposed General Plan amendments will ensure that potentially large developments in the subject area will contribute appropriate infrastructure impact fees to the Market and Octavia and Eastern Neigborhoods Plan Areas that will improve open space infrastructure in those areas.

TRANSPORTATION ELEMENT

OBJECTIVE 1
MEET THE NEEDS OF ALL RESIDENTS AND VISITORS FOR SAFE, CONVENIENT AND INEXPENSIVE TRAVEL WITHIN SAN FRANCISCO AND BETWEEN THE CITY AND OTHER PARTS OF THE REGION WHILE MAINTAINING THE HIGH QUALITY LIVING ENVIRONMENT OF THE BAY AREA.

Policy 1.2
Ensure the safety and comfort of pedestrians throughout the city.

Policy 1.3
Give priority to public transit and other alternatives to the private automobile as the means of meeting San Francisco's transportation needs, particularly those of commuters.

OBJECTIVE 11
ESTABLISH PUBLIC TRANSIT AS THE PRIMARY MODE OF TRANSPORTATION IN SAN FRANCISCO AND AS A MEANS THROUGH WHICH TO GUIDE FUTURE DEVELOPMENT AND IMPROVE REGIONAL MOBILITY AND AIR QUALITY.

Policy 11.3
Encourage development that efficiently coordinates land use with transit service, requiring that developers address transit concerns as well as mitigate traffic problems.

OBJECTIVE 15
ENCOURAGE ALTERNATIVES TO THE AUTOMOBILE AND REDUCED TRAFFIC LEVELS ON RESIDENTIAL STREETS THAT SUFFER FROM EXCESSIVE TRAFFIC THROUGH THE MANAGEMENT OF TRANSPORTATION SYSTEMS AND FACILITIES.

Policy 15.1
Discourage excessive automobile traffic on residential streets by incorporating traffic-calming treatments.

OBJECTIVE 24
IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.

Policy 24.2
Maintain and expand the planting of street trees and the infrastructure to support them.

Policy 24.3
Install pedestrian-serving street furniture where appropriate.

Policy 24.4
Preserve pedestrian-oriented building frontages.

OBJECTIVE 34
RELATE THE AMOUNT OF PARKING IN RESIDENTIAL AREAS AND NEIGHBORHOOD COMMERCIAL DISTRICTS TO THE CAPACITY OF THE CITY'S STREET SYSTEM AND LAND USE PATTERNS.

Policy 34.1
Regulate off-street parking in new housing so as to guarantee needed spaces without requiring excesses and to encourage low auto ownership in neighborhoods that are well served by transit and are convenient to neighborhood shopping.

The Market and Octavia and East SoMa Area Plans seek to capitalize on the areas' rich local and regional transit service and walkability to encourage travel by non-auto modes. The Plans support improvements to the existing transit, pedestrian, and bicycle infrastructure of the areas. The proposed General Plan amendments will ensure that potentially large developments in the subject area will contribute appropriate infrastructure impact fees to the Market and Octavia and Eastern Neighborhoods Plan Areas that will improve transportation infrastructure in those areas.

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 Motion No. 18757 certifying the Final Environmental Impact Report (FEIR) for the Western SoMa Area Plan, which included the rezoning of the "Adjacent Parcels," in accordance with the California Environmental Quality Act (CEQA), and making CEQA Findings related to the Western SoMa Area Plan. An addendum to the FEIR to evaluate the proposed rezoning of Block 3703, Lots 025 and 026, and the extension of the Van Ness and Market Downtown Special Use District was completed on September 25, 2013.

NOW, THEREFORE, BE IT RESOLVED, the Commission adopts and incorporates by reference the CEQA Findings in Commission Motion No. 18757 and finds that no additional CEQA review is necessary for the reasons set forth in the Addendum to the FEIR;

AND BE IT FURTHER RESOLVED, that pursuant to Planning Code Section 340(d), the Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the General Plan;

AND BE IT FURTHER RESOLVED, that the Commission finds the General Plan 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 stated herein;

AND BE IT FURTHER RESOLVED, that the Commission approves the General Plan amendments, as reflected in an ordinance approved as to form by the City Attorney attached hereto as Exhibit III-2, and incorporated herein by reference 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 October 10, 2013.

Jonas P. Ionin
Acting Commission Secretary

AYES: Commissioners Antonini, Border, Fong, Hillis, Moore, Sugaya, and Wu

NOES: None

ABSENT: None

ADOPTED: October 10, 2013

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Exhibit I-1: "Adjacent Parcels" and Western SoMa Cleanup Adoption Packet Executive Summary

HEARING DATE OCTOBER 10, 2013

Date:	October 3, 2013
Case No.:	**2013.0617MZ**
	Initiation of Amendments to the General Plan and Zoning Maps
Staff Contact:	Corey Teague - (415) 575-9081
	corey.teague@sfgov.org
Reviewed By:	Joshua Switzky – (415) 575-6815
	joshua.switzky@sfgov.org
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.

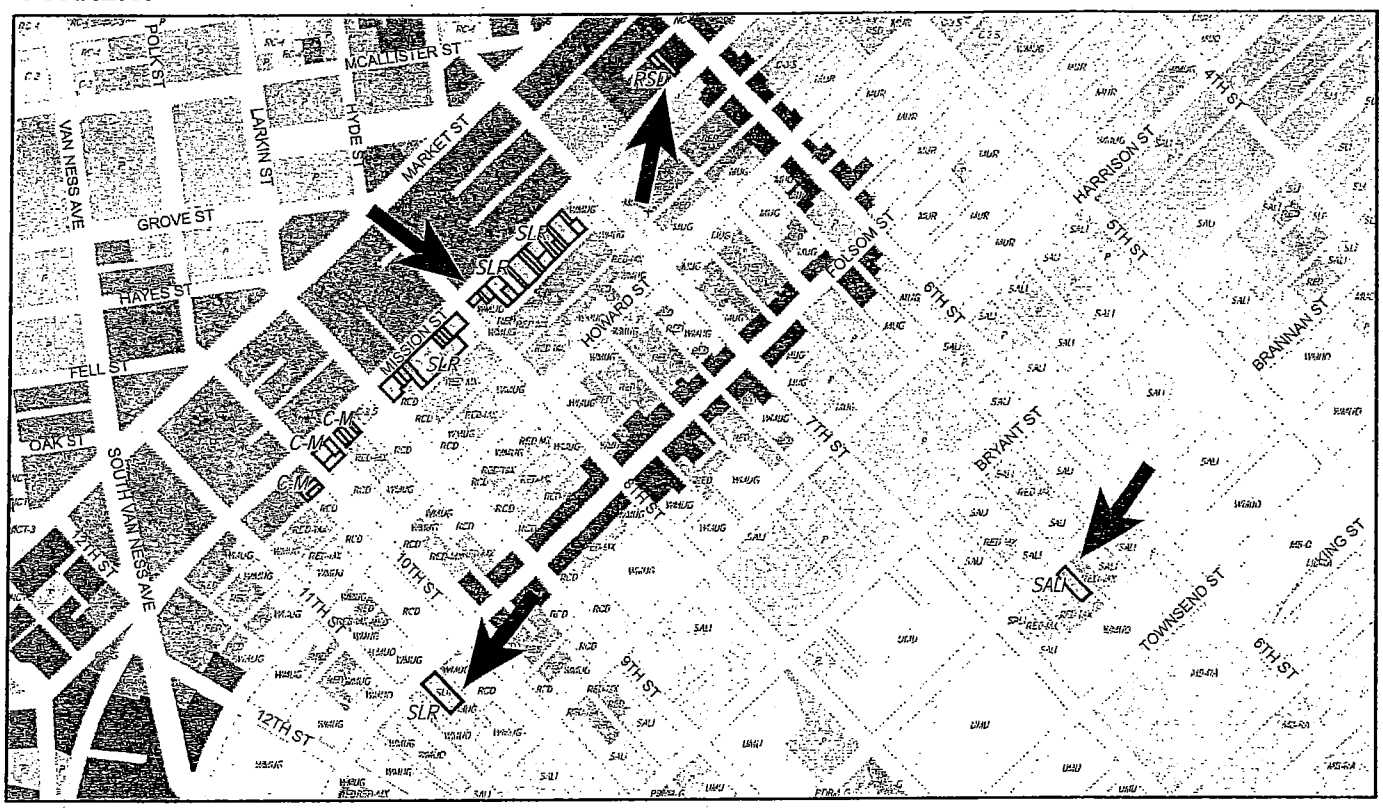
BASIS FOR RECOMMENDATION

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

CURRENT



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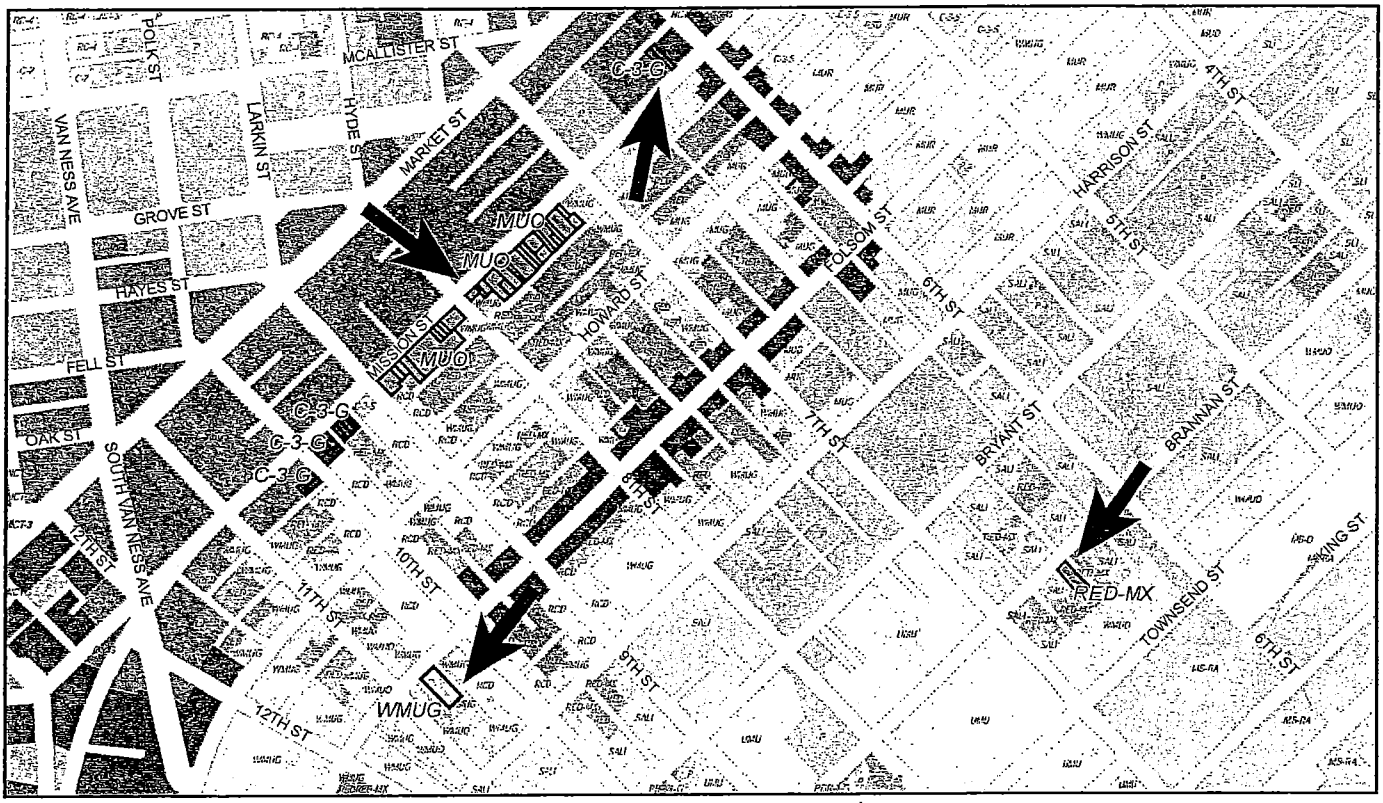


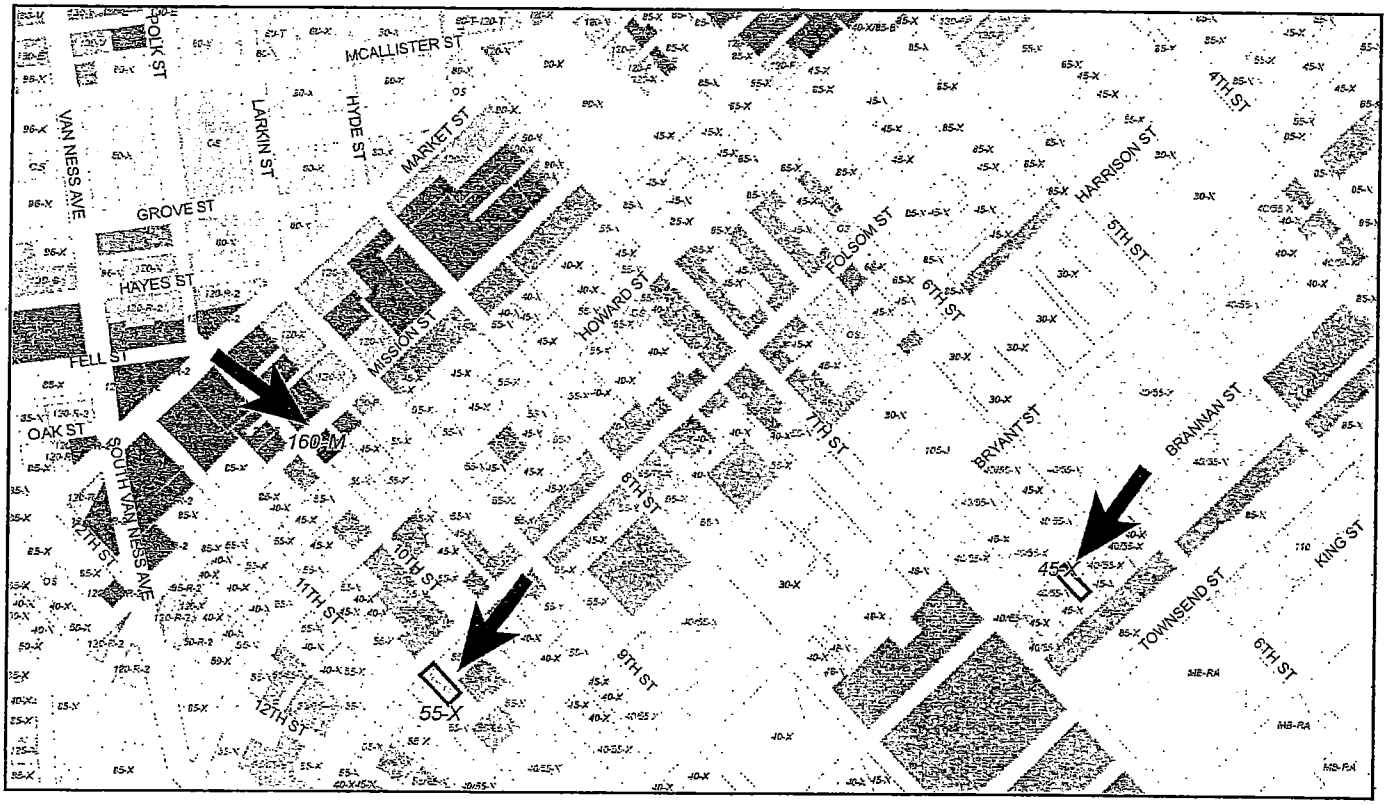
ADJACENT PARCELS AND WESTERN SOMA CLEANUP

Zoning Districts

1,000 Feet

CURRENT

PROPOSED

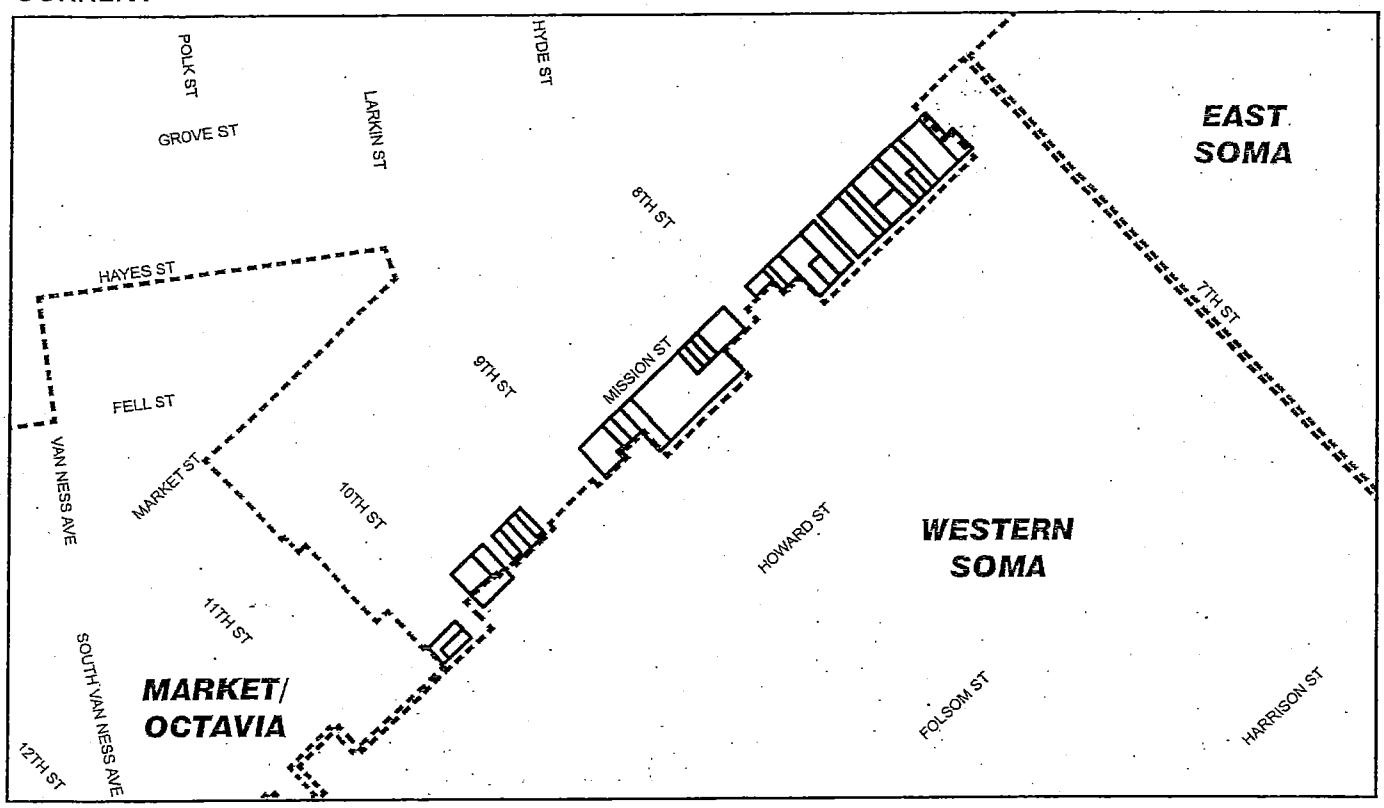


ADJACENT PARCELS AND WESTERN SOMA CLEANUP

Height/Bulk Districts

1,000 Feet

CURRENT



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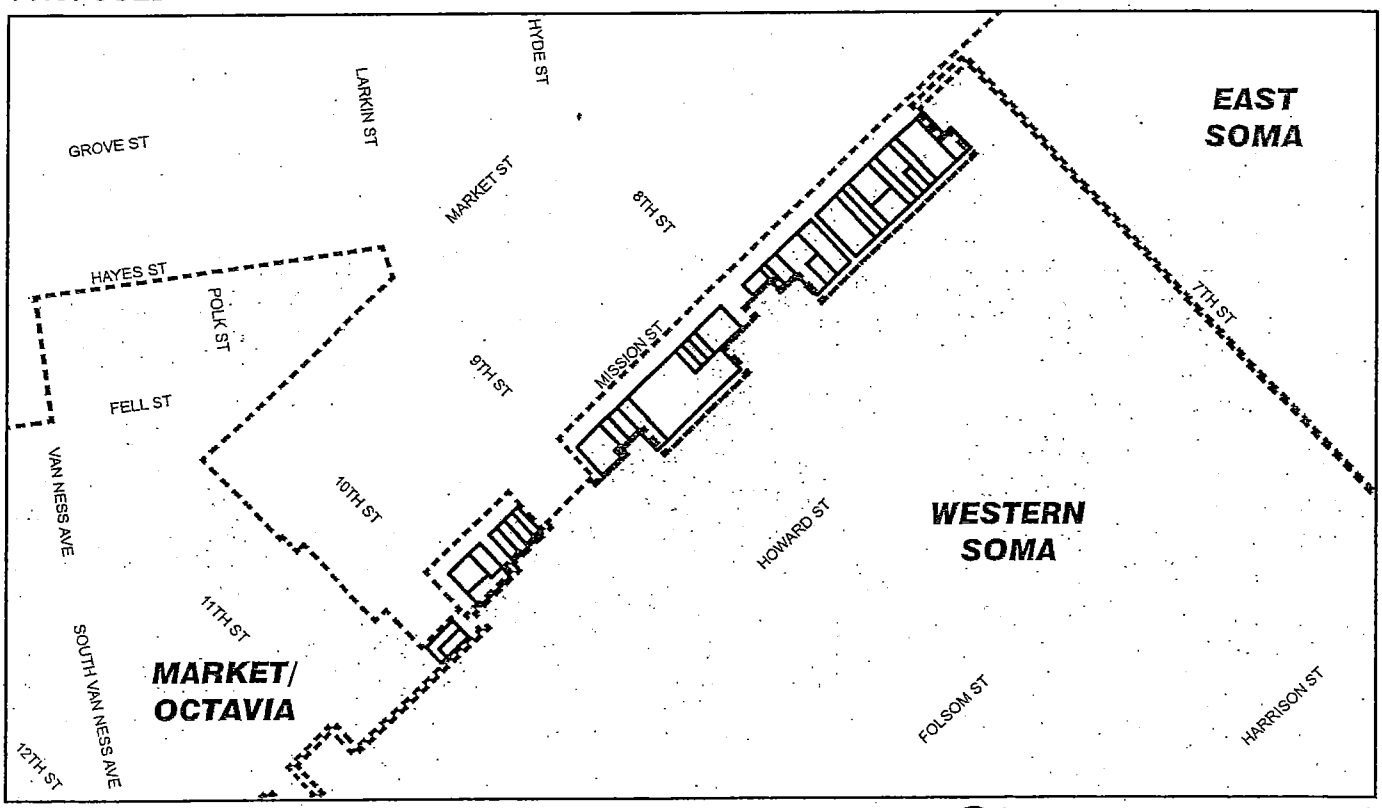
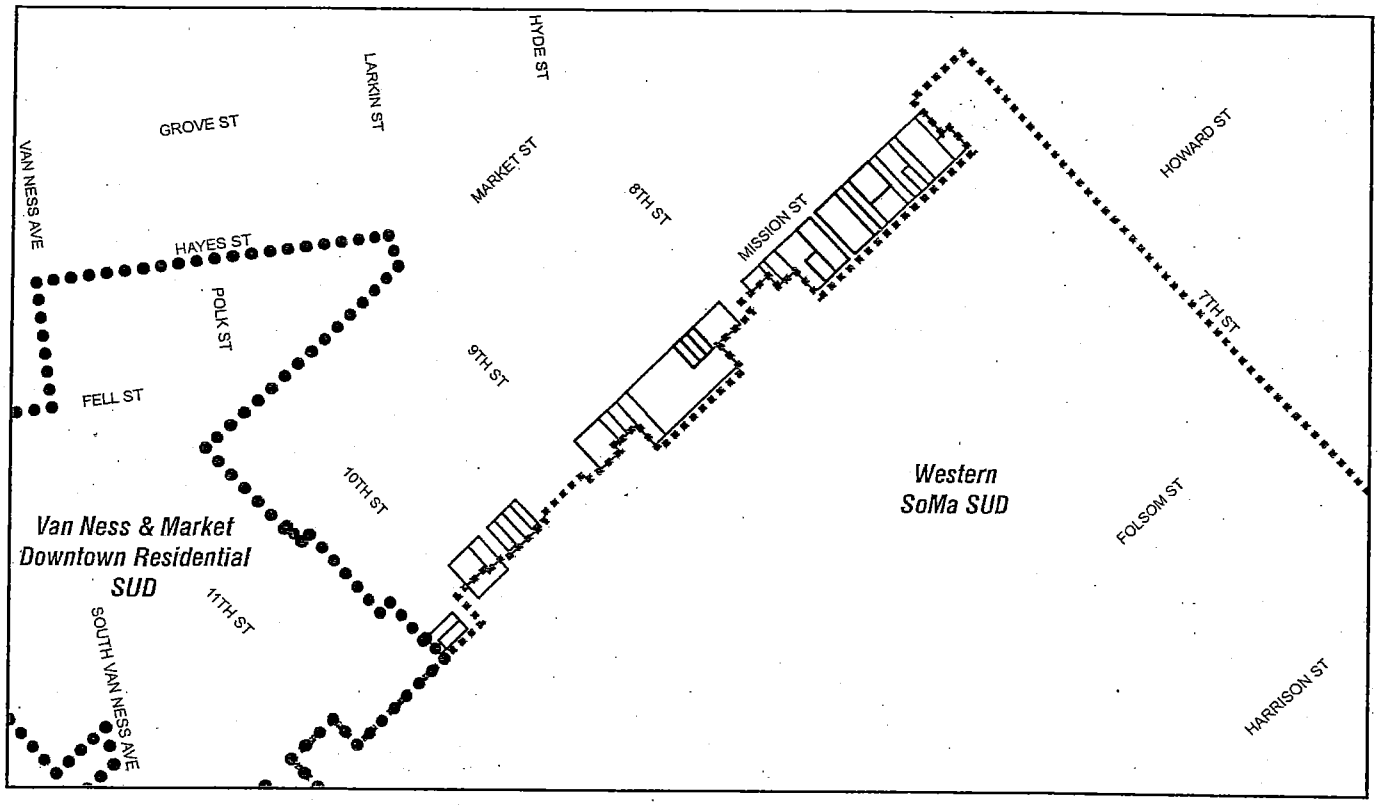


ADJACENT PARCELS AND WESTERN SOMA CLEANUP

Plan Areas

CURRENT



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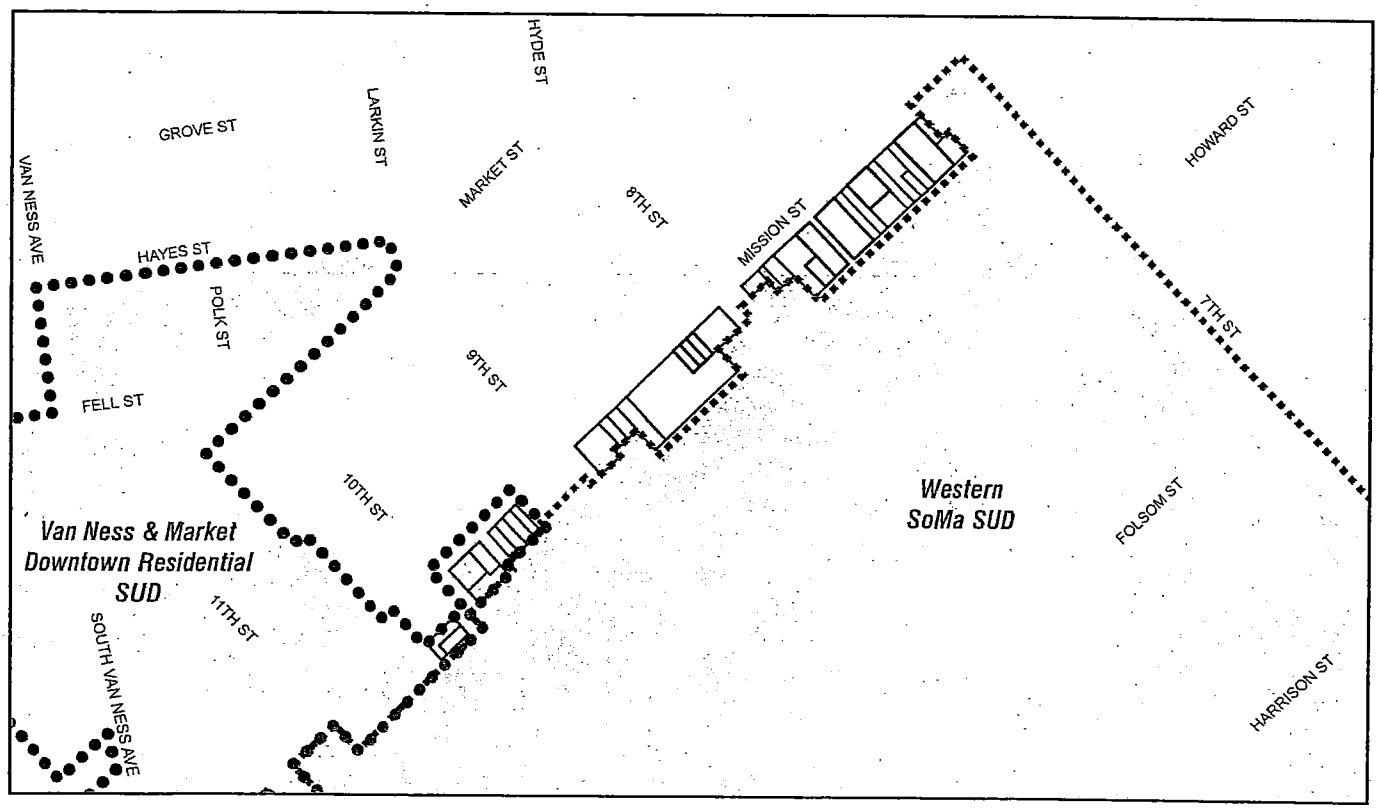

ADJACENT PARCELS AND WESTERN SOMA CLEANUP
Special Use Districts

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Planning Commission Resolution No. 18757

HEARING DATE DECEMBER 6, 2012

Date:	November 29, 2012
Case No.:	2008.0877EMTZU
Project:	*Western SoMa Community Plan – Adoption of CEQA Findings*
Staff Contact:	Corey Teague - (415) 575-9081 *corey.teague@sfgov.org*

ADOPTING ENVIRONMENTAL FINDINGS AND A STATEMENT OF OVERRIDING CONSIDERATIONS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND STATE GUIDELINES IN CONNECTION WITH THE ADOPTION OF THE WESTERN SOMA COMMUNITY PLAN AND RELATED ACTIONS NECESSARY TO IMPLEMENT SUCH PLAN.

WHEREAS, the Planning Department, the Lead Agency responsible for the implementation of the California Environmental Quality Act ("CEQA") has undertaken a planning and environmental review process for the proposed Western SoMa Community Plan and provided appropriate public hearings before the Planning Commission.

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, 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 San Francisco Planning Department is seeking to adopt and implement the Western SoMa Community Plan. 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 Area Plan, together with the General Plan, Planning Code, Zoning Map Amendments, and 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.

The actions listed in Attachment A hereto ("Actions") are part of a series of considerations in connection with the adoption of the Western SoMa Community Plan and various implementation actions ("Project"), as more particularly described in Attachment A hereto.

The Planning Department determined that an Environmental Impact Report (hereinafter "EIR") was required for the proposed Western SoMa Community Plan and provided public notice of that determination by publication in a newspaper of general circulation on August 11, 2009.

Notices of availability of the DEIR and of the date and time of the public hearing were posted in the project area by Department staff on June 20, 2012.

On June 20, 2012, copies of the DEIR were mailed or otherwise delivered to a list of persons requesting it, to those noted on the distribution list in the DEIR, to adjacent property owners, and to government agencies, the latter both directly and through the State Clearinghouse.

Notice of Completion was filed with the State Secretary of Resources via the State Clearinghouse on June 20, 2012.

The Commission held a duly advertised public hearing on said DEIR on July 26, 2012, at which opportunity for public comment was given, and public comment was received on the DEIR. The period for acceptance of written comments ended on August 6, 2012.

The Department prepared responses to comments on environmental issues received at the public hearing and in writing during the 60 day public review period for the DEIR, prepared revisions to the text of the DEIR in response to comments received or based on additional information that became available during the public review period, and corrected errors in the DEIR. This material

was presented in a Draft Comments and Responses document, published on November 21, 2012, distributed to the Commission and all parties who commented on the DEIR, and made available to others upon request at the Department.

A Final Environmental Impact Report (hereinafter "FEIR") was prepared by the Department, consisting of the DEIR, any consultations and comments received during the review process, any additional information that became available, and the Comments and Responses document all as required by law.

The Planning Commission, on December 6, 2012, by Motion No. 18756 reviewed and considered the FEIR and found that the contents of said report and the procedures through which the FEIR was prepared, publicized and reviewed complied with the provisions of CEQA, the CEQA Guidelines and Chapter 31 of the San Francisco Administrative Code.

Also by Motion No. 18756, the Planning Commission, finding that the FEIR was adequate, accurate and objective, reflected the independent judgment of the Planning Commission and that the Comments and Responses document contains no significant revisions to the DEIR, adopted findings of significant impacts associated with the Project and certified the completion of the FEIR for the Project in compliance with CEQA and the CEQA Guidelines.

The Planning Department prepared proposed Findings, as required by CEQA, including mitigation measures and significant environmental impacts analyzed in the FEIR, adoption of such measures, rejection of alternatives, and overriding considerations for approving the Project, including all of the actions listed in Attachment A hereto, and a proposed mitigation monitoring and reporting program, attached as Exhibit 1 to Attachment A. These materials were made available to the public and this Planning Commission for the Planning Commission's review, consideration, and actions.

THEREFORE BE IT RESOLVED, that the Planning Commission has reviewed and considered the FEIR and hereby adopts the Project Findings attached hereto as Attachment A, including adoption of Exhibit 1, the mitigation monitoring and reporting program, and imposition of those mitigation measures in that are within the Planning Commission jurisdiction as project conditions, and incorporates the same herein by this reference.

I hereby certify that the foregoing Resolution was ADOPTED by the Planning Commission at its regular meeting of December 6, 2012.

Jonas P. Ionin
Acting Commission Secretary

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

NOES:

ABSENT:

ADOPTED: December 6, 2012

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Addendum to Environmental Impact Report

Addendum Date:	September 25, 2013
Case No.:	**2008.0877E**
Project Title:	Rezoning of Adjacent Parcels
EIR:	*Western South of Market (SoMa) Community Plan, Rezoning of Adjacent Parcels and 350 Eighth Street Project*, certified December 6, 2012
Project Sponsor:	Corey Teague, San Francisco Planning Department (415) 575-9081
Lead Agency:	San Francisco Planning Department
Staff Contact:	Andrea Contreras – (415) 575-9044 andrea.contreras@sfgov.org

REMARKS

Background

A final environmental impact report (EIR) for the *Western SoMa Community Plan, Rezoning of Adjacent Parcels and 350 Eighth Street Project*, file number 2008.0877E, was certified on December 6, 2012. The project analyzed in the EIR ("Project") consists of three separate components: (1) adoption of the *Western SoMa Community Plan*;[1] (2) the rezoning of 46 parcels, comprising 35 lots,[2] proximate to the Draft Plan boundary in order to reconcile their use districts with those of the neighboring properties ("Rezoning of Adjacent Parcels"); and (3) a mixed-use project proposed at 350 Eighth Street within the *Western SoMa Community Plan* Area ("Plan Area"), consisting of approximately 444 dwelling units, approximately 33,650 square feet of commercial space, approximately 8,150 square feet of light industrial/artist space, and approximately 1,350 square feet of community space. The modified project analyzed in this addendum relates to the Rezoning of Adjacent Parcels, the second component, as described in further detail below.

Rezoning of Adjacent Parcels

The second component of the Project is the Rezoning of Adjacent Parcels, a "cleanup" rezoning of 46 parcels comprising 36 lots adjacent to the Draft Plan Area. The Adjacent Parcels are located on the south side of Mission Street, between Seventh and 11th Streets. The Rezoning of Adjacent Parcels would reconcile the use districts of these parcels with those of the neighboring properties and make them consistent with the zoning of the opposing block façades. The existing zoning of the Adjacent Parcels is Heavy Commercial (C-M) and Service/Light Industrial/ Residential Mixed Use (SLR). Under the Project

[1] The *Western SoMa Community Plan* was adopted by the Board of Supervisors on March 19, 2013, and effective as of April 27, 2013.

[2] One lot has been subdivided as part of a residential condominium project and contains 11 distinct Assessor Block parcels. The term "lot" refers to a tract of developable land, whereas the term "parcel" refers to developed individual units that have access to sewer, water, and electricity services (i.e., condominium units).

analyzed in the EIR, the Adjacent Parcels would be rezoned as downtown General Commercial (C-3-G) along the south side of Mission Street between Ninth and 11th Streets and Eastern Neighborhoods Mixed Use Office (MUO) along the south side of Mission Street between Seventh and Ninth Streets. No changes in existing height and bulk limits would occur. The Adjacent Parcels are not included in the Plan Area because the Plan Area coincides with the adopted Western SoMa SUD. The Rezoning of the Adjacent parcels has not been adopted by the Board of Supervisors and Mayor and is the subject of the legislation described below.

Proposed Revisions to Project

The Planning Department is currently initiating legislation (Case No. 2013.0617MZ) to rezone the Adjacent Parcels and capture other minor rezoning efforts as described below. The proposed legislation includes the following: 1) Rezoning of the Adjacent Parcels analyzed in the EIR; 2) Clean-up rezoning of two additional parcels (Assessor's Block 3703, Lots 025 and 026) from Residential/Service Mixed Use District (RSD) to C-3-G with no change in the height and bulk district ("Additional Adjacent Parcels"); 3) Clean-up rezoning of parcels within the Plan Area that were erroneously zoned during the adoption of the *Western SoMa Community Plan*, as described below; and 4) General Plan and Zoning Map amendments to include the Adjacent Parcels into the Market and Octavia and Eastern Neighborhood plan area boundaries, and expand the boundaries of the Van Ness and Market Downtown Residential Special Use District to include nine Adjacent Parcels proposed for rezoning to C-3-G.

Rezoning of the Adjacent Parcels Analyzed in the EIR

The proposed legislation would enact the Rezoning of the Adjacent Parcels as described and analyzed in the EIR. There are no proposed modifications to these parcels beyond what was described and analyzed in the EIR. The Adjacent Parcels are shown in Figure 1.

Rezoning of Two Additional Adjacent Parcels

This component differs from the Project analyzed in the EIR. The Planning Department proposes to rezone two additional parcels in the Project vicinity (Figure 1). These parcels (Assessor's Block 3703, Lots 025 and 026) ("Additional Adjacent Parcels"), are currently zoned Residential/Service/Mixed Use (RSD) and are proposed to be rezoned to Downtown General Commercial district (C-3-G). No change is proposed to the height and bulk district of these two parcels. The Additional Adjacent Parcels are located outside of the *Western SoMa Community Plan* Area, but within the project vicinity of the Rezoning of Adjacent Parcels as shown in Figure 1. This addendum focuses on the rezoning of the two Additional Adjacent Parcels that were previously not covered in the EIR.

(Figure 1, next page.)

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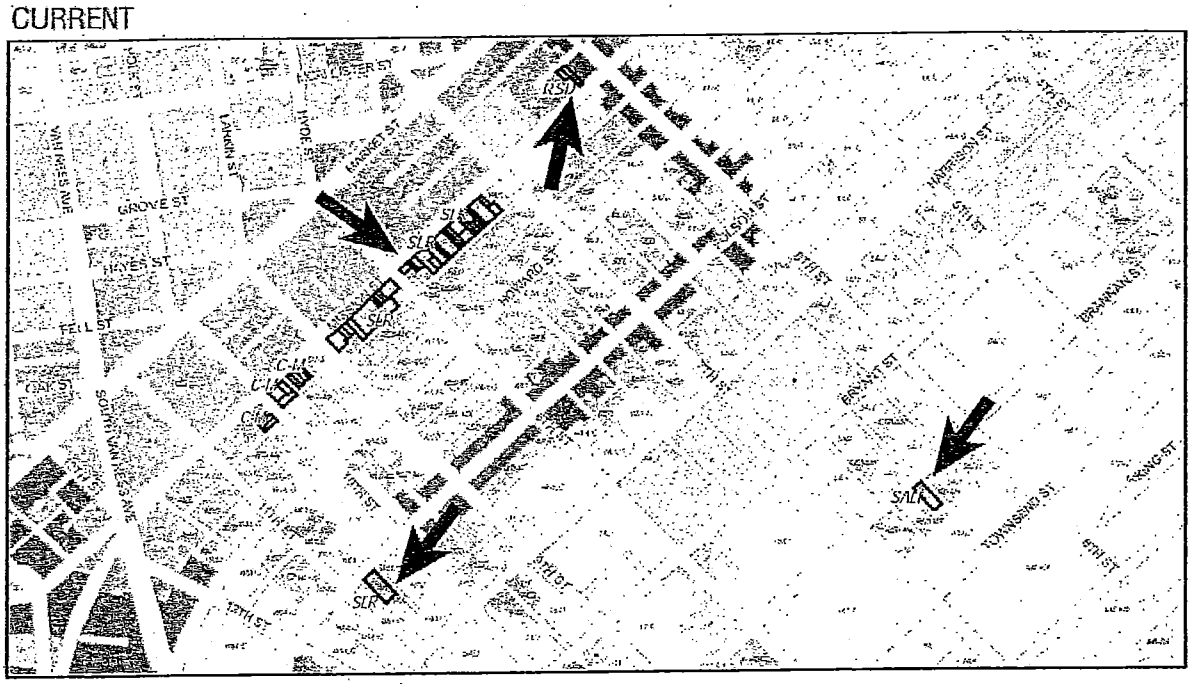

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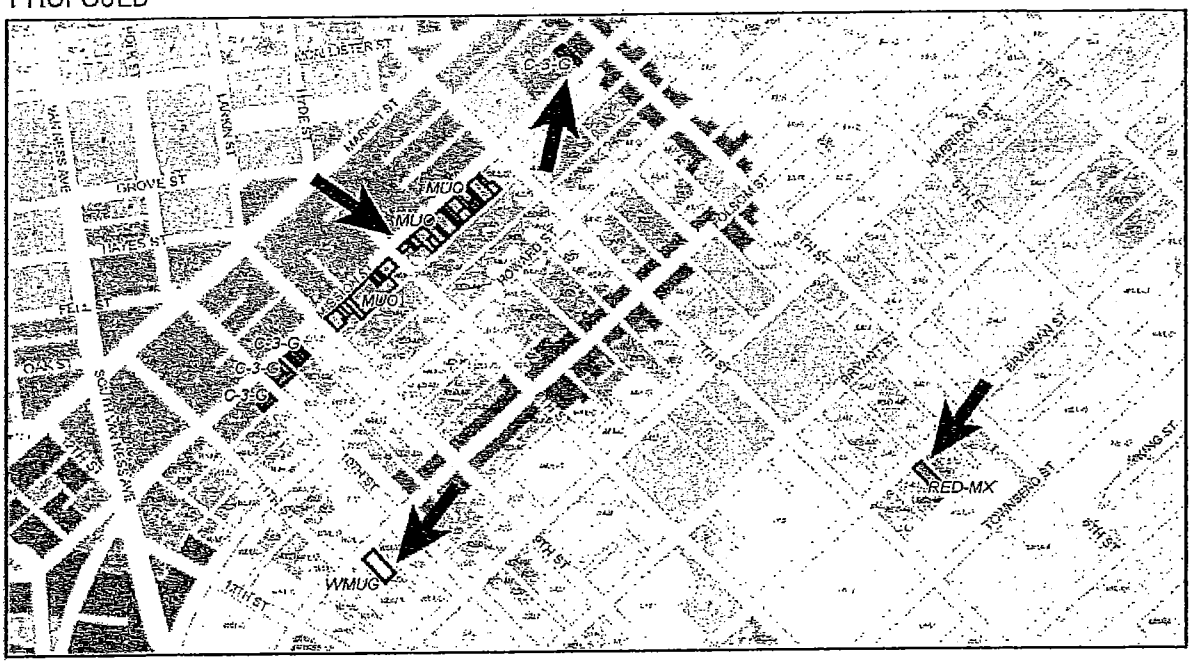

ADJACENT PARCELS AND WESTERN SOMA CLEANUP
Zoning Districts

1,000 Feet

Figure 1 – Proposed Rezoning of Adjacent Parcels, Rezoning of Additional Adjacent Parcels and Clean-up Rezoning of Erroneously Zoned Parcels

Clean-up Rezoning of Erroneously Zoned Parcels

The third component of the legislation includes clean-up rezoning of six parcels within the Plan Area that were erroneously zoned or omitted from the rezoning through an administrative error during the adoption of the *Western SoMa Community Plan*. Tables 1 and 2 below identify the individual parcels and highlight the clerical errors in the ordinance implementing the WSoMa Community Plan. Table 3 shows the clean-up rezoning proposed through this legislation.

Table 1 - Zoning and Height District in Maps Approved by BOS under WSoMa Community Plan

Block/Lot	Existing Zoning[a]	Proposed Zoning[b]	Existing Height	Proposed Height
3520/031	SLR	WMUG	50-X	55-X
3784/181	SLI	RED-MX	50-X	45-X
3784/040	SLI	RED-MX	50-X	45-X
3784/041	SLI	RED-MX	50-X	45-X
3784/044	SLI	RED-MX	50-X	45-X
3509/041	C-M	C-3-G	160-M	160-M

Source: San Francisco Planning Department, 2013.

Notes:

a. "Existing Zoning" and "Existing Height" in Table 1 refer to use and height districts prior to the adoption of the *Western SoMa Community Plan.*

b. "Proposed Zoning" and "Proposed Height" in Table 1 refer to the use and height districts as proposed under the *Western SoMa Community Plan.*

Table 2 - Zoning and Height District in Ordinance Approved by BOS under WSoMa Community Plan

Block/Lot	Existing Zoning[a]	Proposed Zoning[b]	Existing Height	Proposed Height
3520/031	Omitted[c]	Omitted	Omitted	Omitted
3784/181	SLI	SALI	50-X	40/55-X
3784/040	Omitted	Omitted	Omitted	Omitted
3784/041	Omitted	Omitted	Omitted	Omitted
3784/044	Omitted	Omitted	Omitted	Omitted
3509/041	C-M	C-3-G	RCD	55-X

Source: San Francisco Planning Department, 2013.

Notes:

a. "Existing Zoning" and "Existing Height" in Table 2 refer to the clerical errors of the Ordinance that implemented the *Western SoMa Community Plan.*

b. "Proposed Zoning" and "Proposed Height" in Table 2 refer to the clerical errors of the Ordinance that were adopted under the *Western SoMa Community Plan.*

c. "Omitted" refers to the omission of a parcel from the Ordinance that implemented the *Western SoMa Community Plan.*

Table 3 - Zoning and Height District Proposed in Legislation				
Block/Lot	Existing Zoning[a]	Proposed Zoning[b]	Existing Height	Proposed Height
3520/031	SLR	WMUG	50-X	55-X
3784/181	SALI	RED-MX	40/55-X	45-X
3784/040	SLI	RED-MX	50-X	45-X
3784/041	SLI	RED-MX	50-X	45-X
3784/044	SLI	RED-MX	50-X	45-X
3509/041	RCD	C-3-G	55-X	160-M

Source: San Francisco Planning Department, 2013.
Notes:
a. "Existing Zoning" and "Existing Height" in Table 3 refer to the current use and height districts after implementation of the *Western SoMa Community Plan*, inclusive of clerical errors.
b. "Proposed Zoning" and "Proposed Height" in Table 3 refer to the use and height districts proposed under the legislation. These use districts are identical to what was intended under and analyzed as part of the *Western SoMa Community Plan* EIR.

General Plan and Zoning Map Amendments

This component of the proposed legislation differs from the Project analyzed in the EIR. The legislation includes General Plan and Zoning Map amendments to include the Adjacent Parcels within the Market and Octavia and East SoMa plan area boundaries, due to the proximity of the parcels to the plan areas and their similar land uses (see Figure 2). The Adjacent Parcels are located proximate to parcels that have already been rezoned as part of either the East SoMa Plan or the Market and Octavia Neighborhood Plan.

The proposed legislation also includes a Zoning Map Amendment to expand the boundaries of the Van Ness and Market Downtown Residential Special Use District ("Van Ness and Market SUD") as shown in Figure 3. As described in Section 249.33 of the Planning Code, the Van Ness SUD is comprised of parcels zoned C-3-G in the Market and Octavia Better Neighborhoods Plan area. It is generally focused at the intersections of the Van Ness Avenue at Market Street and South Van Ness Avenue at Mission Street, along with parcels on both sides of Market and Mission Streets between Tenth and Twelfth Streets. The boundaries are designated on Sectional Map No. 2SU and 7SU of the Zoning Map of the City and County of San Francisco. The boundaries would be expanded to include the Adjacent Parcels proposed for rezoning to C-3-G excluding the two Additional Adjacent Parcels. The Adjacent Parcels proposed for inclusion in the Van Ness and Market SUD include Assessor's Block 3509, Lots 018, 019, 036, 037, 040, 041 and 042, and Assessor's Block 3510, Lots 003 and 059. Expansion of the Van Ness and Market SUD would allow for an FAR increase from a maximum of 9 to a maximum of above 9, which would result in the potential to construct an additional 38 dwelling units on six parcels (Assessor's Block 3505, Lots 018, 019, 036, 037, 040 and 042). No changes to the height and bulk districts are proposed.

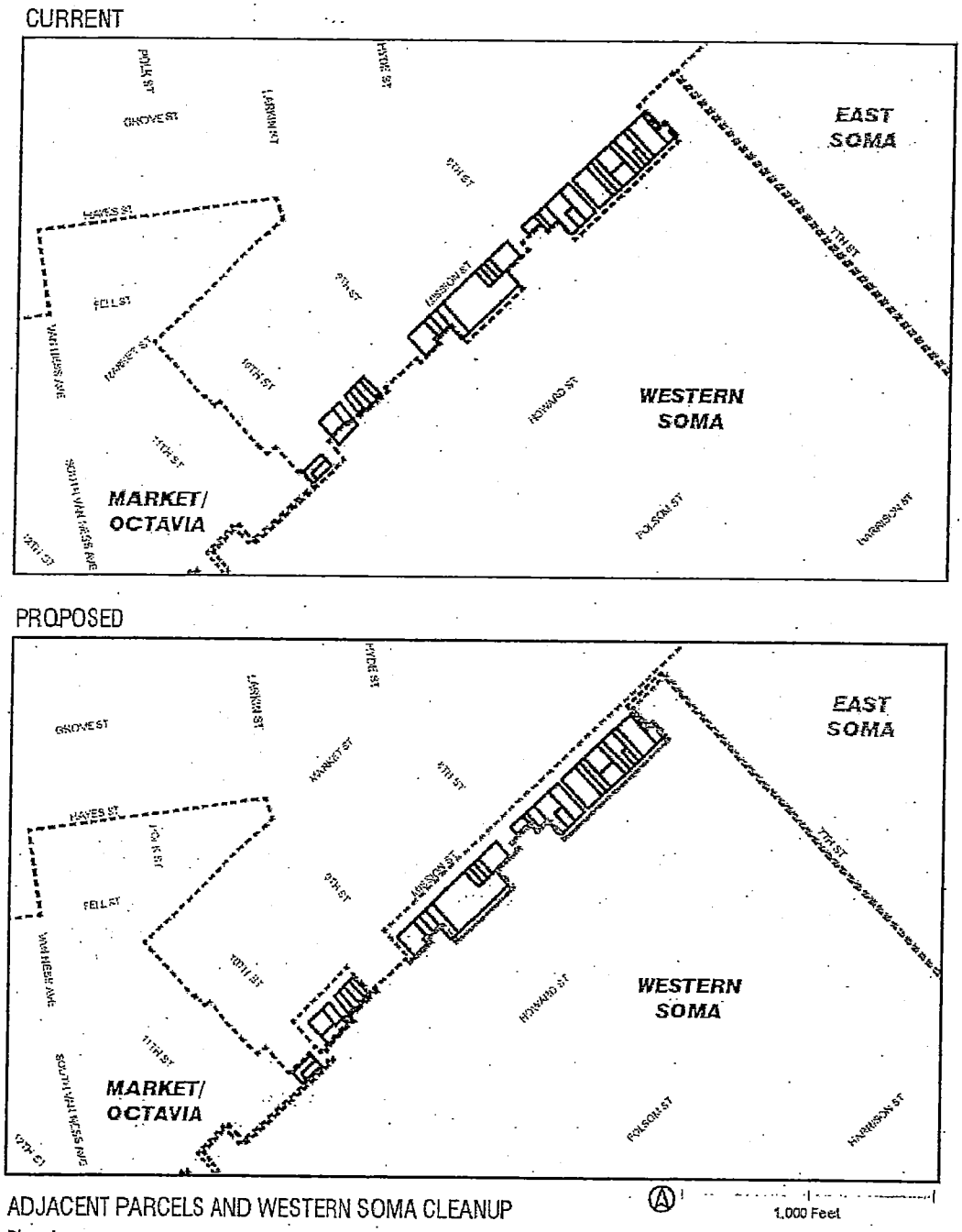

Figure 2 – Allocation of Adjacent Parcels into East SoMa Plan and the Market and Octavia Neighborhood Plan

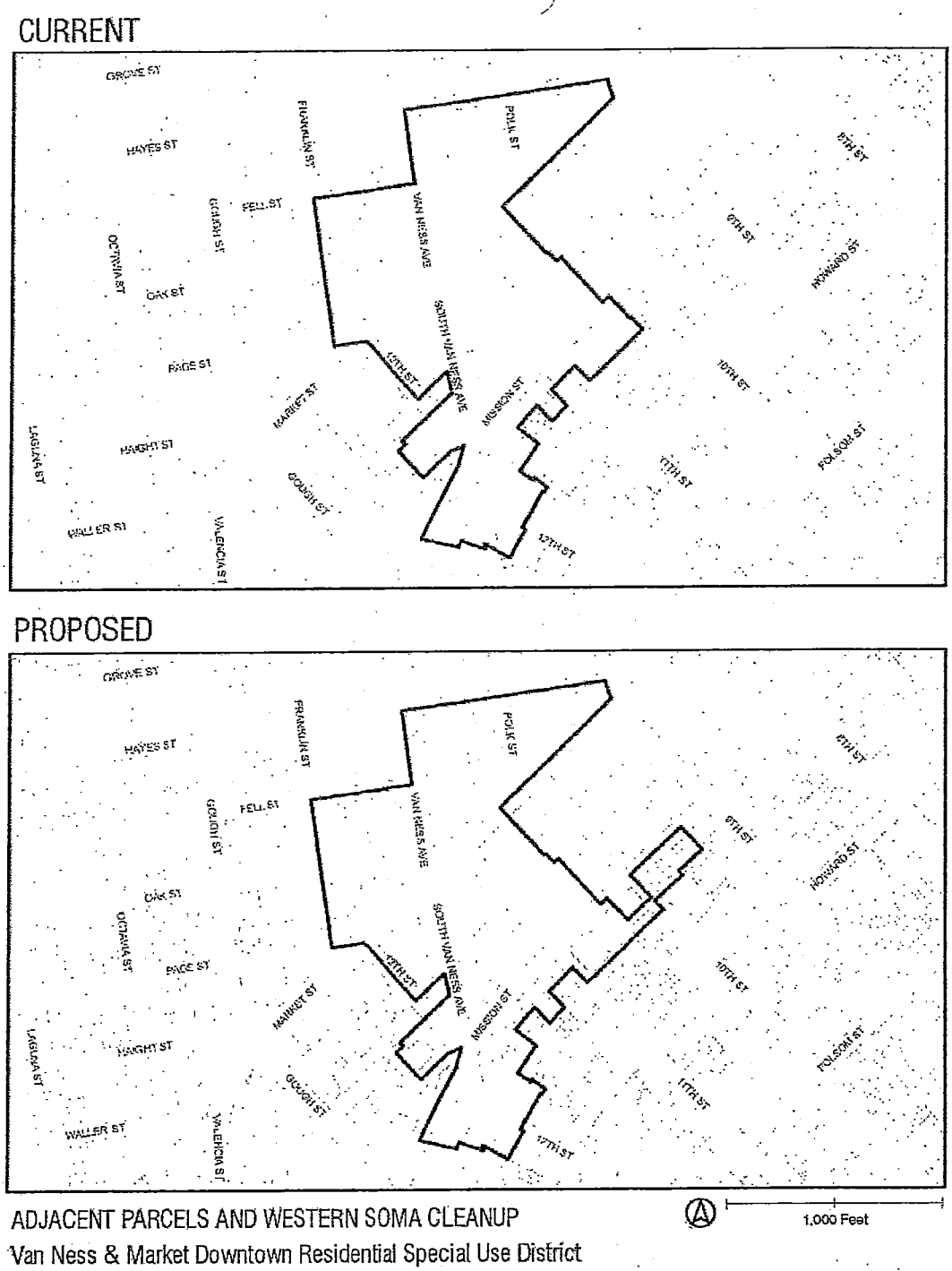

Figure 3 – Expansion of Van Ness and Market Downtown Residential Special Use District

Regulatory Framework

Section 31.19(c)(1) of the San Francisco Administrative Code states that a modified project must be reevaluated and that, "If, on the basis of such reevaluation, the Environmental Review Officer determines, based on the requirements of CEQA, that no additional environmental review is necessary, this determination and the reasons therefor shall be noted in writing in the case record, and no further evaluation shall be required by this Chapter."

CEQA Guidelines Section 15164 provides for the use of an addendum to document the basis of a lead agency's decision not to require a Subsequent or Supplemental EIR for a project that is already adequately covered in an existing certified EIR. The lead agency's decision to use an addendum must be supported by substantial evidence that the conditions that would trigger the preparation of a Subsequent EIR, as provided in CEQA Guidelines Section 15162, are not present.

Analysis of Potential Environmental Effects

The EIR is a comprehensive, programmatic and project-level document that analyzed the environmental effects of implementing the *Western SoMa Community Plan*, Rezoning of Adjacent Parcels and 350 Eighth Street Project, as well as the environmental impacts under alternative zoning scenarios. The EIR evaluated two rezoning alternatives ("No Project, Reduced Growth and Greater Growth Alternative"), and a "No Project" alternative.

Since certification of the EIR, no changes have occurred in the circumstances under which the original project (i.e., Rezoning of Adjacent Parcels) as currently proposed would be implemented, that would change the severity of the physical impacts of implementing the rezoning of two additional parcels as explained herein, and no new information has emerged that would materially change the analyses or conclusions set forth in the EIR.

Further, the proposed legislative amendment, as demonstrated below, would not result in any new significant environmental impacts, substantial increases in the significance of previously identified effects, or necessitate implementation of additional or considerably different mitigation measures than those identified in the EIR. The effects associated with the legislative amendment would be substantially the same as those reported for the project in the EIR. The following discussion provides the basis for this conclusion.

As described in the first component of the proposed legislation, Rezoning of Adjacent Parcels, this action would implement the rezoning already described and analyzed in the EIR with no further modifications to these parcels. Thus, this component would neither increase the severity of any significant impacts associated with the Rezoning of Adjacent Parcels, nor result in new or substantially different environmental effects. This component will not be discussed further.

The second component of the proposed legislation, Rezoning of two Additional Adjacent Parcels, differs from the Rezoning of Adjacent Parcels that was analyzed in the EIR. Thus, an analysis of potential environmental effects not previously covered the EIR begins under "Land Use, Plans, and Zoning".

Regarding the third legislation component, Clean-up Rezoning of Erroneously Zoned Parcels, since there are no new changes to the parcels within the Plan area from what was analyzed in the EIR, this component will not be discussed further, as there would be no new or more severe physical environmental effects.

Finally, as described above in the fourth legislation component, General Plan and Zoning Map Amendments, the Planning Department proposes to absorb the Adjacent Parcels into the Market and Octavia and East SoMa plan area boundaries. These changes to the area plan boundaries would not result in physical effects. Therefore, this component will not be discussed further. However, expansion of the Van Ness and Market SUD to include nine Adjacent Parcels would increase the development potential of six parcels (Assessor's Block 3505, Lots 018, 019, 036, 037, 040 and 042) by 38 dwelling units. This differs from the Rezoning of Adjacent Parcels analyzed in the EIR. An analysis of potential environmental effects not previously covered the EIR begins under "Land Use, Plans, and Zoning".

Less-than-Significant Impacts

The EIR identified less-than-significant environmental impacts as they relate to the Rezoning of Adjacent Parcels in the following environmental topic areas: Land Use, Aesthetics, Population and Housing, Transportation and Circulation, Greenhouse Gas Emissions, Recreation, Public Services, Utilities and Service Systems, Geology and Soils, Hydrology and Water Quality, Mineral and Energy Resources, and Agricultural and Forest Resources. The rezoning of two Additional Adjacent Parcels and expansion of the Van Ness and Market SUD would not result in any significant impacts in these topic areas, as discussed below.

Land Use, Plans, and Zoning

The EIR found that the Rezoning of Adjacent Parcels would result in less less-than than-significant land use impacts. The two Additional Adjacent Parcels, Assessor's Block 3703, Lots 025 and 026, that are the subject of this addendum are currently zoned RSD. The RSD District runs along Harrison Street between Fourth Street and Fifth Street. These district controls are intended to facilitate the development of high-density, mid-rise housing, including residential hotels and live/work units, while also encouraging the expansion of retail, business service and commercial, and cultural arts activities.

The two Additional Adjacent Parcels would be rezoned as C-3-G, which is the use district that comprises most of the block on which they are located. This use district covers the western portions of downtown and is composed of a variety of uses: retail, offices, hotels, entertainment, clubs and institutions, and high-density residential. Many of these uses have a Citywide or regional function, although the intensity of development is lower here than in the downtown core area.

The two Additional Adjacent Parcels would be rezoned in order to be consistent with the use districts on Assessor's Block 3703 and the surrounding area. There would be no change in the existing 160-F Height

and Bulk District; therefore, the maximum developable building envelope would not change. Rezoning of the two additional parcels would not disrupt or divide the surrounding community, conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect, or, have a substantial adverse impact on the existing character of the vicinity. As demonstrated above, the rezoning of the Additional Adjacent Parcels would be consistent with the surrounding zoning districts and would result in less-than-significant land use impacts. Therefore the legislation to rezone the Additional Adjacent Parcels would not change the analysis or conclusions reached in the EIR and would to have less-than-significant land use impacts.

As previously described, the expansion of the Van Ness and Market SUD to include nine Adjacent Parcels would result in an increase in development potential of 38 dwelling units on six of the Parcels. This is due to the ability to construct a taller building within a 160-foot Height District and add more units with an increase in maximum FAR from 9 to above 9. There would be no change in Height or Bulk District limits. The SUD expansion would absorb nine parcels into a grouping of parcels with the same C-3-G zoning and land uses. The SUD expansion would not disrupt or divide the surrounding community, conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect, or, have a substantial adverse impact on the existing character of the vicinity. As demonstrated above, the expansion of the Van Ness and Market SUD would be consistent with the surrounding zoning districts and would result in less-than-significant land use impacts. Therefore the legislation to expand the Van Ness and Market SUD would not change the analysis or conclusions reached in the EIR and would to have less-than-significant land use impacts.

Aesthetics

The EIR found that the Rezoning of Adjacent Parcels would result in less-than-significant aesthetic impacts. With the rezoning of the Additional Adjacent Parcels, there would be no change in the existing 160-F Height and Bulk District, therefore the maximum developable building envelope would not change. While the rezoning itself would not result in any physical changes, it could indirectly increase incentives for demolition of the existing strictures on these parcels and the development of new structures that take advantage of the 160-F Height and Bulk limit. However, the subsequent development plan would undergo separate and project-specific environmental review. The rezoning itself would not have a substantial adverse effect on a scenic vista, substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and other features of the built or natural environment which contribute to a scenic public setting, substantially degrade the existing visual character or quality of the site and its surroundings, or create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or which would substantially impact other people or properties. Therefore, the legislation to rezone the additional parcels would not change the analysis or conclusions reached in the EIR and would to have less-than-significant aesthetic impacts.

Similarly, the expansion of the Van Ness and Market SUD would not change the Height and Bulk Districts. While the maximum developable building envelope would not change, there would be an

increase in dwelling unit density. However, the SUD expansion itself would not have a substantial adverse effect on a scenic vista, substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and other features of the built or natural environment which contribute to a scenic public setting, substantially degrade the existing visual character or quality of the site and its surroundings, or create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or which would substantially impact other people or properties. Therefore, the Van Ness and Market SUD expansion would not change the analysis or conclusions reached in the EIR and would to have less-than-significant aesthetic impacts.

Population and Housing

The EIR found that the Rezoning of Adjacent Parcels would result in less-than-significant population and housing impacts. As stated above, the rezoning itself would not result in any physical changes. However, it could indirectly increase incentives for demolition of the existing strictures on these parcels and the development of new structures that take advantage of the 160-F Height and Bulk limit. While the rezoning has the potential to induce population growth, that growth would not be large enough to make a difference in the total housing and population of San Francisco. It would not induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure). The rezoning would not displace substantial numbers of existing housing units or create demand for additional housing, necessitating the construction of replacement housing, or displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. Therefore the legislation to rezone the additional parcels would not change the analysis or conclusions reached in the EIR and would have less-than-significant population and housing impacts.

While the maximum developable building envelope would not change, there would be an increase in dwelling unit density by 38 dwelling units due to the ability to construct a taller building within a 160-foot Height District and add more units with an increase in maximum FAR from 9 to above 9. These additional 38 units would result in a marginally higher residential population. However, this growth would not be large enough to make a difference in the total housing and population of San Francisco, induce substantial population growth in an area, or displace substantial numbers of existing housing units or substantial numbers of people. Therefore the expansion of the Van Ness and Market SUD would not change the analysis or conclusions reached in the EIR and would have less-than-significant population and housing impacts.

Transportation and Circulation

The EIR found that the Rezoning of Adjacent Parcels would result in less-than-significant transportation and circulation impacts. The addition of the two additional properties would not change this analysis or conclusion because a change in travel patterns, trip generation or circulation would not occur directly as a result of the rezoning. While the rezoning could indirectly increase incentives for demolition of the existing strictures on these parcels and the development of new structures that take advantage of the 160-F Height and Bulk limit, the rezoning itself would not conflict with an applicable plan, ordinance, or policy establishing a measure of effectiveness for the performance of the circulation system, conflict with an applicable congestion management program or other standards established by the county congestion management agency for designated roads or highways, result in a change in air traffic patterns,

substantially increase hazards due to a design feature or incompatible uses, result in inadequate emergency access, or conflict with adopted policies, plans, or programs regarding public transit, bikeways, or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities.

While the expansion of the Van Ness and Market SUD would result in an increase in development potential of 38 dwelling units, any subsequent development on the nine Adjacent Parcels would undergo separate and project-specific environmental review. The SUD expansion itself would not conflict with an applicable plan, ordinance, or policy establishing a measure of effectiveness for the performance of the circulation system, conflict with an applicable congestion management program or other standards established by the county congestion management agency for designated roads or highways, result in a change in air traffic patterns, substantially increase hazards due to a design feature or incompatible uses, result in inadequate emergency access, or conflict with adopted policies, plans, or programs regarding public transit, bikeways, or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities.

Therefore the legislation to rezone the additional parcels and expansion of the Van Ness and Market SUD would not change the analysis or conclusions reached in the EIR and would have less-than-significant transportation and circulation impacts.

Greenhouse Gas Emissions

The EIR found that the Rezoning of Adjacent Parcels would result in less-than-significant greenhouse gas (GHG) emissions impacts because of its compliance with San Francisco's *Strategies to Address Greenhouse Gas Emissions*, which is recognized as meeting the criteria of a qualified GHG Reduction Strategy by the Bay Area Air Quality Management District (BAAQMD). The rezoning of the two Additional Adjacent Parcels would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment, nor would it conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of GHGs. Therefore, the legislation to rezone the additional parcels would not change the analysis or conclusions reached in the EIR and would have less-than-significant GHG impacts.

Similarly, the expansion of the Van Ness and Market SUD would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment, nor would it conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of GHGs. Therefore, the SUD expansion would not change the analysis or conclusions reached in the EIR and would have less-than-significant GHG impacts.

Recreation

The EIR found that the Rezoning of Adjacent Parcels would result in less-than-significant impacts on recreational facilities. The rezoning of two Additional Adjacent Parcels would not increase the use of existing neighborhood and regional parks or other recreational facilities such that physical deterioration of the facilities would occur or be accelerated, or include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment. The rezoning would not physically degrade existing recreational resources. Therefore, the legislation to

rezone the Additional Adjacent Parcels would not change the analysis or conclusions reached in the EIR and would have less-than-significant recreation impacts.

Although the expansion of the Van Ness and Market SUD would add additional residents to six of the nine Adjacent Parcels proposed for inclusion in the SUD, the expansion would not substantially increase the use of existing neighborhood and regional parks or other recreational facilities such that physical deterioration of the facilities would occur or be accelerated, or include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment. The expansion would not physically degrade existing recreational resources. Therefore, the SUD expansion would not change the analysis or conclusions reached in the EIR and would have less-than-significant recreation impacts.

Public Services and Utilities and Service Systems

The EIR found that the Rezoning of Adjacent Parcels would result in less-than-significant impacts on public services and utilities and service systems. The rezoning of two Additional Adjacent Parcels would not result in the need for new or physically altered fire protection, police facilities, or school facilities. The rezoning would not require or result in the construction of substantial new water treatment facilities, and the City would continue to have sufficient water supply available from existing entitlements as described in the EIR analysis. The rezoning would not result in the expansion or construction of new wastewater treatment or stormwater facilities, exceed capacity of the wastewater treatment provider when combined with other commitments, or exceed the wastewater treatment requirements of the Regional Water Quality Control Board. The two additional parcels would be served by a landfill with sufficient permitted capacity to accommodate solid waste generated by their rezoning and would comply with federal, state, and local statutes and regulations related to solid waste. Therefore, the legislation to rezone the Additional Adjacent Parcels would not change the analysis or conclusions reached in the EIR and would have less-than-significant public services and utilities and service systems impacts.

While the expansion of the Van Ness and Market SUD would add additional residents to six of the nine Adjacent Parcels proposed for inclusion in the SUD, the expansion would not result in the need for new or physically altered fire protection, police facilities, or school facilities. The SUD expansion would not require or result in the construction of substantial new water treatment facilities, and the City would continue to have sufficient water supply available from existing entitlements as described in the EIR analysis. The Van Ness and Market Street SUD extension would not result in the expansion or construction of new wastewater treatment or stormwater facilities, exceed capacity of the wastewater treatment provider when combined with other commitments, or exceed the wastewater treatment requirements of the Regional Water Quality Control Board. The additional 38 dwelling units allowed by the SUD expansion would be served by a landfill with sufficient permitted capacity to accommodate solid waste generated and would comply with federal, state, and local statutes and regulations related to solid waste. Therefore, the SUD expansion would not change the analysis or conclusions reached in the EIR and would have less-than-significant public services and utilities and service systems impacts.

Hydrology and Water Quality

The EIR found that the Rezoning of Adjacent Parcels would result in less-than-significant impacts on hydrology and water quality. The rezoning of two Additional Adjacent Parcels would not violate any

water quality standards or waste discharge requirements; substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level; substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion of siltation on- or off-site; substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; otherwise substantially degrade water quality; place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other authoritative flood hazard delineation map; place within a 100-year flood hazard area structures that would impede or redirect flood flows; expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; or expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow. Therefore, the legislation to rezone the Additional Adjacent Parcels would not change the analysis or conclusions reached in the EIR and would have less-than-significant hydrology and water quality impacts.

Similarly, the expansion of the Van Ness and Market SUD would not violate any water quality standards or waste discharge requirements; substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level; substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion of siltation on- or off-site; substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; otherwise substantially degrade water quality; place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other authoritative flood hazard delineation map; place within a 100-year flood hazard area structures that would impede or redirect flood flows; expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; or expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow. Therefore, the SUD expansion would not change the analysis or conclusions reached in the EIR and would have less-than-significant hydrology and water quality impacts.

Geology and Soils

The EIR found that the Rezoning of Adjacent Parcels would result in less-than-significant impacts on geology and soils. The rezoning itself would not result in any physical changes. However, it could indirectly increase incentives for demolition of the existing strictures on these parcels and the development of new structures that take advantage of the 160-F Height and Bulk limit. The rezoning of the two additional parcels would not change the analysis or conclusion reached in the EIR because the rezoning of two additional parcels would not expose people or structures to potential substantial adverse

effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking; seismic-related ground failure, including liquefaction; or landslides; result in substantial soil erosion or the loss of topsoil; be located on geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse; be located on expansive soil, as defined in the Uniform Building Code, creating substantial risks to life or property; have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater; or change substantially the topography or any unique geologic or physical features of the site. Thus, the legislation to rezone the Additional Adjacent Parcels would not change the analysis or conclusions reached in the EIR and would have less-than-significant geology and soils impacts.

The Van Ness and Market SUD expansion itself would not result in any physical changes. However, it could indirectly increase incentives for development of new structures that take advantage of the increased FAR (from 9 to above 9) within the 160-F Height and Bulk limit. The SUD expansion would not change the analysis or conclusion reached in the EIR because the expansion would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking; seismic-related ground failure, including liquefaction; or landslides; result in substantial soil erosion or the loss of topsoil; be located on geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse; be located on expansive soil, as defined in the Uniform Building Code, creating substantial risks to life or property; have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater; or change substantially the topography or any unique geologic or physical features of the site. Thus, the SUD expansion would not change the analysis or conclusions reached in the EIR and would have less-than-significant geology and soils impacts.

Mineral and Energy Resources and Agricultural and Forest Resources

The EIR found that the Rezoning of Adjacent Parcels would result in less-than-significant impacts on mineral and energy resources, and agricultural and forest resources. The rezoning would not result in a physical effect but could incentivize development according to the new use, height and bulk districts. The rezoning of two Additional Adjacent Parcels would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan; or encourage activities which result in the use of large amounts of fuel, water, or energy, or use these in a wasteful manner. The rezoning would occur in an urban area and would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance; conflict with existing zoning for agricultural use, or a Williamson Act contract; conflict with existing zoning for, or cause rezoning of, forest land; result in the loss of forest land or conversion of forest land to non-forest use; or involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or forest land to non-forest use. Therefore, the legislation to rezone the Additional Adjacent Parcels would not change the analysis or conclusions

reached in the EIR and would continue to have less-than-significant impacts on mineral and energy resources, and agricultural and forest resources.

The Van Ness and Market SUD expansion would not result in a physical effect but could induce development according to the increased FAR from 9 to above 9. The SUD expansion would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan; or encourage activities which result in the use of large amounts of fuel, water, or energy, or use these in a wasteful manner. The SUD expansion would occur in an urban area and would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance; conflict with existing zoning for agricultural use, or a Williamson Act contract; conflict with existing zoning for, or cause rezoning of, forest land; result in the loss of forest land or conversion of forest land to non-forest use; or involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or forest land to non-forest use. Therefore, the SUD expansion would not change the analysis or conclusions reached in the EIR and would continue to have less-than-significant impacts on mineral and energy resources, and agricultural and forest resources.

Effects That Can Be Avoided or Reduced to a Less-than-Significant Level with Mitigation Measures

The EIR found that that future development that could be encouraged by the Rezoning of Adjacent Parcels has the potential to result in significant impacts in the following topic areas: Cultural and Paleontological Resources, Noise, Wind, Biological Resources, and Hazardous Materials. However, these potentially significant impacts can be avoided or reduced to a less-than-significant level with mitigation measures incorporated as they relate to the Rezoning of the Adjacent Parcels. The mitigation measures are described below, under Mitigation Measures. The rezoning of the two Additional Adjacent Parcels would not result in new impacts or require new or modified mitigation measures in these topic areas not previously identified in the EIR. Similarly, the expansion of the Van Ness and Market SUD would not result in new impacts or require new or modified mitigation measures in these topic areas not previously identified in the EIR. As described below, the rezoning of the Additional Adjacent Parcels and expansion of the Van Ness and Market SUD would have the same impacts as those identified in the EIR for the Adjacent Parcels and the same mitigation measures would apply.

Cultural and Paleontological Resources

The EIR found that the future development that could be encouraged by the Rezoning of Adjacent Parcels would indirectly result in varying degrees of significant impacts to Cultural and Paleontological Resources. The EIR found that the Rezoning of Adjacent Parcels would result in impacts to potential archeological and historic architectural resources due to ground-disturbing activities from future construction. The rezoning of the Additional Adjacent Parcels expansion of the Van Ness and Market SUD would have the same impacts. Mitigation Measures M-CP-4a, M-CP-4b, M-CP-7a and M-CP-7b, as described below, would reduce potential construction impacts to archeological and historic architectural resources to less-than-significant levels. The rezoning of the Additional Adjacent Parcels and expansion of the Van Ness and Market SUD would neither increase the severity of the cultural resources impact,

result in new or substantially different effects, nor require new or modified mitigation measures in this topic area.

Noise

The EIR found that future development that could be encouraged by the Rezoning of Adjacent Parcels would indirectly result in noise impacts due to exposure of persons to or generate noise levels in excess of noise standards established in the San Francisco General Plan or Noise Ordinance (Article 29 of the Police Code). The Rezoning of Adjacent Parcels would also cause a substantial permanent increase in ambient noise levels, or be substantially affected by existing noise levels as a result of these project components. The construction activities in the Adjacent Parcels would expose persons to temporary increases in noise levels substantially in excess of ambient levels, and expose people to or generate excessive groundborne vibration. The rezoning of the Additional Adjacent Parcels and expansion of the Van Ness and Market SUD would have the same impacts. However, Mitigation Measures M-NO-1a, M-NO-1b, M-NO-1c, M-NO-1d, M-NO-2a and M-NO-2b, as described below, would reduce potential operational and construction noise impacts to less-than-significant levels. The rezoning of the Additional Adjacent Parcels and expansion of the Van Ness and Market SUD would neither increase the severity of the noise impact, result in new or substantially different effects, nor require new or modified mitigation measures in this topic area.

Wind

The EIR found that future development that could be encouraged by the Rezoning of Adjacent Parcels has the potential to result in significant wind impacts on public areas, particularly on Adjacent Parcels that are zoned for height limits of up to 160 feet. The rezoning of the Additional Adjacent Parcels and expansion of the Van Ness and Market SUD would have the same potential impact. Implementation of Mitigation Measure M-WS-1 as described below would reduce the wind impact of the Rezoning of Adjacent Parcels to a less-than-significant level. The rezoning of the Additional Adjacent Parcels and expansion of the Van Ness and Market SUD would neither increase the severity of the wind impact, result in new or substantially different effects, nor require new or modified mitigation measures in this topic area.

Biological Resources

The EIR found that the development that would occur with implementation of the Rezoning of the Adjacent Parcels could indirectly involve removal of trees used for nesting by a variety of birds, as well as demolition of buildings that are vacant, used seasonally or not occupied that may be used for roosting by special-status bats. Mortality of special-status birds or bats as a result of such construction activities would be considered a significant impact under CEQA. The existing environment is one of high ambient disturbance due to human activity and noise generated by city and freeway traffic, and there are few trees large enough to support nesting raptors. Therefore, special-status bats are not known to or expected to nest within the Adjacent Parcels, or their vicinity, but are likely to use the project area for foraging purposes. In addition to these CEQA impacts, tree removal resulting in the destruction of active nests or mortality of migratory birds would violate federal and state law. The rezoning of the Additional Adjacent Parcels and expansion of the Van Ness and Market SUD would have the same impact. Implementation of Mitigation Measures M-BI-1a and M-BI-1b, as described below, would reduce the impact on special-status bat species and migratory birds resulting from development under the Rezoning

of Adjacent Parcels to a less-than-significant level. The rezoning of the Additional Adjacent Parcels and expansion of the Van Ness and Market SUD would neither increase the severity of the biological resources impact, result in new or substantially different effects, nor require new or modified mitigation measures in this topic area.

Hazardous Materials

The EIR found that the potential development of the Adjacent Parcels subsequent to their rezoning would indirectly result in the handling of items containing polychlorinated biphenyls (PCBs) and mercury that are intended for disposal and must be managed as hazardous waste in accordance with applicable federal, state, and local laws. The rezoning of the Additional Adjacent Parcels and expansion of the Van Ness and Market SUD would have the same impact. Implementation of Mitigation Measure M-HZ-2 would reduce the indirect impact associated with potential PCB and mercury exposure that could occur with implementation of the Rezoning of Adjacent Parcels to a less-than-significant level. The rezoning of the Additional Adjacent Parcels and expansion of the Van Ness and Market SUD would neither increase the severity of the hazardous materials impact, result in new or substantially different effects, nor require new or modified mitigation measures in this topic area.

Significant and Unavoidable Impacts

The EIR found the following significant and unavoidable impacts associated with the Rezoning of Adjacent Parcels: Cultural and Paleontological Resources, Air Quality, and Shadow.

Cultural and Paleontological Resources

The EIR found that the implementation of the Rezoning of Adjacent Parcels (individually and in combination) could indirectly result in the demolition of individual historic architectural resources or contributing resources to a historic district located in the Project Area, causing a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5. The rezoning of the Additional Adjacent Parcels and expansion of the Van Ness and Market SUD would have the same impact. Implementation of Mitigation Measures M-CP-1a, M-CP-1b and M-CP-1c, as described below, are applicable, but would not reduce the impact to a less-than-significant level. Adoption of the proposed legislation to rezone two Additional Adjacent Parcels and expand the Van Ness and Market SUD would neither increase the severity of the significant impact to historic architectural resources associated with the Rezoning of Adjacent Parcels, nor result in new or substantially different effects.

Air Quality

The EIR found that Rezoning the Adjacent Parcels would result in a significant, adverse environmental impact related to air quality. Subsequent individual development projects on the Adjacent Parcels could violate an air quality standard, contribute to an existing or projected air quality violation, and/or result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or state ambient air quality standard. The EIR found that implementation of the Rezoning of Adjacent Parcels would expose new, existing and future sensitive receptors to substantial concentrations of fine particulate matter ($PM_{2.5}$) and toxic air contaminants, from sources including but not limited to new vehicles and equipment. In addition, the EIR found that implementation of the Rezoning of Adjacent Parcels would result in construction-period emissions of

criteria air pollutants from subsequent individual development projects that would contribute to an existing or projected air quality violation or result in a cumulatively considerable increase in criteria pollutants. These impacts could be anticipated to occur as a result of development subsequent to implementation of the rezoning.

The EIR indicates that such impacts could occur individually (to single parcel development) as well as cumulatively (to development of parcels in combination). The rezoning of the Additional Adjacent Parcels and expansion of the Van Ness and Market SUD would have the same potential impact. Implementation of Mitigation Measures M-AQ-2, M-AQ-3, M-AQ-4, M-AQ-6 and M-AQ-7, described below, are applicable but would not reduce these impacts to a less-than-significant level. Adoption of the proposed legislation to rezone the Additional Adjacent Parcels and expand the Van Ness and Market SUD would neither increase the severity of the significant impact to historic architectural resources associated would neither increase the severity of the air quality significant impacts associated with the Rezoning of Adjacent Parcels, nor result in new or substantially different effects. Thus, the legislation would not contribute considerably to adverse cumulative historic resource impacts identified in the EIR.

Shadow

Finally, with respect to the shadow impacts, the EIR found that the implementation of the Rezoning of Adjacent Parcels (individually and in combination) would indirectly create new shadow in a manner that would substantially affect outdoor recreation facilities or other public areas, thereby resulting in a potentially significant and unavoidable impact.

The Rezoning of Adjacent Parcels could result in shadow impacts on other open spaces, such as the U.N. Plaza and Civic Center Plaza, if the Adjacent Parcels are developed with buildings that take advantage of existing height limits. However, shading from potentially taller new structures is unlikely to reach U.N. Plaza and Civic Center Plaza (only the former of which is under the jurisdiction of the San Francisco Recreation and Park Department), because these spaces are separated from the Adjacent Parcels by several rows of relatively tall buildings south of Market Street (45 to 50 feet) and are surrounded by other mid- to high-rise buildings noted above north of Market Street. Furthermore, they are located far enough away that, during winter morning and evenings, when shadows are the longest, the distance and location of these open spaces relative to the Adjacent Parcels is such that no new shading would occur (maximum shadow would extend 960 feet, whereas these open spaces are located over 1,000 feet away). Based on the above, impacts on existing parks and open spaces attributable to the Rezoning of Adjacent Parcels are also considered less than significant.

The Adjacent Parcels abut the northern edge of the Project Area, and therefore buildings on those parcels would have minimal shadow effects on potential future parks in the Plan Area, because the great majority of shadow from a given structure would fall to the north of that structure. Furthermore, the blocks immediately north of the Adjacent Parcels are fully developed; thus, the possibility of a park being established on one of them is remote. Parks and open spaces further north would not be adversely affected by the Adjacent Parcels, since any additional shade that could result from new development on the Adjacent Parcels, even if buildings are constructed to take advantage of existing height limits, would not reach those properties, particularly since most of them already experience some shading from intervening development. In addition, the Adjacent Parcels are unlikely to offer a suitable park location,

with the possible exception of a mini park. Nevertheless, the EIR could not conclude that the implementation of the Rezoning of Adjacent Parcels would not create new shadow in a manner that could substantially affect potential future parks and open spaces. Therefore, in an abundance of caution, potential shadow impacts on future parks and open spaces attributable to the Rezoning of Adjacent Parcels were judged to be significant and unavoidable. There are no applicable mitigation measures.

The rezoning of the Additional Adjacent Parcels and expansion of the Van Ness and Market SUD would have the same significant and unavoidable impact. Any future development proposal over 40-feet in height on the Additional Adjacent Parcels or nine parcels proposed for inclusion in the Van Ness and Market SUD would be subject to the Planning Department's requirement to prepare a shadow study to evaluate project-specific shading impacts to comply with Planning Code Section 295 and CEQA. At this time, the Department cannot conclude that the rezoning of the Additional Adjacent Parcels or expansion of the Van Ness and Market SUD would not create new shadow that could substantially affect future parks and open spaces. Similarly, in an abundance of caution, potential shadow impacts on future parks and open spaces due to development on the Additional Adjacent Parcels and nine parcels proposed for inclusion in the expanded SUD would also be significant and unavoidable.

Mitigation Measures

The EIR's mitigation measures, incorporated here by reference, may apply to future development projects within the two Additional Adjacent Parcels and nine parcels proposed for inclusion in the expanded Van Ness and Market SUD as applicable, if project-specific review finds that such a project were to result in potentially significant environmental impacts.[3] The measures are summarized below.

Measure M-CP-1a, Documentation of Historical Resource: requires the sponsors of individual projects that would cause a substantial adverse change in the significance of a historical resource through demolition prepare Historic American Buildings Survey (HABS)-level photographs and an accompanying HABS Historical Report, which shall be maintained onsite, as well as in the appropriate repositories.

Measure M-CP-1b, Oral Histories: requires the project sponsor to undertake an oral history project that includes interviews of people such as residents, past owners, or former employees for projects that would demolish a historical resource for which Planning Department preservation staff determined that such a measure would be effective and feasible. Copies of the completed oral history project shall be submitted to the San Francisco Public Library or other interested historical institutions.

Measure M-CP-1c, Interpretive Program: requires the project sponsor work with a Historic Preservation Technical Specialist or other qualified professional to institute an interpretive program on-site that references the property's history and the contribution of the historical resource to the broader neighborhood or historic district.

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[3] *Western SoMa Community Plan and Rezoning of Adjacent Parcels Mitigation Monitoring and Reporting Program*, Planning Commission Motion No. 18756, adopted December 6, 2012. This document is available for review in Case File No. 2008.0877E at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA.

Measure M-CP-4a, Project-Specific Preliminary Archeological Assessment: requires an evaluation of the potential archeological effects of a proposed individual project that involves any soils-disturbing or soils-improving activities to a depth of five (5) feet or greater below ground surface and located within those properties on the Adjacent Parcels for which no archeological assessment report has been prepared.

Measure M-CP-4b, Procedures for Accidental Discovery of Archeological Resources: requires the project head foreman and/or project sponsor to immediately notify the Environmental Review Officer (ERO) and immediately suspend any soils-disturbing activities in the vicinity of the discovery until the ERO has determined additional measures that should be undertaken to avoid any potential adverse effect on accidentally discovered buried or submerged historical resources as defined in CEQA Guidelines Section 15064.5(a)(c).

Measure M-CP-7a, Protect Historical Resources from Adjacent Construction Activities: requires the project sponsor of a development project in the Adjacent Parcels to consult with Planning Department environmental planning/preservation staff to determine whether adjacent or nearby buildings constitute historical resources that could be adversely affected by construction-generated vibration. If one or more historical resources is identified that could be adversely affected, the project sponsor shall incorporate into construction specifications for the proposed project a requirement that the construction contractor(s) use all feasible means to avoid damage to adjacent and nearby historic buildings.

Measure M-CP-7b, Construction Monitoring Program for Historical Resources: requires that for or those historical resources identified in Mitigation Measure M-CP-7a, and where heavy equipment would be used on a subsequent development project, the project sponsor of such a project shall undertake a monitoring program to minimize damage to adjacent historic buildings and to ensure that any such damage is documented and repaired.

Measure M-NO-1a, Interior Noise Levels for Residential Uses: requires the project sponsor of future individual developments within the Adjacent Parcels, including noise sensitive uses located along streets with noise levels above 60 dBA (Ldn), where such development is not already subject to the California Noise Insulation Standards in Title 24 of the California Code of Regulations, to conduct a detailed analysis of noise reduction requirements prior to completion of environmental review. Noise insulation features identified and recommended by the analysis shall be included in the design, as specified in the San Francisco General Plan Land Use Compatibility Guidelines for Community Noise to reduce potential interior noise levels to the maximum extent feasible.

Measure M-NO-1b, Siting of Noise-Sensitive Uses: requires the project sponsor of new residential development and development that includes other noise-sensitive uses (i.e., including schools and child care, religious, and convalescent facilities and the like) to reduce potential conflicts between existing noise-generating uses and new sensitive receptors through preparation of an analysis that includes, at a minimum, a site survey to identify potential noise-generating uses within 900 feet of, and that have a direct line-of-sight to, the project site, and includes at least one 24-hour noise measurement prior to the first project approval action. The analysis shall be conducted prior to completion of the environmental

review process in order to demonstrate that acceptable interior noise levels consistent with those in the Title 24 standards can be attained.

Measure M-NO-1c, Siting of Noise-Generating Uses: requires the project sponsor of new development including commercial, industrial, or other uses that would be expected to generate noise levels in excess of ambient noise, to reduce potential conflicts between existing sensitive receptors and new noise-generating uses, by preparing an analysis that includes, at a minimum, a site survey to identify potential noise-sensitive uses (primarily, residences, and also including schools and child care, religious, and convalescent facilities and the like) within two blocks or 900 feet of, and that have a direct line-of-sight to, the project site, and at least one 24-hour noise measurement (with average and maximum noise level readings taken so as to be able to accurately describe maximum levels reached during nighttime hours), prior to the first project approval action. The analysis shall be conducted prior to completion of the environmental review process.

Measure M-NO-1d, Open Space in Noisy Environments: requires that project sponsors of new development, including noise-sensitive uses, to minimize effects on development in noisy areas by protecting open space required under the Planning Code to the maximum feasible extent, from existing ambient noise levels that could prove annoying or disruptive to users of the open space. Implementation of this measure could involve, among other things, site design that uses the building itself to shield on-site open space from the greatest noise sources, construction of noise barriers between noise sources and open space, and appropriate use of both common and private open space in multi-family dwellings.

Measure M-NO-2a, General Construction Noise Control Measures: requires that the project sponsor minimize construction noise from the project to the maximum extent feasible by ensuring that equipment and trucks used for project construction use the best available noise control techniques, limit and reduce noise from stationary noise sources, avoid noise associated with compressed air exhaust from pneumatically powered tools, undertaking the most noisy activities during times of least disturbance to surrounding residents and occupants, as feasible, and selecting haul routes that avoid residential buildings inasmuch as such routes are otherwise feasible. Finally, prior to the issuance of each building permit, along with the submission of construction documents, the sponsor of a subsequent development project shall submit to the San Francisco Planning Department and Department of Building Inspection (DBI) a list of measures to respond to and track complaints pertaining to construction noise.

Measure M-NO-2b, Noise Control Measures During Pile Driving: requires that sponsors for individual projects within the Adjacent Parcels that require pile driving complete a set of site-specific noise attenuation measures under the supervision of a qualified acoustical consultant.

Measure M-AQ-2, Transportation Demand Management Strategies for Future Development: requires project sponsors develop and implement a Transportation Demand Management (TDM) plan as a requirement of project approval in order to reduce vehicle trip generation for such projects that would generate more than 3,500 daily vehicle trips, or would emit criteria pollutants in excess of one or more applicable significance thresholds, as determined by the Environmental Review Office.

Measure M-AQ-3, Reduction in Exposure to Toxic Air Contaminants for New Sensitive Receptors: requires development projects in the Project Area to undergo site-specific evaluation and to incorporate the maximum feasible mitigation for impacts resulting from $PM_{2.5}$ or TAC levels in excess of significance thresholds or other appropriate standards as may be amended in the future.

Measure M-AQ-4, Siting of Uses that Emit $PM_{2.5}$ or DPM and Other TACs: requires the preparation of an analysis by a qualified air quality specialist that includes, at a minimum, a site survey to identify residential or other sensitive receptors within 1,000 feet of the project site, and assessment of the health risk from all potential stationary and mobile sources of TACs generated by the proposed project.

Measure M-AQ-6, Construction Emissions Minimization Plan for Criteria Air Pollutants: requires project sponsors of subsequent development projects that may exceed the standards for criteria air pollutants to undergo an analysis of the project's construction emissions and if, based on that analysis, construction period emissions may be significant, submit a Construction Emissions Minimization Plan to the Environmental Review Officer for review and approval by an Environmental Planning Air Quality Specialist.

Measure M-AQ-7, Construction Emissions Minimization Plan for Health Risks and Hazards: requires the project sponsor of each development project in the Draft Plan Area or on Adjacent Parcels to undertake a project-specific construction health risk analysis performed by a qualified air quality specialist, as appropriate and determined by the Environmental Planning Division of the San Francisco Planning Department.

Measure M-WS-1, Screening-Level Wind Analysis and Wind Testing: requires that projects within the Adjacent Parcels undergo a Screening-Level Wind Analysis, and if required, a Project-Level Wind Test and Design Modifications.

Measure M-BI-1a, Pre-Construction Special-Status Bird Surveys: requires that conditions of approval for building permits issued for construction on the Adjacent Parcels include a requirement for pre-construction special-status bird surveys when trees would be removed or buildings demolished as part of an individual project. Preconstruction special-status bird surveys shall be conducted by a qualified biologist between February 1 and August 15 if tree removal or building demolition is scheduled to take place during that period. Special-status birds that establish nests during the construction period are considered habituated to such activity and no buffer shall be required, except as needed to avoid direct destruction of the nest, which would still be prohibited.

Measure M-BI-1b, Pre-Construction Special-Status Bat Surveys: requires that conditions of approval for building permits issued for construction on the Adjacent Parcels include a requirement for pre-construction special-status bat surveys by a qualified bat biologist when large trees (those with trunks over 12 inches in diameter) are to be removed, or vacant buildings or buildings used seasonally or not occupied, especially in the upper stories, are to be demolished. If active day or night roosts are found, the bat biologist shall take actions to make such roosts unsuitable habitat prior to tree removal or building demolition. A no-disturbance buffer shall be created around active bat roosts being used for maternity or

hibernation purposes at a distance to be determined in consultation with the California Department of Fish and Wildlife.

Measure M-HZ-2, Hazardous Building Materials Abatement: requires that the subsequent project sponsors ensure that any equipment containing polychlorinated biphenyls (PCBs) or mercury, such as fluorescent light ballasts, are removed and properly disposed of according to applicable federal, state, and local laws prior to the start of renovation, and that any fluorescent light tube fixtures, which could contain mercury, are similarly removed intact and properly disposed of. Any other hazardous materials identified, either before or during work, shall be abated according to applicable federal, state, and local laws.

Measure M-HZ-3, Site Assessment and Corrective Action: requires that the subsequent project sponsor shall ensure that a site-specific Phase I environmental site assessment is prepared prior to development. Where the Phase I site assessment indicates evidence of site contamination, additional data shall be gathered during a Phase II investigation. If the level(s) of chemical(s) would create an unacceptable risk to human health or the environment, appropriate cleanup levels for each chemical, based on current and planned land use, shall be determined in accordance with accepted procedures. If agreed-upon cleanup levels were exceeded, a remedial action plan or similar plan for remediation shall be prepared and submitted review and approval by the appropriate regulatory agency. Upon determination that a site remediation has been successfully completed, the regulatory agency shall issue a closure letter to the responsible party. For sites that are cleaned to levels that do not allow unrestricted land use, or where containment measures were used to prevent exposure to hazardous materials, there may be a limitation on the future use of the property. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners. A risk management plan, health and safety plan, and possibly a cap maintenance plan could be required. The requirements of these plans and the land use restriction shall transfer to the new property owners in the event that the property is sold.

Conclusion

Based on the foregoing, it is concluded that the analyses conducted and the conclusions reached in the final EIR certified on December 6, 2012 remain valid. The proposed revisions to the project would not cause new significant impacts not identified in the EIR, and no new mitigation measures would be necessary to reduce significant impacts. No changes have occurred with respect to circumstances surrounding the proposed project that would cause significant environmental impacts to which the project would contribute considerably, and no new information has become available that shows that the project would cause significant environmental impacts. Therefore, no supplemental environmental review is required beyond this addendum.

Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

September 25, 2013

Sarah Jones
Environmental Review Officer

cc: Marlo Issac, Planning Department
Corey Teague, Planning Department

Bulletin Board / Master Decision File
Distribution List

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MEMORANDUM

TO: John Rahaim, Director, Planning Department

FROM: Andrea Ausberry, Clerk, Land Use and Economic Development Committee
Board of Supervisors

DATE: December 30, 2013

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Economic Development Committee has received the following proposed legislation, introduced by Supervisor Kim on December 10, 2013:

File No. 131162

Ordinance amending the General Plan by amending the boundaries of the East South of Market Area Plan to incorporate 40 nearby parcels on Mission Street, generally bounded by 7th Street to the east, 9th Street to the west, and Minna Street to the south; amending the Market and Octavia Planning Area to incorporate nine adjacent parcels along Mission Street and 10th Street, generally bound by Washburn Street to the east, and Minna Street to the south; amending the Western South Market Area Plan to remove one parcel on 10th Street; and making environmental findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

If you have any additional comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

c:

Sarah Jones, Acting Environmental Review Officer
AnMarie Rodgers, Legislative Affairs
Monica Pereira, Environmental Planning
Nannie Turrell, Environmental Planning

Proposed amendments included in environmental review: Western SoMa Community Plan, Rezoning of Adjacent Parcels, and 350 Eighth Street Project EIR certified 12/6/12; and Addendum to EIR, Rezoning of Adjacent Parcels, 9/5/13, Case No. 2008.0877E
Nannie R. Turrell
Dec. 31, 2013

BOARD of SUPERVISORS

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MEMORANDUM

TO: Regina Dick-Endrizzi, Director
Chris Schulman, Commission Secretary
Small Business Commission, City Hall, Room 448

FROM: Andrea Ausberry, Clerk, Land Use and Economic Development Committee Board of Supervisors

DATE: December 27, 2013

SUBJECT: REFERRAL FROM BOARD OF SUPERVISORS
Land Use & Economic Development Committee

The Board of Supervisors' Land Use and Economic Development Committee has received the following legislation, which is being referred to the Small Business Commission for comment and recommendation. The Commission may provide any response it deems appropriate within 12 days from the date of this referral.

File No. 131161

Ordinance amending Zoning Map, Sheets ZN01, ZN07, ZN08, HT07, HT08, and SU07, to revise use districts and height and bulk districts for parcels adjacent to and within the Western South of Market Plan Area; to extend the Van Ness and Market Downtown Residential Special Use District; and making environmental findings, Planning Code, Section 302, findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

File No. 131162

Ordinance amending the General Plan by amending the boundaries of the East South of Market Area Plan to incorporate 40 nearby parcels on Mission Street, generally bounded by 7th Street to the east, 9th Street to the west, and Minna Street to the south; amending the Market and Octavia Planning Area to incorporate nine adjacent parcels along Mission Street and 10th Street, generally bound by Washburn Street to the east, and Minna Street to the south; amending the Western South Market Area Plan to remove one parcel on 10th Street; and making environmental findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Please return this cover sheet with the Commission's response to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

****

RESPONSE FROM SMALL BUSINESS COMMISSION - Date: _____

____ No Comment

____ Recommendation Attached

_____

Chairperson, Small Business Commission

File No. 131162 1/13/14 Presented Committee

San Francisco Planning Department

Adjacent Parcels and Western SoMa Cleanup

SAN FRANCISCO
PLANNING DEPARTMENT

Land Use and Economic Development Committee
January 13, 2014

Outline of Proposed Actions

1. Zoning Amendments

   - "Adjacent Parcels"
   - Jessie Street Parcels
   - Van Ness & Market St Downtown Res. SUD Expansion
   - WSoMa Cleanup Rezoning and **Height Amendments**

2. General Plan Amendments

   - WSoMa, Market Octavia and East Soma Amendments

CEQA Background

Western SoMa FEIR - Elements

- Western SoMa Plan and Rezoning
  - Adopted by BoS in March 2013
- 350 8th Street Development
  - Approved by PC in December 2012
- "Adjacent Parcels" Rezoning
  - Initiated August 2013

- **Addendum** to EIR completed in September 2013

Additional Scope of Work

Jessie Street Parcels

- Clean up rezoning of two parcels to help phase out SoMa Mixed Use Districts (i.e. RSD)
  - Only remaining parcels zoned RSD

Van Ness & Market St Downtown Res. SUD Expansion

- Capture parcels being rezoned to C-3-G
- Will provide slightly greater development potential

Additional Scope of Work

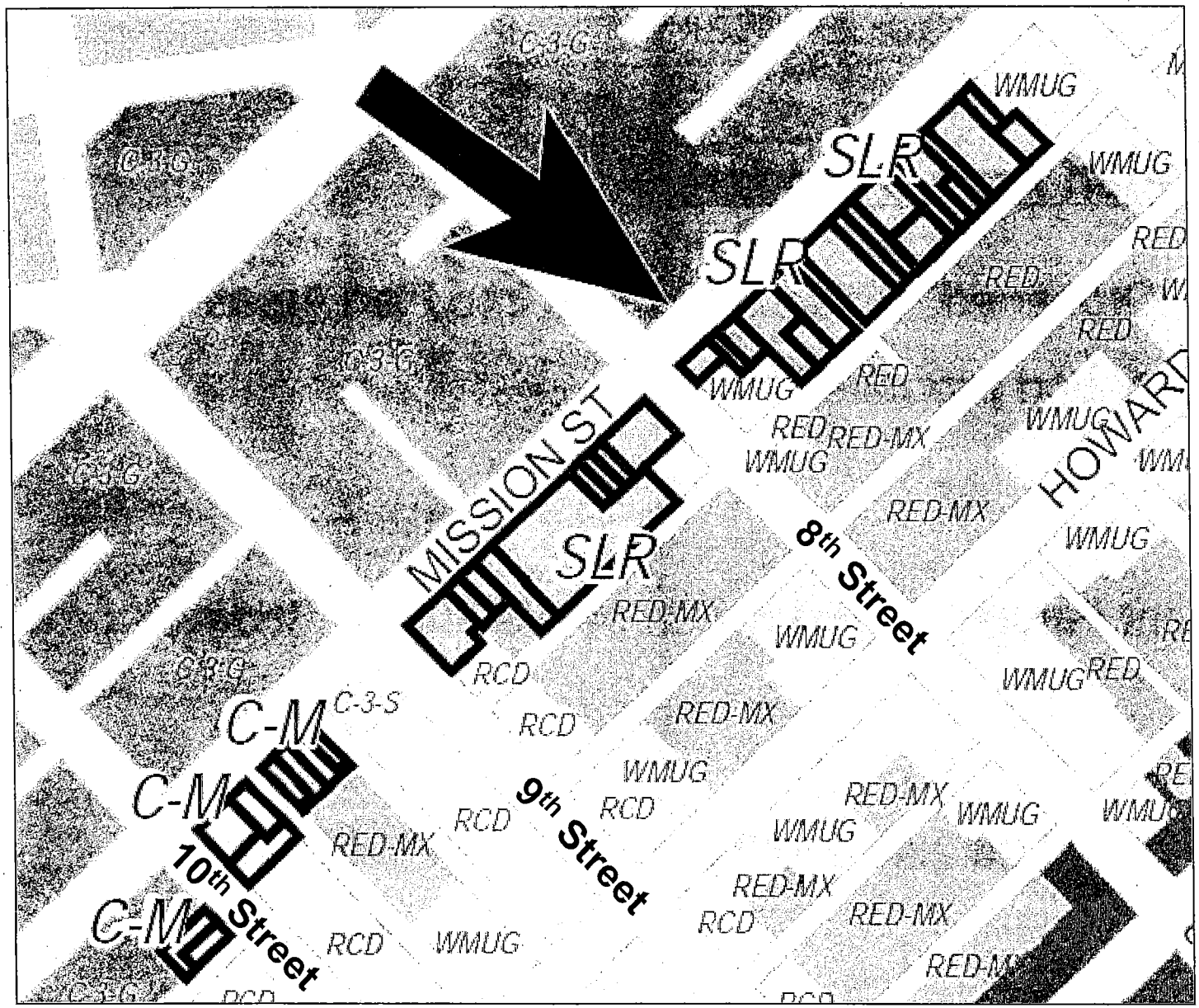
Amend Plan Area Boundaries

- Bring "Orphaned" Adjacent Parcels into Plan Areas due to proximity and proposed zoning

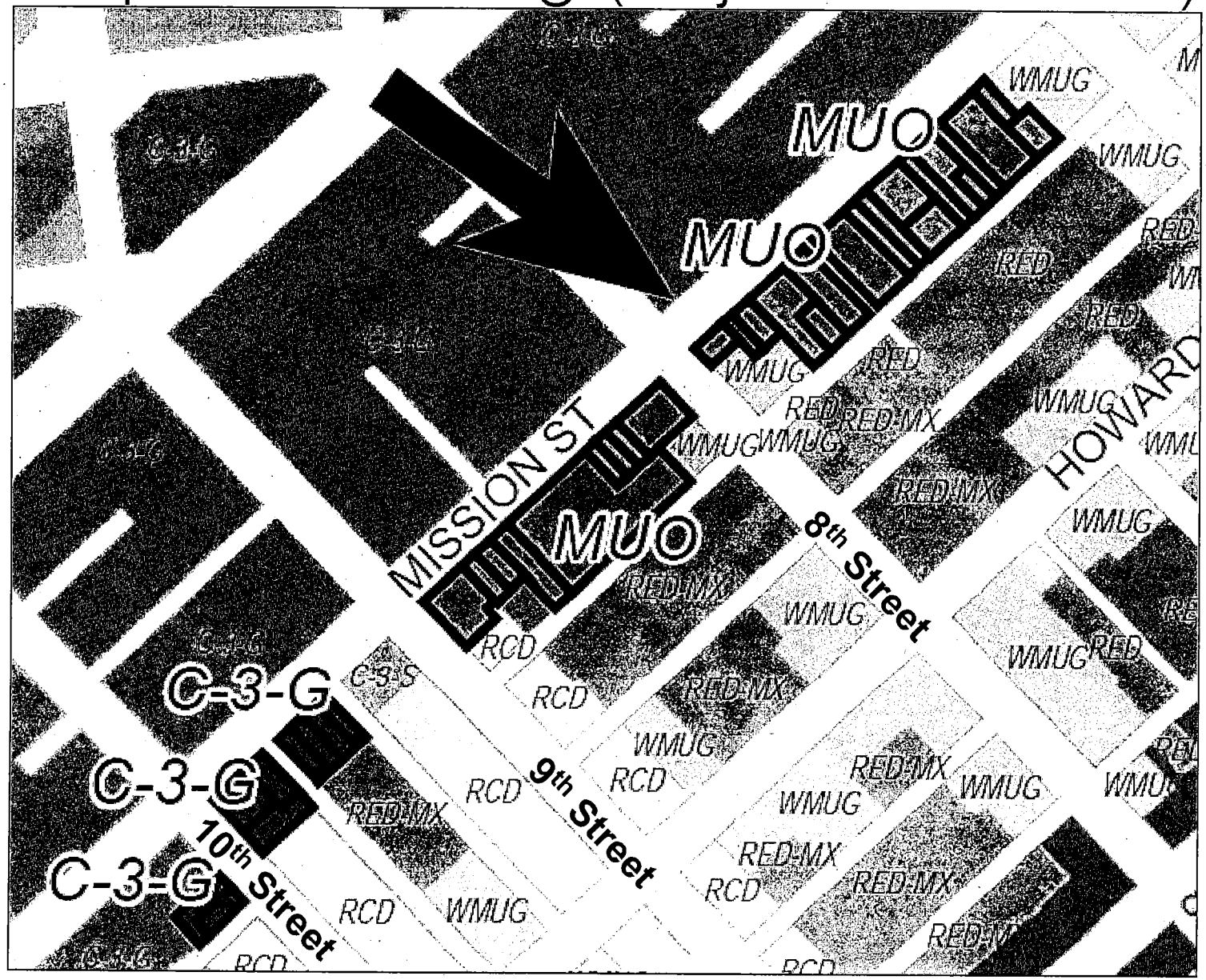
- Adjacent Parcels originally part of Mid-Market Redevelopment

- Existing C-M parcels originally part of Market/Octavia

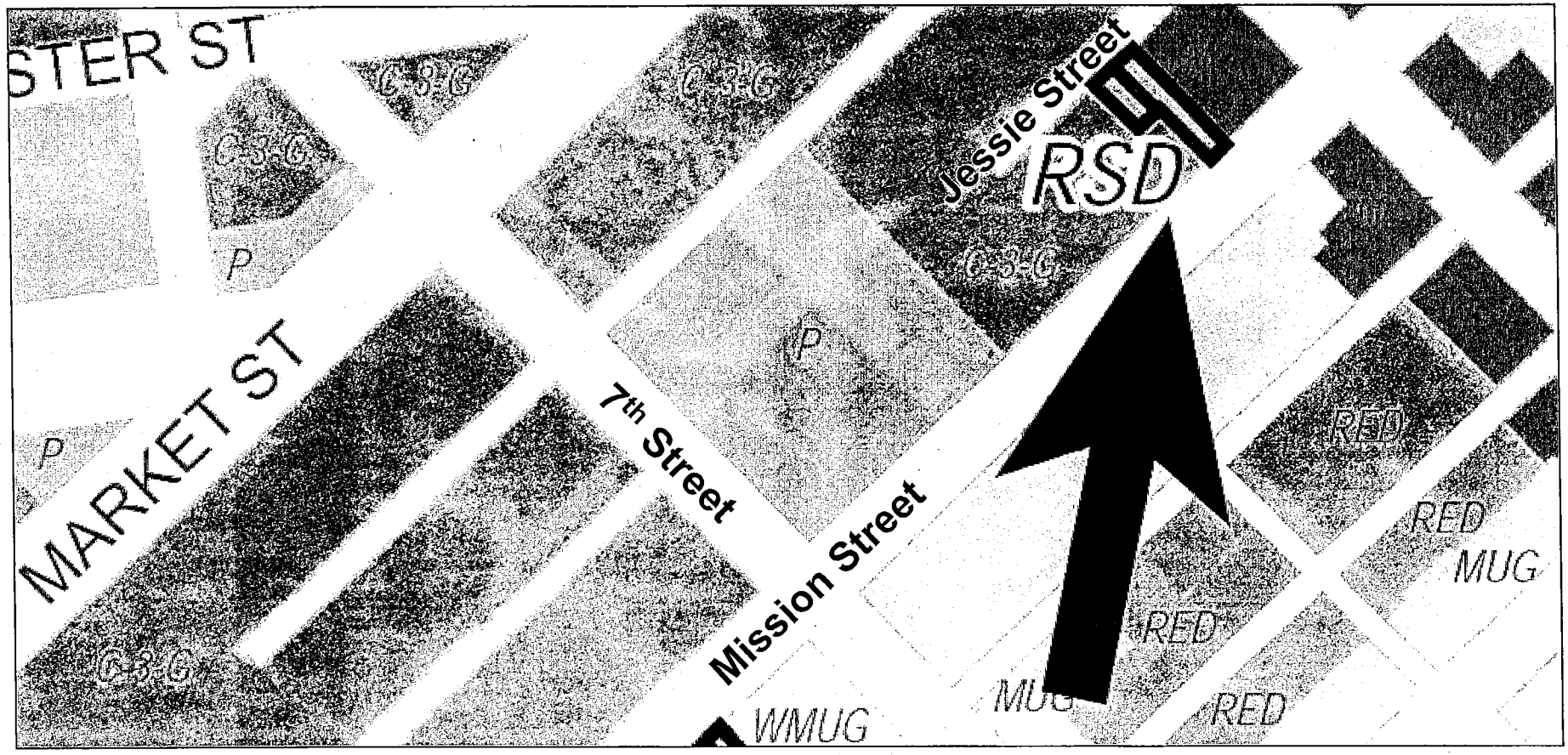
Existing Zoning (Adjacent Parcels)



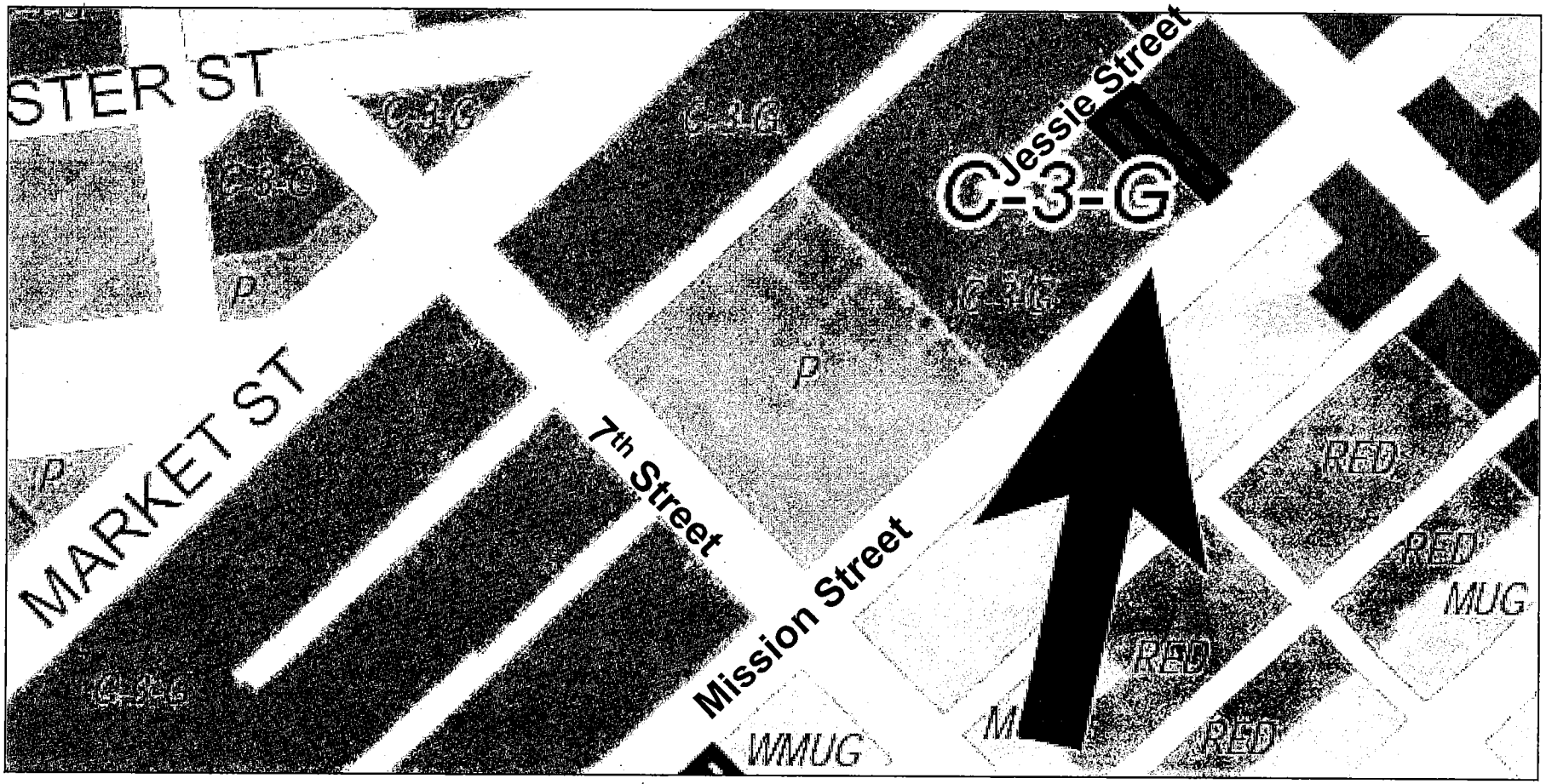
Proposed Zoning (Adjacent Parcels)



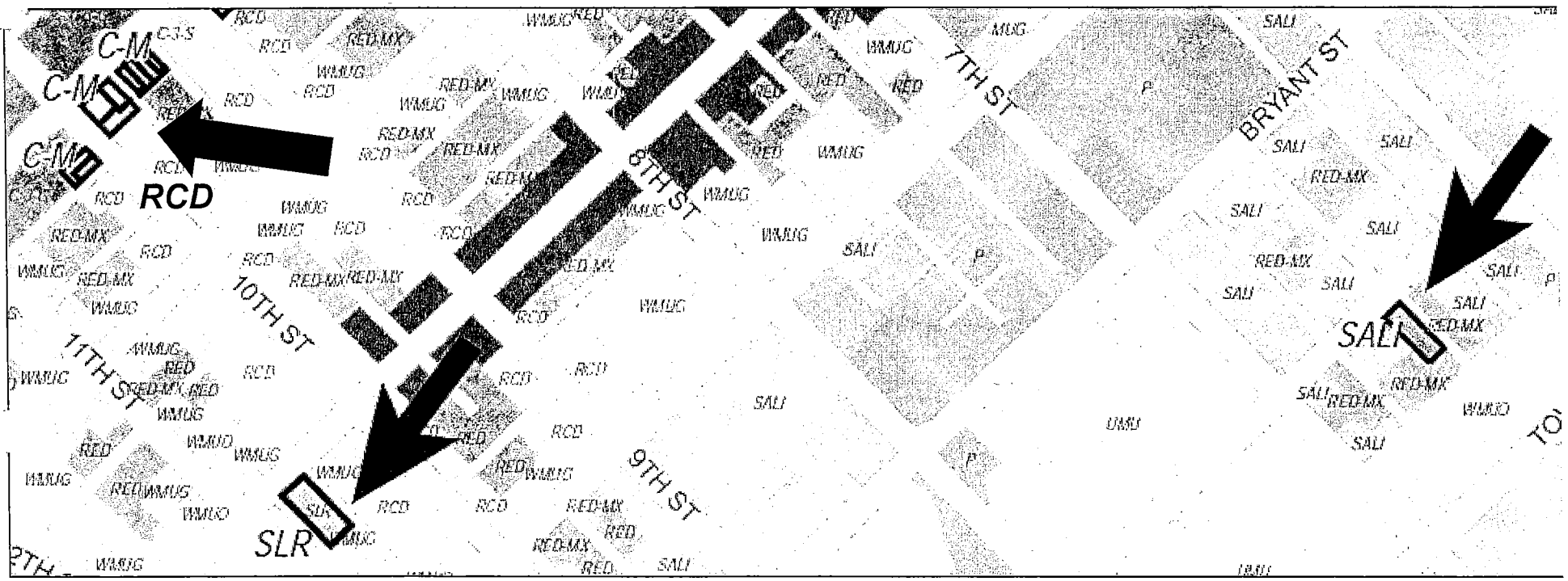
Existing Zoning (Jessie Street)



Proposed Zoning (Jessie Street)



Existing Zoning (WSoMa)



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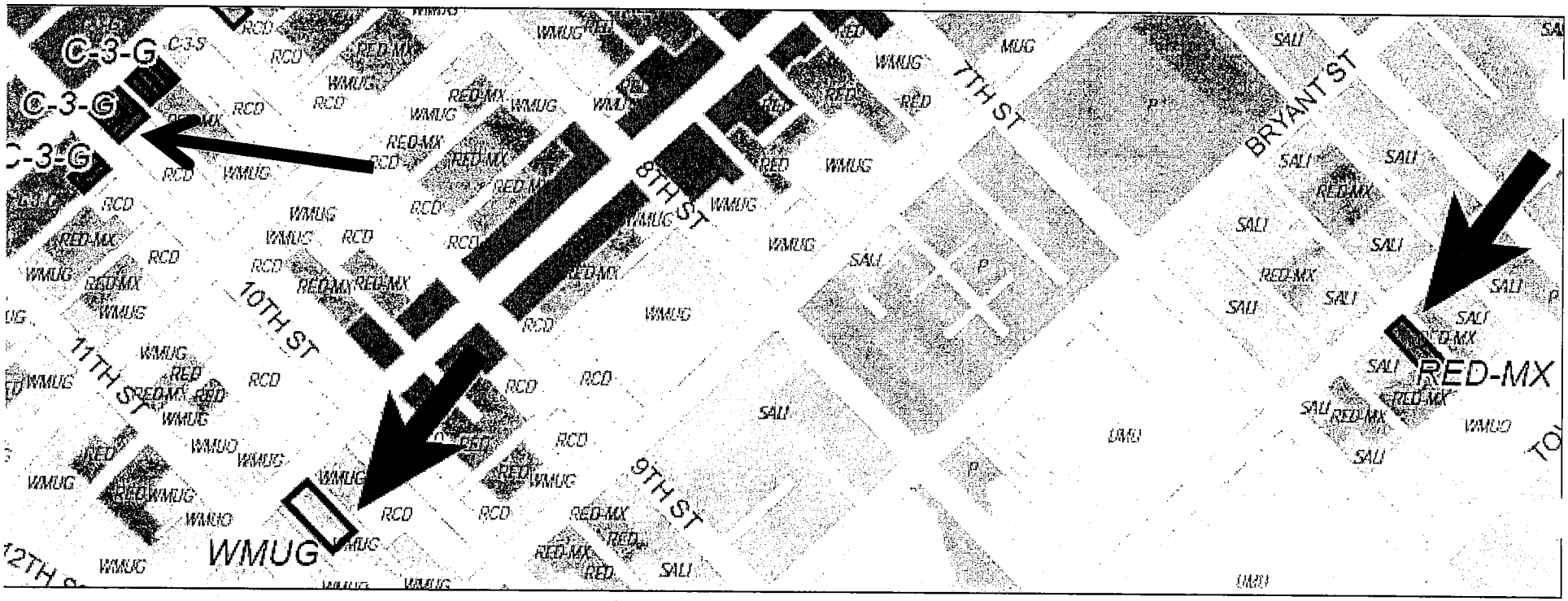
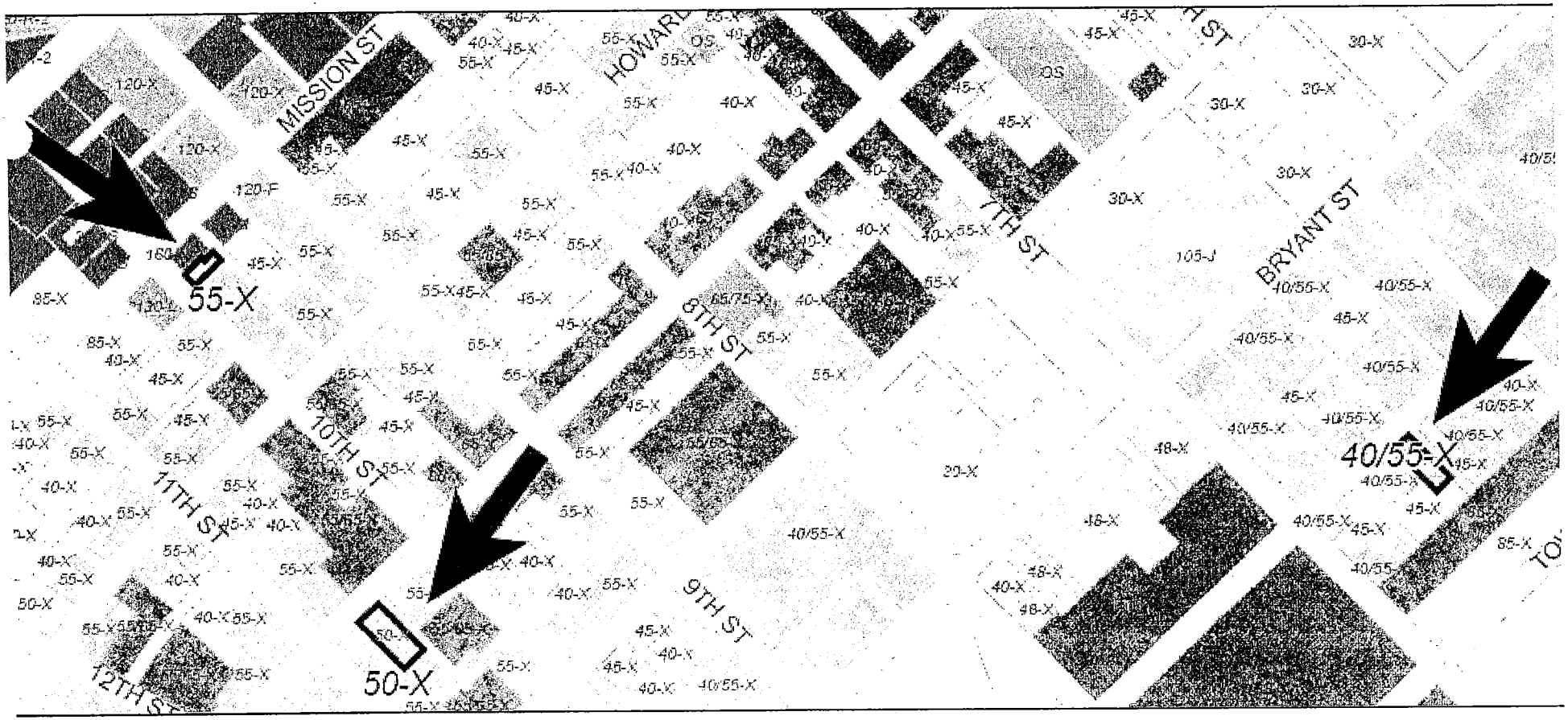
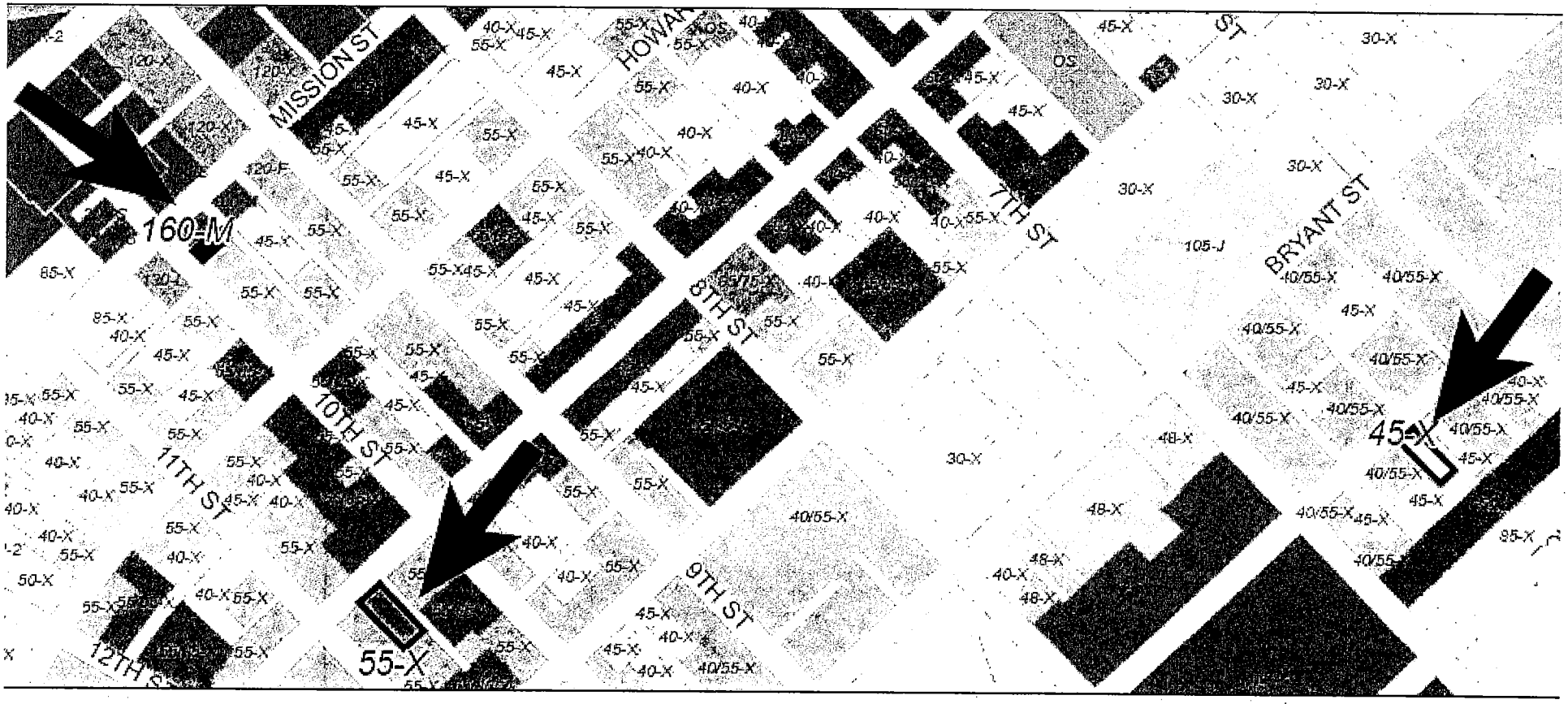
Proposed Cleanup Zoning (WSoMa)



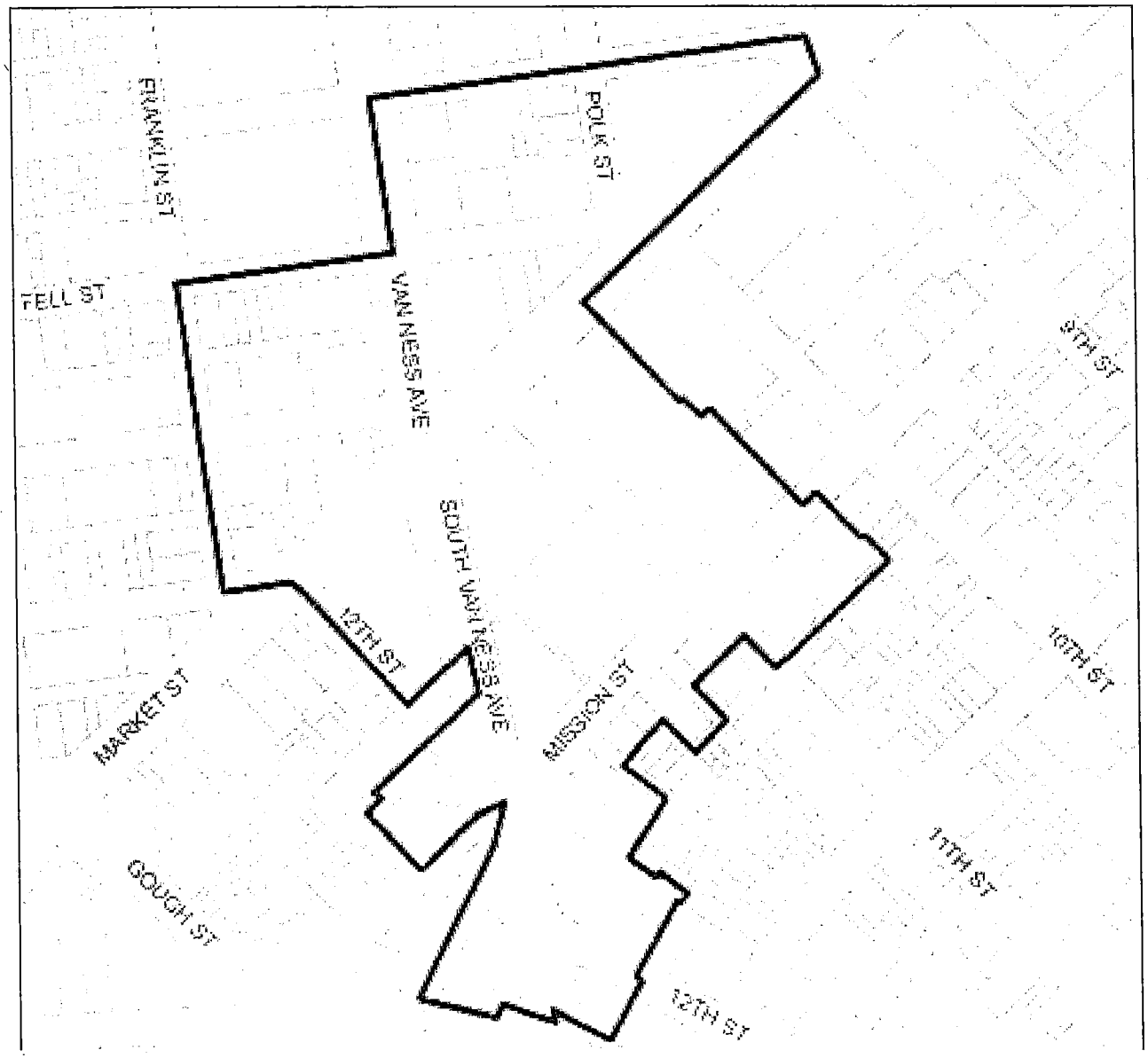
Existing Heights (WSoMa Cleanup Only)



Proposed Heights (WSoMa Cleanup Only)



Existing Van Ness & Market SUD



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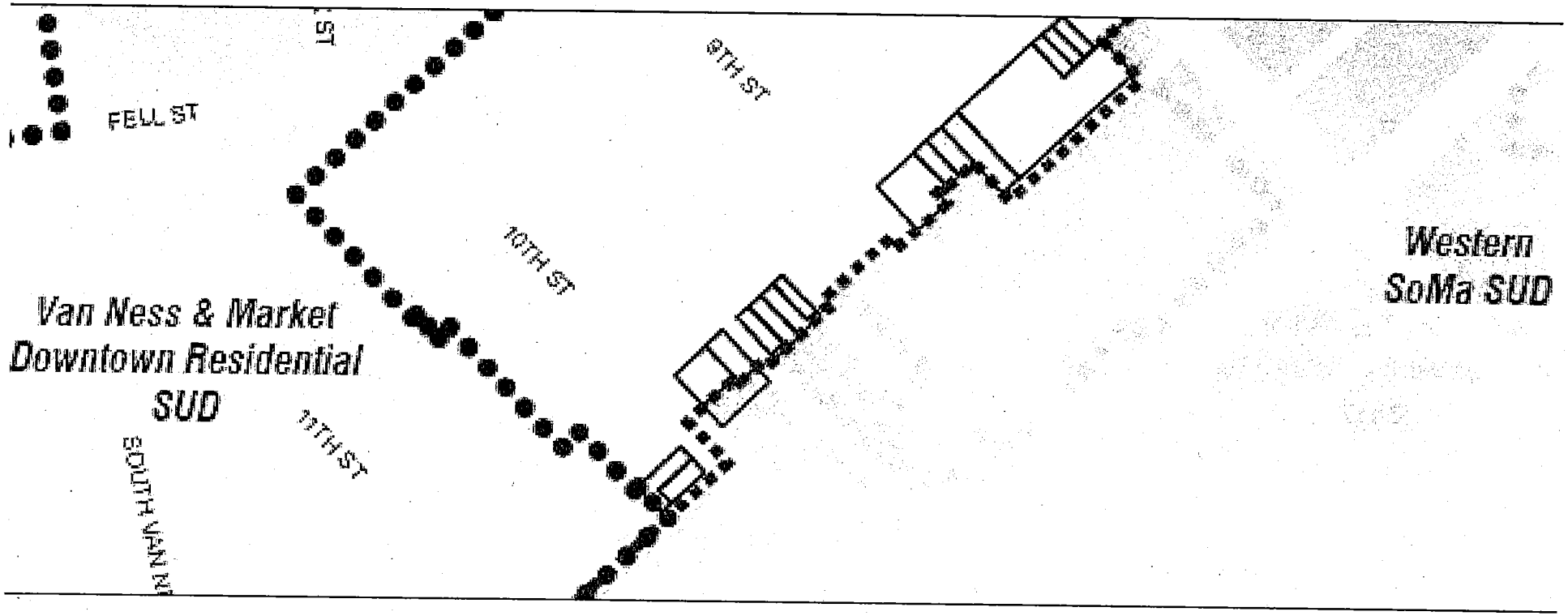
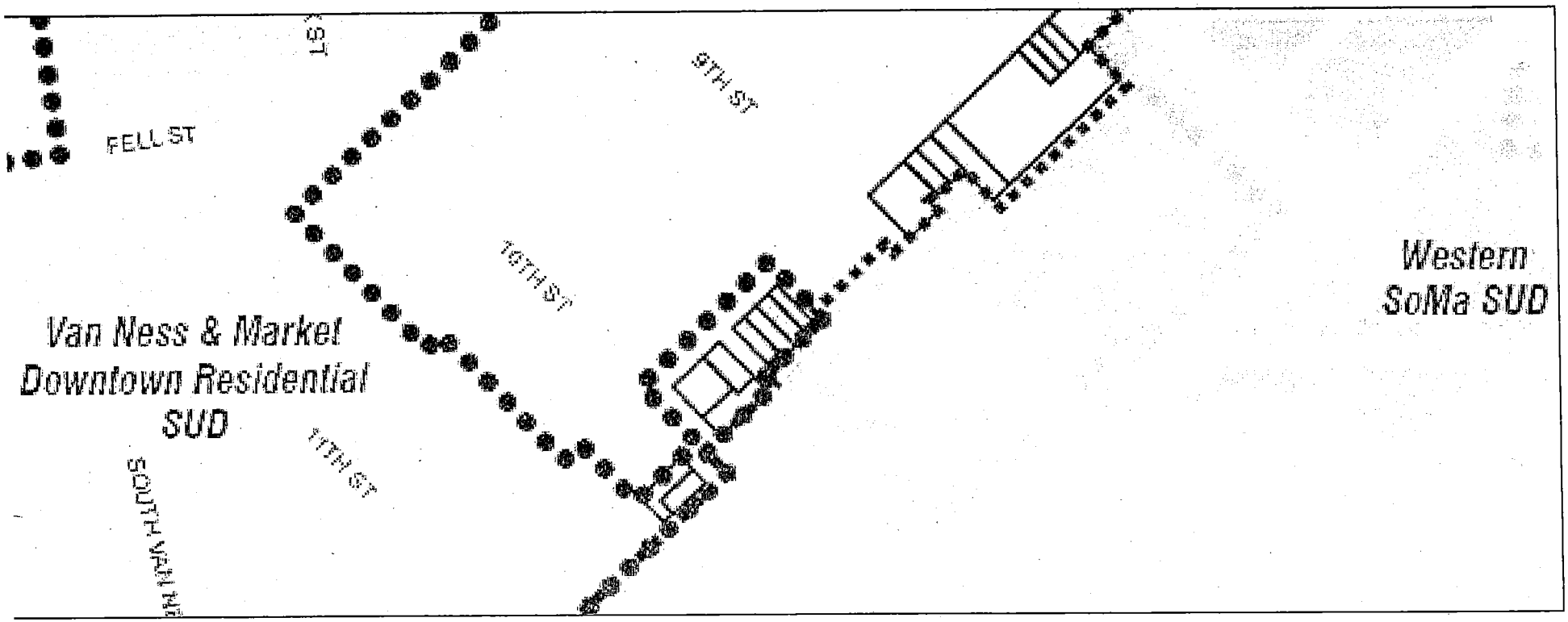
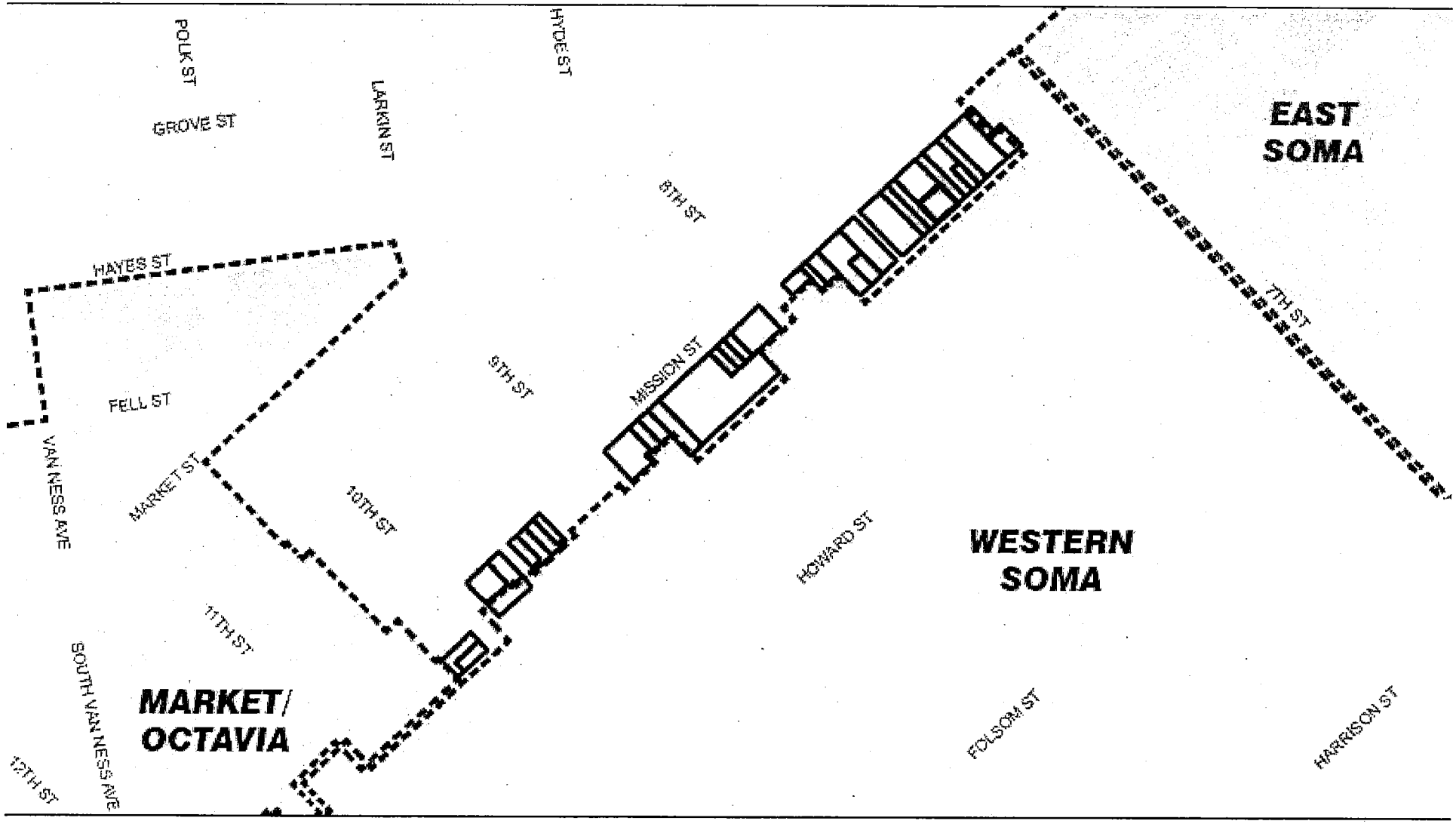


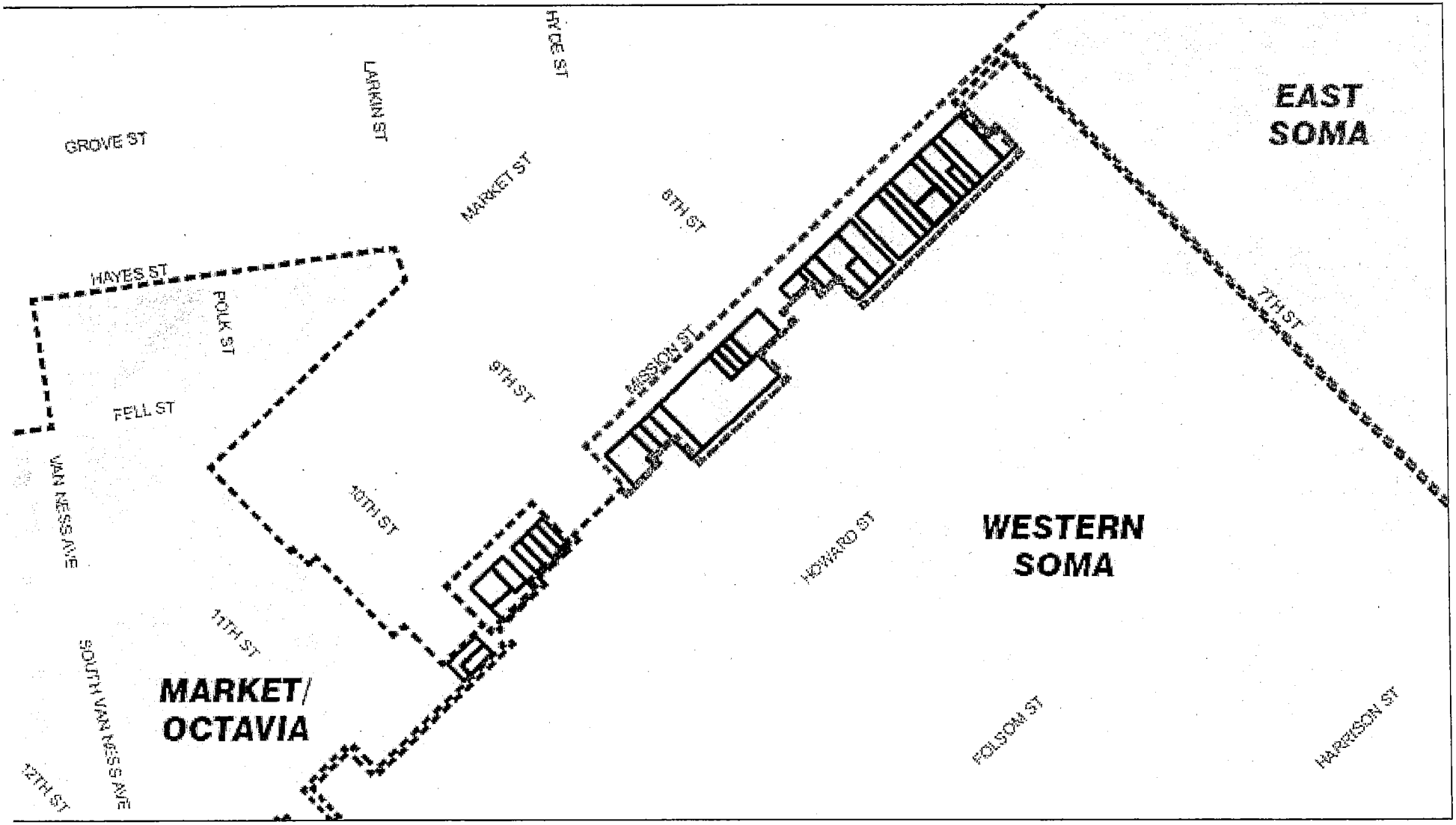
Proposed Van Ness & Market SUD



Existing Plan Area Boundaries



Proposed Plan Area Boundaries



Proposed Actions

1. Zoning and Height Amendments
   - "Adjacent Parcels"
   - Jessie Street Parcels
   - Van Ness & Market St Downtown Res. SUD Expansion
   - WSoMa Cleanup Rezoning and Height Amendments
2. General Plan Amendments
   - WSoMa, Market Octavia and East Soma Amendments