

File No. 150737

Committee Item No. 2

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date November 2, 2015

Board of Supervisors Meeting

Date _____

Cmte Board

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OTHER (Use back side if additional space is needed)

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Completed by: Alisa Somera Date October 29, 2015

Completed by: _____ Date _____

1 [Interim Zoning Controls - Signs in Transit Center District Plan Area and between Folsom,
2 Harrison, Essex and Second Streets]

3 **Resolution imposing interim zoning controls in the Transit Center District Plan Area**
4 **("Plan Area"), which is bounded by Market Street on the north, Folsom Street on the**
5 **South, Steuart Street on the east, and between New Montgomery and Third Streets on**
6 **the west, and in the area bounded by Folsom, Harrison, Essex and Second Streets, but**
7 **excluding the planned Rooftop Park between Mission, Howard, Second and Beale**
8 **Streets and those portions of the Plan Area included in Zone 1 of the Transbay**
9 **Redevelopment Plan, which include portions of land bounded by Spear, Mission,**
10 **Folsom and Second Streets, to restrict the size and height of new signs within 200 feet**
11 **of and visible from an existing or planned public park or open space, and to restrict**
12 **illumination of certain new signs in those areas; and making environmental findings,**
13 **including findings of consistency with the eight priority policies of Planning Code,**
14 **Section 101.1.**

15
16 WHEREAS, Planning Code Section 306.7 provides for the imposition of interim zoning
17 controls to accomplish several objectives, including preservation of residential and mixed
18 residential and commercial areas in order to preserve the existing character of such
19 neighborhoods and areas and control of uses that have an adverse impact on open space
20 and other recreational areas and facilities; and

21 WHEREAS, A new 5.4-acre park called the Rooftop Park is planned to be located atop
22 the Transbay Transit Center, which will be located between Mission and Howard Streets on
23 the north and south, and between Second to Beale Streets on the west and east; and

24 WHEREAS, The Rooftop Park will include an outdoor amphitheater, gardens, trails,
25 open grass areas, a children's play space, a restaurant and a café, will be accessible from ten

1 entry points, including bridges from neighboring buildings and a gondola from a planned
2 ground-level floor of the Transbay Transit Center off Mission Street between the planned
3 Salesforce Tower and Fremont Street to be known as Mission Square, and will provide
4 needed open space in an area of the City with few parks; and

5 WHEREAS, The Transbay Joint Powers Authority has agreed to consult with
6 community stakeholders, including but not limited to the Greater Rincon Hill Community
7 Benefit District Steering Committee and the Transbay Joint Powers Citizens Advisory
8 Committee, in developing sign controls that apply to the Rooftop Park consistent with these
9 interim controls; and

10 WHEREAS, Other public parks and public open spaces may be created in the Transit
11 Center District Plan Area ("Plan Area"); and

12 WHEREAS, The Under Ramp Park is a new 4.2-acre neighborhood park planned to be
13 situated primarily under the elevated bus ramp that will provide a direct connection from the
14 new Transbay Transit Center to the Bay Bridge, of which approximately 25% will be open to
15 the sky, and which will include a children's play area, cafes and terraces, a beer garden, and
16 a multilevel pavilion with cultural and retail programs; and

17 WHEREAS, The area between Folsom, Harrison, Essex and Second Streets is
18 adjacent to the planned site of the Under Ramp Park and to the Plan Area; and

19 WHEREAS, Illuminated signs and other signs visible from a public park or open space
20 may negatively impact the aesthetics of the park or open space and the enjoyment of its
21 users, including but not limited to interference with the natural scenery and landscape
22 afforded by the park or open space, as well as the creation of potential unwanted illumination
23 and glare; and

24 WHEREAS, Evening and nighttime illumination of signs in the Plan Area disturbs the
25 sleep of residents in the area and disrupts their general enjoyment of their homes; and

1 WHEREAS, Policy 2 of the eight priority policies of the City's General Plan and of
2 Planning Code, Section 101.1 establishes a policy "That existing housing and neighborhood
3 character be conserved and protected in order to preserve the cultural and economic diversity
4 of our neighborhoods"; and

5 WHEREAS, Policy 8 of the eight priority policies of the City's General Plan and of
6 Planning Code, Section 101.1 establishes a policy "That our parks and open space and their
7 access to sunlight and vistas be protected from development"; and

8 WHEREAS, These interim zoning controls advance and are consistent with Policies 2
9 and 8 of the Priority Policies set forth in Planning Code Section 101.1, in that they address the
10 impacts of a proposed sign on neighborhood character and existing and planned parks and
11 open spaces; and

12 WHEREAS, With respect to Priority Policies 1, 3, 4, 5, 6, and 7, the Board finds that
13 these interim zoning controls do not, at this time, have an effect upon these policies, and thus,
14 will not conflict with said policies; and

15 WHEREAS, These interim controls are intended and designed to address and
16 ameliorate the problems and conditions associated with the size, height and illumination of
17 signs in close proximity to existing and planned public parks and open spaces, and the
18 illumination of signs that adversely impact residential properties; and

19 WHEREAS, Adoption of these interim controls will allow the Board of Supervisors an
20 opportunity to consider the imposition of permanent sign controls in the Transit Center District
21 Plan Area and in the area bounded by Folsom, Harrison, Essex and Second Streets; and

22 WHEREAS, The Board has considered the impact on the public health, safety, peace,
23 and general welfare if these interim controls are not imposed; and

24 WHEREAS, The Board has determined that the public interest will be best served by
25 imposition of these interim controls at this time, to ensure that the legislative scheme that may

1 be ultimately adopted is not undermined during the planning and legislative process for
2 permanent controls; and

3 WHEREAS, The Planning Department has determined that the actions contemplated in
4 this Resolution are in compliance with the California Environmental Quality Act (California
5 Public Resources Code Section 21000 *et. seq.*). Said determination is on file with the Clerk of
6 the Board of Supervisors in File No. 150737 and is hereby affirmed and incorporated by
7 reference as though fully set forth herein; now, therefore, be it

8 RESOLVED, That, pursuant to Planning Code Sections 306.7 and 602.19, the City
9 hereby requires that, as of the effective date of this Resolution, the following signage controls
10 shall apply in the Plan Area and in the area bounded by Folsom, Harrison, Essex and Second
11 Streets, except for the Rooftop Park and those portions of the Plan Area that overlap with the
12 area defined as Zone 1 of the Transbay Redevelopment Plan, which portions consist of
13 certain land within the boundaries of Spear, Mission, Folsom and Second Streets:

14 (a) a new sign that is within 200 feet of an existing or planned public park or open
15 space and that is visible from such a park or open space shall be permitted if it is 50 square
16 feet or less and its highest point reaches a height of 35 feet or less; and

17 (b) illumination for any new sign, where any part of the face of the sign is between 30
18 and 100 feet in height, shall meet the following requirements:

19 (1) illumination shall consist only of indirect illumination, pursuant to Planning
20 Code Section 602.11, or halo-style lighting;

21 (2) the sign's illumination shall be dimmable; and

22 (3) illumination shall be turned off from 9 p.m. each evening until 6 a.m. the
23 following morning; and be it

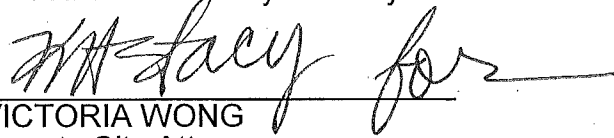
24 FURTHER RESOLVED, That these interim controls shall remain in effect for eighteen
25 months from the effective date of this Resolution, or until the adoption of permanent legislation

1 regulating signage in the Plan Area and in the area bounded by Folsom, Harrison, Essex and
2 Second Streets, whichever first occurs.

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APPROVED AS TO FORM:

DENNIS J. HERRERA, City Attorney

By: 
VICTORIA WONG
Deputy City Attorney

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BOARD of SUPERVISORS



City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

July 14, 2015

File No. 150737

Sarah Jones
Environmental Review Officer
Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear Ms. Jones:

On July 7, 2015, the Supervisor Kim introduced the following legislation:

File No. 150737

Resolution imposing interim zoning controls in the Transit Center District Plan Area ("Plan Area"), which is bounded by Market Street on the north, Folsom Street on the South, Steuart Street on the east, and between New Montgomery and Third Streets on the west, and in the area bounded by Folsom, Harrison, Essex and Second Streets, but excluding the planned Rooftop Park between Mission, Howard, Second and Beale Streets and those portions of the Plan Area included in Zone 1 of the Transbay Redevelopment Plan, which include portions of land bounded by Spear, Mission, Folsom and Second Streets, to restrict the size and height of new signs within 200 feet of and visible from an existing or planned public park or open space, and to restrict illumination of certain new signs in those areas; and making environmental findings, including findings of consistency with the eight priority policies of Planning Code, Section 101.1.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "A. Ausberry".

By: Andrea Ausberry, Assistant Clerk
Land Use and Transportation Committee

Attachment

c:Joy Navarrete, Environmental Planning
Jeanie Poling, Environmental Planning

Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it does not result in a physical change in the environment.

Joy Navarrete

Digitally signed by Joy Navarrete
DN: cn=Joy Navarrete, o=Planning,
ou=Environmental Planning,
email=joy.navarrete@sfgov.org, c=US
Date: 2015.07.23 16:56:02 -07'00'

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: Monday, October 5, 2015

Time: 1:30 p.m.

Location: Legislative Chamber, Room 250, located at City Hall
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

Subject: File No. 150737. Resolution imposing interim zoning controls in the Transit Center District Plan Area ("Plan Area"), which is bounded by Market Street on the north, Folsom Street on the South, Steuart Street on the east, and between New Montgomery and Third Streets on the west, and in the area bounded by Folsom, Harrison, Essex and Second Streets, but excluding the planned Rooftop Park between Mission, Howard, Second and Beale Streets and those portions of the Plan Area included in Zone 1 of the Transbay Redevelopment Plan, which include portions of land bounded by Spear, Mission, Folsom and Second Streets, to restrict the size and height of new signs within 200 feet of and visible from an existing or planned public park or open space, and to restrict illumination of certain new signs in those areas; and making environmental findings, including findings of consistency with the eight priority policies of Planning Code, Section 101.1.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made as part of the official public record in this matter, and shall be brought to the attention of the members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board. Agenda information relating to this matter will be available for public review on Friday, October 2, 2015.

A handwritten signature in black ink, appearing to read "Angela Calvillo".

Angela Calvillo, Clerk of the Board

DATED: September 24, 2015
POSTED/PUBLISHED/MAILED: September 25, 2015



NOTIFICACIÓN DE AUDIENCIA PÚBLICA

JUNTA DE SUPERVISORES DE LA CIUDAD Y CONDADO DE SAN FRANCISCO

Fecha: lunes, 5 de octubre de 2015

Hora: 1:30 p.m.

Lugar: Cámara Legislativa, Salón 250, localizado en el Ayuntamiento -
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

Asunto: Expediente N° 150737. Resolución que impone controles provisionales de zonificación en el Área del Plan de Distrito Centro de Tránsito ("Área del Plan"), que está limitada en el norte por la Calle Market, en el sur por la Calle Folsom, en el este por la Calle Steuart Street, y en el oeste entre la Calle Nueva Montgomery y la Calle Tercera (3ra), y en la zona delimitada por las Calles Folsom, Harrison, Essex y Segunda (2da), pero excluyendo el Parque previsto en la Azotea entre las Calles Misión, Howard, Segunda (2da) y Beale y aquellas partes del Área del Plan incluidas en la Zona 1 del Plan de Reurbanización Transbay, que incluye porciones de terrenos delimitados por las Calles Lanza, Misión, Folsom y Segunda (2da), para restringir el tamaño y la altura de los nuevos letreros a menos de 200 piws (60.96 metros) de distancia y visibles desde un parque público o espacio abierto existente o previsto, y para restringir la iluminación de ciertos nuevos letreros en esas áreas; y formular hallazgos ambientales, incluyendo los resultados congruentes con las ocho políticas de prioridad del Código de Planificación, Sección 101.1.


Angela Calvillo
Secretaria de la Junta

FECHADO: 24 de septiembre de 2015



公聽會通知

三藩市市及縣市參事委員會

- 日期: 2015年10月5日星期一
- 時間: 下午1時30分
- 地點: 市政廳，立法會議廳 250 室，1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102
- 議題: 檔案號碼 150737。決議於交通中心區規劃區域（簡稱「規劃區域」）施加臨時區域劃分管制，規劃區域指市場街以北、Folsom街以南，Steuart街以東，以及新孟金街夾三街之間以西為界的範疇；並且此區域內以Folsom街、Harrison街、Essex街及二街為界，但不包括介於米慎街、Howard街、二街及Beale街之間已規劃的屋頂公園（Rooftop Park），亦不包括規劃區那些涵蓋跨灣再開發計劃1區的部分，即包括了以Spear街、米慎街、Folsom街及二街為界的部分土地；200英尺範圍內限制新標識的大小及高度並由現有或已規劃的公眾公園或休憩用地可見，並在那些區域內限制某些新標識的光度；並作出環境裁斷，包括作出與規劃法第101.1條之八項優先政策相一致的裁斷。


Angela Calvillo
市參事委員會書記

日期: September 24, 2015

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Alisa Somera
CCSF BD OF SUPERVISORS (OFFICIAL NOTICES)
1 DR CARLTON B GOODLETT PL #244
SAN FRANCISCO, CA 94102

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE
Ad Description AS - 10.05.15 Land Use Hearing - 150737 Interim

To the right is a copy of the notice you sent to us for publication in the SAN FRANCISCO EXAMINER. Thank you for using our newspaper. Please read this notice carefully and call us with any corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

09/25/2015

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THE DAILY TRANSCRIPT, SAN DIEGO	(619) 232-3486
THE INTER-CITY EXPRESS, OAKLAND	(510) 272-4747

EXM 2798927

NOTICE OF
PUBLIC HEARING
BOARD OF
SUPERVISORS OF
THE CITY AND COUNTY
OF SAN FRANCISCO
LAND USE AND TRANS-
PORTATION COMMITTEE
MONDAY, OCTOBER 5,
2015 - 1:30 PM
LEGISLATIVE CHAMBER,
ROOM 250, CITY HALL
1 DR. CARLTON B.
GOODLETT PLACE, SAN
FRANCISCO, CA

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard: File No. 150737. Resolution imposing interim zoning controls in the Transit Center District Plan Area ("Plan Area"), which is bounded by Market Street on the north, Folsom Street on the South, Steuart Street on the east, and between New Montgomery and Third Streets on the west, and in the area bounded by Folsom, Harrison, Essex and Second Streets, but excluding the planned Rooftop Park between Mission, Howard, Second and Beale Streets and those portions of the Plan Area included in Zone 1 of the Transbay Redevelopment Plan, which include portions of land bounded by Spear Mission, Folsom and Second Streets, to restrict the size and height of new signs within 200 feet of and visible from an existing or planned public park or open space, and to restrict illumination of certain new signs in those areas; and making environmental findings, including findings of consistency with the eight priority policies of Planning Code, Section 101.1.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made as part of the official public record in this matter, and shall be brought to the attention of the members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102.

Information relating to this matter is available in the Office of the Clerk of the Board. Agenda information relating to this matter will be available for public review on Friday, October 2, 2015. Angela Calvillo, Clerk of the Board



* A 0 0 0 0 0 3 8 8 4 2 4 7 *

Major, Erica (BOS)

From: Major, Erica (BOS)
Sent: Tuesday, July 14, 2015 3:16 PM
To: Jones, Sarah (CPC)
Cc: Navarrete, Joy (CPC); Poling, Jeanie (CPC); Ausberry, Andrea
Subject: REFERRAL ER (150737) Interim Zoning Controls - Signs in Transit Center District Plan Area and between Folsom, Harrison, Essex and Second Streets
Attachments: 150737 ER.doc

Greetings:

Attached is a referral for the Planning Department's environmental review. Please forward your determination to Andrea.Ausberry@sfgov.org as soon as possible.

Thank you in advance.

(Sent on behalf of Andrea Ausberry, Assistant Clerk, Land Use and Transportation Committee)

Erica Major

Assistant Committee Clerk

Board of Supervisors

1 Dr. Carlton B. Goodlett Place, City Hall, Room 244

San Francisco, CA 94102

Phone: (415) 554-4441 | Fax: (415) 554-5163

Erica.Major@sfgov.org | www.sfbos.org



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Disclosures: Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors website or in other public documents that members of the public may inspect or copy.

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

MEMORANDUM

TO: John Rahaim, Director, Planning Department
Mohammed Nuru, Director, Public Works
Ed Reiskin, Executive Director, Municipal Transportation Agency

FROM: Andrea Ausberry, Assistant Clerk, Land Use and Transportation
Committee, Board of Supervisors

DATE: July 14, 2015

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following proposed legislation, introduced by Supervisor Kim on July 7, 2015:

File No. 150737

Resolution imposing interim zoning controls in the Transit Center District Plan Area ("Plan Area"), which is bounded by Market Street on the north, Folsom Street on the South, Steuart Street on the east, and between New Montgomery and Third Streets on the west, and in the area bounded by Folsom, Harrison, Essex and Second Streets, but excluding the planned Rooftop Park between Mission, Howard, Second and Beale Streets and those portions of the Plan Area included in Zone 1 of the Transbay Redevelopment Plan, which include portions of land bounded by Spear, Mission, Folsom and Second Streets, to restrict the size and height of new signs within 200 feet of and visible from an existing or planned public park or open space, and to restrict illumination of certain new signs in those areas; and making environmental findings, including findings of consistency with the eight priority policies of Planning Code, Section 101.1.

If you have any 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.

Referral from the Board of Supervisors
Land Use and Transportation Committee
July 14, 2015
Page 2

C:

Scott Sanchez, Planning Department
Sarah Jones, Planning Department
AnMarie Rodgers, Planning Department
Aaron Starr, Planning Department
Joy Navarrete, Planning Department
Jeanie Poling, Planning Department
Frank Lee, Public Works
Fuad Sweiss, Public Works
Janet Martinsen, Municipal Transportation Agency
Kate Breen, Municipal Transportation Agency
Dillon Auyoung, Municipal Transportation Agency

Major, Erica (BOS)

From: Major, Erica (BOS)
Sent: Tuesday, July 14, 2015 3:16 PM
To: Rahaim, John (CPC); Nuru, Mohammed (DPW); Reiskin, Ed (MTA)
Cc: Sanchez, Scott (CPC); Jones, Sarah (CPC); Rodgers, AnMarie (CPC); Navarrete, Joy (CPC); Poling, Jeanie (CPC); 'Lee, Frank W'; Sweiss, Fuad (DPW); Martinsen, Janet (MTA); Breen, Kate (MTA); 'dillon.auyong@sfmta.com'; Ausberry, Andrea
Subject: REFERRAL FYI (150737) Interim Zoning Controls - Signs in Transit Center District Plan Area and between Folsom, Harrison, Essex and Second Streets
Attachments: 150737 FYI.pdf

Greetings:

This matter is being forwarded to your department for informational purposes. If you have any comments or reports to be included with the file, please forward them to Andrea.Ausberry@sfgov.org at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Thank you.

Erica Major

Assistant Committee Clerk

Board of Supervisors

1 Dr. Carlton B. Goodlett Place, City Hall, Room 244

San Francisco, CA 94102

Phone: (415) 554-4441 | Fax: (415) 554-5163

Erica.Major@sfgov.org | www.sfbos.org



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Print Form

Introduction Form

By a Member of the Board of Supervisors or the Mayor

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2015 JUL 7 Time stamp: 4:47
or meeting date

BJ

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion, or Charter Amendment)
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning "Supervisor [] inquires"
- 5. City Attorney request.
- 6. Call File No. [] from Committee.
- 7. Budget Analyst request (attach written motion).
- 8. Substitute Legislation File No. []
- 9. Reactivate File No. []
- 10. Question(s) submitted for Mayoral Appearance before the BOS on []

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission Youth Commission Ethics Commission
- Planning Commission Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative Form.

Sponsor(s):

Supervisor Kim

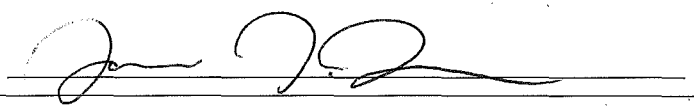
Subject:

Interim Zoning Controls - Signs in Transit Center District Plan Area and between Folsom, Harrison, Essex and Second Streets

The text is listed below or attached:

Please see attached.

Signature of Sponsoring Supervisor:



For Clerk's Use Only: