



SAN FRANCISCO PLANNING DEPARTMENT

October 27, 2015

Ms. Angela Calvillo, Clerk
Supervisor London Breed
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
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San Francisco, CA 94102

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Re: Transmittal of Planning Case No. 2013.0735TZ
Planning Code and Zoning Map Amendments relating to creation of a Japantown
Neighborhood Commercial District
Planning Commission Recommendation: *Recommend Approval with Modifications*

Dear Ms. Calvillo and Supervisor Breed:

On October 22, 2015, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider a proposed Ordinance that would amend the San Francisco Planning Code and Zoning Map by: 1) adding Section 748 to establish the Japantown Neighborhood Commercial District for the area between Geary Boulevard and Post Street from Fillmore Street to Laguna Street, the north side of Post Street from Webster Street to Laguna Street, and Buchanan Street from Post Street to mid-way between Sutter Street and Bush Street; 2) adding Section 261.3 and revising Sections 134, 145.4, 151.1, 155, 201, 263.20, 607.1, and 702.1 to make conforming and other technical changes; 3) amending Sheet ZN02 of the Zoning Map to rezone specified properties to the Japantown Neighborhood Commercial District.

At the hearing, the Planning Commission voted to recommend *approval with modifications* of the proposed Ordinance. The requested modification is "to require the five foot bonus along the full retail street frontage for a minimum depth of 25 feet". Upon further staff review, it was determined that this language already exists via the draft ordinance.¹

The proposed Ordinance is not subject to the California Environmental Quality Act ("CEQA"), per the General Rule Exclusion (State CEQA Guidelines, Section 15061(b)(3)) that state states that CEQA applies only to projects that have the potential to cause a significant effect on the environment.

Upon completion of the Commission hearing, Board President Breed has indicated a desire to assume sponsorship of the Ordinance.

Please find attached documents relating to the Commission's action. A hard copy of the redlined version of this Ordinance along with two copies will be delivered to the Clerk of the Board's office later today. If you have any questions or require further information please do not hesitate to contact me.

¹ The proposed ordinance accomplishes the Commission request through the combination of required street-facing retail (proposed Planning Code Section 748.13b) and the rules limiting five foot bonuses to active uses (existing Planning Code Section 145.1)

Sincerely,

A handwritten signature in black ink, appearing to read "AM-Rodgers", followed by a horizontal line.

AnMarie Rodgers
Senior Policy Advisor

cc:

Conor Johnston, Aide to Supervisor Breed
Alisa Somera, Assistant Clerk
John Carroll, Legislative Clerk
Judy Boyajian, Deputy City Attorney

Attachments [one copy of each of the following]

Planning Commission Resolution Number 19497

Executive Summary for October 22nd Planning Commission Hearing

Proposed Ordinance