

File No. 151281

Committee Item No. 3

Board Item No. 22

### COMMITTEE/BOARD OF SUPERVISORS

#### AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date February 1, 2016

Board of Supervisors Meeting

Date February 9, 2016

#### Cmte Board

- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/>            | <input type="checkbox"/>            | Motion                                       |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Resolution                                   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Ordinance                                    |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Legislative Digest                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Budget and Legislative Analyst Report        |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Youth Commission Report                      |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Introduction Form                            |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Memorandum of Understanding (MOU)            |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Information Form                       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Budget                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Subcontract Budget                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Contract/Agreement                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Form 126 - Ethics Commission                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Award Letter                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Application                                  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Form 700                                     |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Vacancy Notice                               |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Information Sheet                            |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Public Correspondence                        |

#### OTHER (Use back side if additional space is needed)

- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>CEQA Determination, dtd 1/28/16</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Notice of Public Hearing</u>        |
| <input type="checkbox"/>            | <input type="checkbox"/>            | _____                                  |
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Completed by: Alisa Somera Date January 28, 2016

Completed by: Alisa Somera Date February 3, 2016

1 [Interim Zoning Controls - Additional Design Standards for Large Projects Within the  
2 Showplace Square, Potrero Hill, and Central Waterfront Area Plans]

3 **Resolution imposing interim controls to require that the Planning Commission**  
4 **consider additional design standards for projects in the Showplace Square, Potrero**  
5 **Hill, and Central Waterfront Area Plans receiving a Large Project Authorization;**  
6 **affirming the Planning Department's determination under the California Environmental**  
7 **Quality Act.**

8  
9 WHEREAS, Planning Code, Section 306.7, provides for the imposition of interim  
10 zoning controls to accomplish several objectives, including preservation of historic and  
11 architecturally significant buildings and areas, preservation of neighborhoods and areas of  
12 mixed residential and commercial uses in order to preserve the existing character of such  
13 neighborhoods and areas, and development and conservation of the commerce and industry  
14 of the City in order to maintain the economic vitality of the City, to provide its citizens with  
15 adequate jobs and business opportunities, and to maintain adequate services for its residents,  
16 visitors, businesses, and institutions; and

17 WHEREAS, In 2008, the Planning Commission and the Board of Supervisors adopted  
18 the Eastern Neighborhoods Plan which rezoned large portions of the City and created the  
19 Showplace Square, Potrero Hill, and Central Waterfront Area Plans; and

20 WHEREAS, The stated goals of the Eastern Neighborhoods Plan are to encourage  
21 new housing at appropriate locations and make it as affordable as possible to a range of City  
22 residents; plan for transportation, open space, community facilities, and other critical elements  
23 of complete neighborhoods; reserve sufficient space for production, distribution, and repair  
24 activities, in order to support the City's economy and provide good jobs for residents; and take  
25

1 steps to provide space for new industries that bring innovation and flexibility to the City's  
2 economy; and

3 WHEREAS, One of the eight Priority Policies from the City's General Plan and  
4 Planning Code, Section 101.1, is "That existing housing and neighborhood character be  
5 conserved and protected in order to preserve the cultural and economic diversity of our  
6 neighborhoods;" and

7 WHEREAS, The Planning Department currently has residential design guidelines,  
8 however, they do not offer sufficient guidance to influence the design of larger projects in  
9 these areas such as those required to receive a Large Project Authorization under Planning  
10 Code, Section 329; and

11 WHEREAS, Large mixed use projects such as those which require a Large Project  
12 Authorization from the Planning Commission require specific guidance and attention to design  
13 because their size and scale can have a substantial impact on the aesthetics of the  
14 surrounding neighborhood; and

15 WHEREAS, There are several large projects currently in the Planning Department's  
16 pipeline in these areas with a wide variety of proposed designs; and

17 WHEREAS, Urban design guidelines for large projects in these areas will inspire better  
18 architecture, design and build neighborhood character; and

19 WHEREAS, The Planning Department is currently in the process of updating its  
20 residential design guidelines to apply to larger projects in these areas, and these interim  
21 controls will allow time for the orderly completion of urban design guidelines for projects  
22 requiring a Large Project Authorization in these areas; and

23 WHEREAS, This Board has considered the impact on the public health, safety, peace,  
24 and general welfare if the interim controls proposed herein are not imposed; and

1           WHEREAS, This Board has determined that the public interest will be best served by  
2 imposition of these interim controls at this time, in order to ensure that the legislative schedule  
3 which may be ultimately adopted is not undermined during the planning and legislative  
4 process for permanent controls; and

5           WHEREAS, The Planning Department has determined that the actions contemplated in  
6 this resolution are in compliance with the California Environmental Quality Act (California  
7 Public Resources Code, Section 21000, et. seq.); and

8           WHEREAS, Said determination is on file with the Clerk of the Board of Supervisors in  
9 File No. 151281 and is hereby affirmed and incorporated by reference as though fully set forth  
10 herein; and

11           WHEREAS, These interim zoning controls advance and are consistent with the Priority  
12 Policies set forth in Planning Code, Section 101.1, particularly policy 2, in that these urban  
13 design guidelines will help ensure new development projects will preserve and protect the  
14 existing neighborhood character and will preserve the cultural and economic diversity of these  
15 neighborhoods; and

16           WHEREAS, With respect to Priority Policies 1,3, 4, 5, 6, 7 and 8, the Board finds that  
17 these interim zoning controls do not, at this time, have an effect upon these policies, and thus  
18 will not conflict with said policies; now, therefore, be it

19           RESOLVED, That pursuant to Planning Code, Section 306.7, the Board of Supervisors,  
20 by this resolution, hereby prohibits any City agency, board, commission, officer, or employee  
21 from issuing any approvals for a large project in the Showplace Square, Potrero Hill, or  
22 Central Waterfront Area Plans required to receive a Large Project Authorization under  
23 Planning Code Section 329 unless the action would conform both to the existing provisions of  
24 the Planning Code and this resolution imposing interim controls; and, be it

1 FURTHER RESOLVED, That for purposes of these interim controls, in addition to the  
2 criteria listed in Planning Code, Section 329, the Planning Commission shall consider and  
3 make findings that a project receiving a Large Project Authorization has demonstrated:

4 (1) An awareness of urban patterns, and harmonizes visual and physical relationships  
5 between existing buildings, streets, open spaces, natural features, and view corridors;

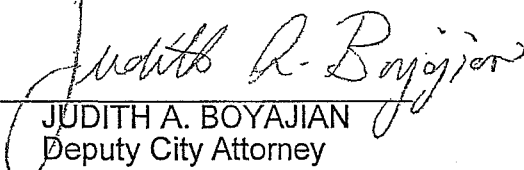
6 (2) An awareness of neighborhood scale and materials, and renders building facades  
7 with texture, detail, and depth; and

8 (3) A modulation of buildings vertically and horizontally, with rooftops and facades  
9 designed to be seen from multiple vantage points; and, be it

10 FURTHER RESOLVED, That these interim controls shall remain in effect for eighteen  
11 months from the effective date of this legislation, or until the adoption of permanent legislation  
12 establishing urban design guidelines for these projects.

3  
14 APPROVED AS TO FORM;  
15 DENNIS J. HERRERA, City Attorney

16  
17 By:

  
18 JUDITH A. BOYAJIAN  
Deputy City Attorney

19 n:\legana\as2015\1600319\01068974.docx  
20  
21  
22  
23  
24  
25

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

December 23, 2015

File No. 151281

Sarah Jones  
Environmental Review Officer  
Planning Department  
1650 Mission Street, Ste. 400  
San Francisco, CA 94103

Dear Ms. Jones:

On December 15, 2015, Supervisor Cohen introduced the following proposed legislation imposing the following Interim Zoning Controls:

**File No. 151281**

Resolution imposing interim controls to require that the Planning Commission consider additional design standards for projects in the Showplace Square, Potrero Hill, and Central Waterfront Area Plans receiving a Large Project Authorization; and affirming the Planning Department's determination under the California Environmental Quality Act.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script that reads "Alisa Somera".

By: Alisa Somera, Assistant Clerk  
Land Use and Transportation Committee

Attachment

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

Not defined as a project under CEQA 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: 2016.01.28 16:10:50 -08'00'

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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:

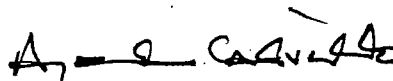
**Date:** Monday, February 1, 2016

**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. 151281. Resolution imposing interim controls to require that the Planning Commission consider additional design standards for projects in the Showplace Square, Potrero Hill, and Central Waterfront Area Plans receiving a Large Project Authorization; and affirming the Planning Department's determination under the California Environmental Quality Act.

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, January 29, 2016.

  
Angela Calvillo  
Clerk of the Board


DATED: January 20, 2016  
POSTED/PUBLISHED: January 22, 2016



## NOTIFICACIÓN DE AUDIENCIA PÚBLICA

### JUNTA DE SUPERVISORES DE LA CIUDAD Y CONDADO DE SAN FRANCISCO COMITÉ DE USO DE TERRENOS Y TRANSPORTE

- Fecha:** Lunes, 1.º de febrero de 2016
- Hora:** 1:30 p.m.
- Lugar:** Cámara Legislativa, Sala 250 del Ayuntamiento  
1 Dr. Carlton B. Goodlett Place, San Francisco, CA
- Asunto:** Expediente Núm. 151281. Resolución que impone controles provisionales para exigir que la Comisión de Planificación considere estándares de diseño adicionales para los proyectos en Showplace Square, Potrero Hill, y los Planes del Área de la Costa Central que reciben una Autorización de Proyecto Grande; y afirma la determinación del Departamento de Planificación según la Ley de Calidad Medioambiental de California.

  
Angela Calvillo,  
Secretaria de la Junta

FECHADO: 20 de enero de 2016  
ANUNCIADO: 22 de enero de 2016  
PUBLICADO: 22 de enero de 2016



BOARD of SUPERVISORS



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San Francisco 94102-4689  
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TTD/TTY No. 5545227

公聽會通知

三藩市市及縣市參事委員會  
土地使用與交通運輸委員會

- 日期: 2016年2月1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 151281。決議施加臨時管制規定規劃委員會對Showplace廣場、Potrero Hill及中央海濱區域規劃內的各項計劃進行更多設計標準的考量, 以獲取大型計劃授權; 並依據「加州環境質量法」(California Environmental Quality Act) 明確規劃局的決定。

  
Angela Calvillo  
市參事委員會書記

日期: January 20, 2016  
張貼/公佈: January 22, 2016

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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 - 02.01.16 Land Use - 151281 Zoning Map

To the right is a copy of the notice you sent to us for publication in the SAN FRANCISCO CHRONICLE. Please read this notice carefully and call us with any corrections. The Proof of Publication will be filed with the Clerk of the Board. Publication date(s) for this notice is (are):

01/22/2016

CNS 2837818

**NOTICE OF PUBLIC HEARING  
BOARD OF SUPERVISORS  
OF THE CITY AND COUNTY  
OF SAN FRANCISCO LAND USE  
AND TRANSPORTATION COMMITTEE  
MONDAY, FEBRUARY 1, 2016 -  
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. 151281. Resolution imposing interim controls to require that the Planning Commission consider additional design standards for projects in the Showplace Square, Potrero Hill, and Central Waterfront Area Plans receiving a Large Project Authorization; and affirming the Planning Department's determination under the California Environmental Quality Act. 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, January 29, 2016. - Angela Calvillo, Clerk of the Board

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December 23, 2015

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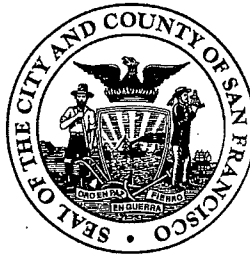
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By: Alisa Somera, Assistant Clerk  
Land Use and Transportation Committee

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


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TDD/TTY No. 554-5227

## MEMORANDUM

TO: John Rahaim, Director, Planning Department  
Jonas Ionin, Secretary, Planning Commission

FROM:  Alisa Somera, Assistant Clerk  
Land Use and Economic Development Committee, Board of Supervisors

DATE: December 23, 2015

SUBJECT: INTERIM ZONING CONTROLS LEGISLATION INTRODUCED

---

The Board of Supervisors' Land Use and Economic Development Committee has received the following proposed interim zoning controls, introduced by Supervisor Cohen on December 15, 2015:

**File No. 151281**

Resolution imposing interim controls to require that the Planning Commission consider additional design standards for projects in the Showplace Square, Potrero Hill, and Central Waterfront Area Plans receiving a Large Project Authorization; and affirming the Planning Department's determination under the California Environmental Quality Act.

The proposed ordinance is being transmitted pursuant to Planning Code, Section 306.7.

If you wish to submit any reports or documentation to be included as part of the file, please send those to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

c: Scott Sanchez, Planning Department  
Sarah Jones, Planning Department  
Aaron Starr, Planning Department  
AnMarie Rodgers, Planning Department  
Joy Navarrete, Environmental Planning  
Jeanie Poling, Environmental Planning

# Introduction Form

By a Member of the Board of Supervisors or the Mayor

Time stamp  
or meeting date

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. Request for Closed Session (attach written motion).
- 10. Board to Sit as A Committee of the Whole.
- 11. 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**

Sponsor(s):

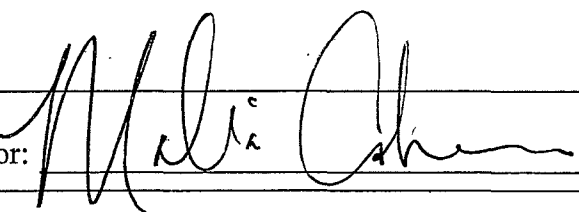
COHEN

Subject:

Interim zoning controls - Additional design standards - Potrero Hill/Showplace square / Central Waterfront LPA's

The text is listed below or attached:

Attached

Signature of Sponsoring Supervisor: 

For Clerk's Use Only:

