



SAN FRANCISCO PLANNING DEPARTMENT

August 1, 2016

Ms. Angela Calvillo, Clerk
Honorable Supervisor Campos
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

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Suite 400
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CA 94103-2479

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415.558.6377

**Re: Transmittal of Planning Department Case Number 2015-014715PCA:
Rezoning of 2070 Folsom Street from Public (P) and 50-X to Urban Mixed Use
(UMU) and 85-X
Board File No. 160509
Planning Commission Recommendation: Approval**

Dear Ms. Calvillo and Supervisor Campos,

On July 28, 2016, the Planning Commission conducted duly noticed public hearings at regularly scheduled meetings to consider the proposed Ordinance that would amend the Planning Code by revising the Zoning Map to rezone and reclassify the height designation at 2070 Folsom Street, introduced by Supervisor Campos. At the hearing the Planning Commission recommended approval.

On June 10, 2016, the Project was determined to be statutorily exempt from the California Environmental Quality Act ("CEQA") under California Public Resources Code Section 21094.5 and Section 15183.3 of the CEQA Guidelines, as described in the Certificate of Determination contained in the Planning Department files for this Project.

Please find attached documents relating to the actions of the Commission. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Aaron D. Starr", with a long horizontal line extending to the right.

Aaron D. Starr
Manager of Legislative Affairs

cc:

Andrea Ruiz-Esquide, Deputy City Attorney
Sheila Chung Hagen, Aide to Supervisor Campos
Alisa Somera, Legislative Deputy Director

Attachments:

Planning Commission Resolution
Planning Department Executive Summary



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 19707

HEARING DATE JULY 28, 2016

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San Francisco,
CA 94103-2479

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Project Name: Rezoning of 2070 Folsom Street from Public (P) and 50-X to Urban Mixed Use (UMU) and 85-X
Case Number: 2015-014715PCA [Board File No. 160509]
Initiated by: Supervisor Campos/ Introduced May 10, 2016
Staff Contact: Eugenio Salcedo, Legislative Affairs
eugenio.salcedo@sfgov.org, 415-575-9139
Reviewed by: Aaron D Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, 415-558-6362

RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT A PROPOSED ORDINANCE THAT WOULD AMEND THE PLANNING CODE BY REVISING THE ZONING MAP TO REZONE 2070 FOLSOM STREET, ASSESSOR'S PARCEL BLOCK NO. 3571, LOT NO. 031, FROM ITS CURRENT DESIGNATION AS PUBLIC (P) AND 50-X, TO URBAN MIXED USE (UMU) AND 85-X; ADOPTING FINDINGS, INCLUDING ENVIRONMENTAL FINDINGS, PLANNING CODE SECTION 302 FINDINGS, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.

WHEREAS, on May 10, 2016 Supervisor Campos introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 160509, which would amend the Planning Code by revising the Zoning Use District Map Sheet No. ZN07 and the Height and Bulk District Sheet No. HT07 to rezone 2070 Folsom Street, Assessor's Block No. 3571, Lot No. 031, from its current designation as Public (P) and 50-X to Urban Mixed Use (UMU) and 85-X;

WHEREAS, The Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on July 28, 2016; and,

WHEREAS, on June 10, 2016 the Project was determined to be statutorily exempt from the California Environmental Quality Act ("CEQA") under California Public Resources Code Section 21094.5 and Section 15183.3 of the CEQA Guidelines, as described in the Certificate of Determination contained in the Planning Department files for this Project; and

WHEREAS, the Planning Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

MOVED, that the Planning Commission hereby recommends that the Board of Supervisors **approve** the proposed ordinance.

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The Commission finds that the proposed rezoning and height reclassification will allow for the construction of a proposed 100% affordable housing project in the Mission District, advancing the goals of the Mission Action Plan 2020, whose purpose is to retain low to moderate-income residents and community-serving businesses, artists, and nonprofits in order to strengthen and preserve the socioeconomic diversity of the Mission neighborhood.
2. The Commission finds that the proposed UMU zoning is an appropriate zoning designation for this site because it is consistent with the existing zoning districts found in the immediate neighborhood.
3. **General Plan Compliance.** The proposed Ordinance and the Commission's recommended approval is consistent with the following Objectives and Policies of the General Plan and Mission Area Plan:

HOUSING ELEMENT

OBJECTIVE 1

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

Policy 1.1

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

Policy 1.3

Work proactively to identify and secure opportunity sites for permanently affordable housing.

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.

The project site was specifically called out for affordable housing development through the Eastern Neighborhoods planning process. The rezoning and height reclassification for the proposed 100% mixed-use affordable housing project would implement that vision. Additionally, the project site is located in a transit rich neighborhood, with the 16th Street BART station a few blocks away and major Muni bus lines running along 16th Street and Mission Street.

OBJECTIVE 11

RECOGNIZE THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.5

Ensure densities in established residential areas promote compatibility with prevailing neighborhood character.

The Mission District is a dense neighborhood with strong character and sense of community. The proposed rezoning and height reclassification that will allow for the development of a 100% affordable housing project meets one of Mission Action Plan 2020's goals of retaining low- to moderate-income residents in the neighborhood, which contributes to the socioeconomic diversity of the Mission District. The mixed use development is appropriate for a dense neighborhood such as the Mission.

MISSION AREA PLAN

OBJECTIVE 1.1

STRENGTHEN THE MISSION'S EXISTING MIXED USE CHARACTER, WHILE MAINTAINING THE NEIGHBORHOOD AS A PLACE TO LIVE AND WORK.

Policy 1.1.2

Revise land use controls in portions of the Northeast Mission Industrial Zone outside the core industrial area to create new mixed use areas, allowing mixed income housing as a principle use, as well as limited amounts of retail, office, and research development uses, while protecting against the wholesale displacement of PDR uses.

The proposed Ordinance will rezone the project site to Urban Mixed Use and allow for the proposed 100% affordable residential mixed-use building to be developed.

OBJECTIVE 2.1

ENSURE THAT A SIGNIFICANT PERCENTAGE OF NEW HOUSING CREATED IN THE MISSION IS AFFORDABLE TO PEOPLE WITH A WIDE RANGE OF INCOMES.

Policy 2.1.2

Provide land and funding for the construction of new housing affordable to very low- and low-income households.

The proposed Ordinance will allow for the construction of a proposed 100% affordable housing project, bringing up to 134 affordable residential units to the Mission District.

OBJECTIVE 2.3

ENSURE THAT NEW RESIDENTIAL DEVELOPMENTS SATISFY AN ARRAY OF HOUSING NEEDS WITH RESPECT TO TENURE, UNIT MIX AND COMMUNITY SERVICES.

Policy 2.3.1

Target the provision of affordable units for families.

Policy 2.3.2

Prioritize the development of affordable family housing, both rental and ownership, particularly along transit corridors and adjacent to community amenities.

Policy 2.3.4

Encourage the creation of family supportive services, such as childcare facilities, parks and recreation, or other facilities, in affordable housing or mixed-use developments.

The proposed 100% affordable mixed-use housing project is located in a transit-rich neighborhood, with the 16th Street BART station located approximately three and half blocks to the northwest of the project site and major Muni bus lines running along 16th and Mission Streets. Additionally, the project unit mix will include a range of one-, two-, and three-bedrooms for families and approximately 20% of the units will be reserved for transitional age youth. A 4,420 square foot child development center is proposed as part of the project.

OBJECTIVE 2.5

PROMOTE HEALTH THROUGH RESIDENTIAL DEVELOPMENT DESIGN AND LOCATION.

Policy 2.5.2

Develop affordable family housing in areas where families can safely walk to schools, parks, retail, and other services.

The Mission District houses a variety of community and cultural resources that are important to lower-income households and has a well-developed neighborhood fabric with easy access to retail shops that serve everyday needs. The project site is an ideal location for a 100% affordable housing project in a neighborhood that is transit and retail rich.

4. **Planning Code Section 101 Findings.** The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

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

The proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.

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 Ordinance would not have a negative effect on housing or neighborhood character.

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

The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing. The proposed Ordinance will allow for the construction of a 100% affordable mixed-use housing project, with up to 134 residential units, enhancing the City's supply of affordable housing.

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

The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood 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 proposed Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.

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

The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.

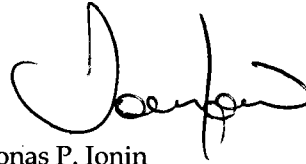
8. That our parks and open space and their access to sunlight and vistas be protected from development;

The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.

5. **Planning Code Section 302 Findings.** The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby recommends that the Board ADOPT the proposed Ordinance described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on July 28, 2016.



Jonas P. Ionin
Commission Secretary

AYES: Antonini, Fong, Johnson, Moore, Richards

NOES: None

ABSENT: Hillis

RECUSED: Wu

ADOPTED: July 28, 2016



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Planning Code Text & Zoning Map Amendment

HEARING DATE: JULY 28, 2016

EXPIRATION DATE: AUGUST 10, 2016

Project Name: **Rezoning of 2070 Folsom Street from Public (P) and 50-X to Urban Mixed Use (UMU) and 85-X**

Case Number: **2015-014715PCA** [Board File No. 160509]

Initiated by: Supervisor Campos / Introduced May 10, 2016

Staff Contact: Eugenio Salcedo, Legislative Affairs
eugenio.salcedo@sfgov.org, 415-575-9139

Reviewed by: Aaron Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, 415-558-6362

Recommendation: **Recommend Approval**

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PLANNING CODE AMENDMENT

The proposed Ordinance would amend the Planning Code by revising the Zoning Use District Map Sheet No. ZN07 and the Height & Bulk District Sheet No. HT07 to rezone 2070 Folsom Street, Assessor's Parcel Block No. 3571, Lot No. 031, from its current designation as Public (P) and 50-X, to Urban Mixed Use (UMU) and 85-X.

The Way It Is Now:

The subject property is zoned Public (P) with a height and bulk designation of 50-X.

The Way It Would Be:

The subject property would be zoned Urban Mixed Use (UMU) with a height and bulk designation of 85-X.

ISSUES AND CONSIDERATIONS

Site Description and Present Use

The subject property is located on the west side of Folsom Street between 16th and 17th Streets in the Mission District and is owned by the City and County of San Francisco. The lot is an irregular shape with a parcel area of approximately 29,075 square feet. The project site is currently zoned as Public (P) and is developed as a surface parking lot, covering the entire extent of the lot with approximately 95 vehicle parking spaces. The surface lot has existed at the subject property since at least 1987.

Proposed Project

The proposed rezoning would allow for the construction of a proposed nine-story, 85-foot tall (94-foot-tall with elevator penthouse), approximately 165,350-square foot, mixed-use building. The proposed development would be built in partnership by the Mission Economic Development Agency (MEDA) and the Chinatown Community Development Center (CCDC) as a 100% affordable housing project. The

proposed building would contain up to 134 affordable residential units, 9,720 square feet of community support services, 4,420 square feet for a child development center, 1,230 square feet of accessory office space, and 600 square feet of retail use. The unit mix would include up to 20% of the units dedicated for transitional age youth.

Entitlement Process for Proposed Project

The subject site is anticipated to be developed as a 100% affordable residential project, containing up to 134 dwelling units. Supervisor Campos introduced the proposed rezoning so that the project sponsors (MEDA and CCDC) can move forward with their mixed-use housing project.

In order for the proposed project to move forward, the Planning Commission must review and approve the proposed Legislative Amendment for a zoning change and height re-classification and the Shadow Analysis application and related Shadow Study under Case No. 2015-014715SHD.

If this proposed ordinance and Shadow Study are approved, the applicants can move forward with a Large Project Authorization (LPA) application. Pursuant to Planning Code Section 315, an LPA for 100% affordable housing developments may be approved by the Planning Department, thus no other project approvals will be before this Commission for the related 100% affordable housing project at 2070 Folsom Street.

Eastern Neighborhoods Rezoning

The Eastern Neighborhoods Final Environmental Impact Report (FEIR) analyzed a range of rezoning options for the project site, one of which considered rezoning the project site from its current P District designation to an UMU District.¹ Specifically, the project site was identified as an affordable housing development opportunity with an adjacent park throughout the Eastern Neighborhoods planning process. As part of the Eastern Neighborhoods rezoning, many properties within the immediate neighborhood of the subject site were rezoned to UMU. Within one block to the west of the project site, most parcels along South Van Ness Avenue are zoned UMU, which span several blocks north to 14th Street.

Housing Affordability

The Mission District, traditionally a working-class neighborhood, has experienced sharp increases in the cost of living and in the cost of housing, resulting in large numbers of displacement and population loss of those within the low- to moderate-income household population. In many respects, the Mission District has been ground zero for the issues facing the city on gentrification and displacement as the Mission District has become a desirable residential neighborhood for upscale and high-income professionals.² Few 100% affordable projects have been built in this fast changing neighborhood. In a five-year period from 2009 to 2014, only about 200 units in 100% affordable housing projects had been built in the Mission District. This project alone would create 134 100% affordable residential units.

¹ San Francisco Planning Department, *Eastern Neighborhoods Rezoning and Area Plans Final Environmental Impact Report (FEIR)*, August 7, 2008. Case No. 2004.0160E, Figures C&R-1 C&R-2, and C&R-3.

² San Francisco Planning Department, *City within a City: Historic Context Statement for San Francisco's Mission Districts*, November 2007. Page 1.

Accordingly, the Department has established the Mission Action Plan (MAP) 2020 to seek solutions to retain low- to moderate-income residents in the Mission District and whose objectives include maintaining the socio-economic diversity of the neighborhood and having more 100% affordable residential projects built.

IMPLEMENTATION

The Department has determined that this ordinance will not impact our current implementation procedures.

REQUIRED COMMISSION ACTION

The proposed Ordinance is before the Commission so that it may recommend adoption, rejection, or adoption with modifications to the Board of Supervisors.

RECOMMENDATION

The Department recommends that the Commission recommend *approval* of the proposed Ordinance and adopt the attached Draft Resolution to that effect.

BASIS FOR RECOMMENDATION

The Planning Department supports the proposed rezoning and height reclassification change because it will allow for the construction of a 100% affordable housing project in the Mission District, enhancing the City's supply of affordable housing. The construction of the proposed project will additionally advance the goals of the Mission Action Plan 2020, whose purpose is to retain low to moderate income residents and community-serving businesses, artists, and nonprofits in order to strengthen and preserve the socioeconomic diversity of the Mission neighborhood. Further, the Department finds that the proposed UMU zoning is appropriate for this site because it is consistent with the existing zoning districts found in the immediate neighborhood.

ENVIRONMENTAL REVIEW

On June 10, 2016, the Project was determined to be statutorily exempt from the California Environmental Quality Act ("CEQA") under California Public Resources Code Section 21094.5 and Section 15183.3 of the CEQA Guidelines, as described in the Certificate of Determination contained in the Planning Department files for this Project.

PUBLIC COMMENT

The rezoning and height reclassification proposal required a 20-day newspaper notification and a 10-day mailed notice. The newspaper notice was published on July 6, 2016 and the mailed notices were sent and postmarked on July 18, 2016. As of the date of this report, the Planning Department has not received any public comment regarding the proposed Ordinance.

RECOMMENDATION:	Recommendation of Approval
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Attachments:

- Exhibit A: Draft Planning Commission Resolution
- Exhibit B: Parcel Map, Sanborn Map, Zoning District Map, Height & Bulk Map, Aerial Photos, Context Photo, and Site Photos
- Exhibit C: Board of Supervisors File No. 160509

16th St

South Van Ness Ave

3571

017

016

015

004C

004A

008

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006

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Stockwell St

002

002A

001

001

002

3571

Edison St

17th St

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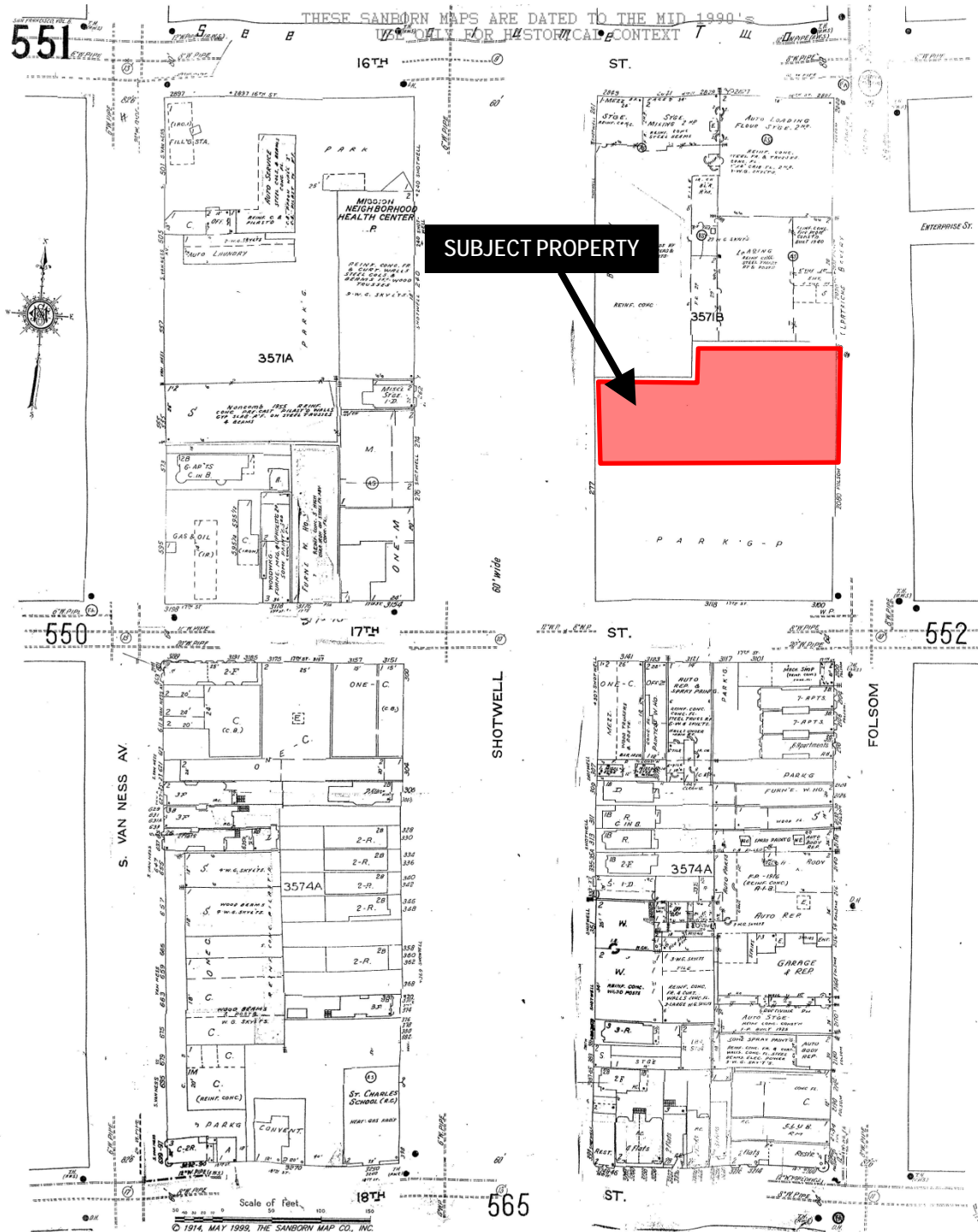
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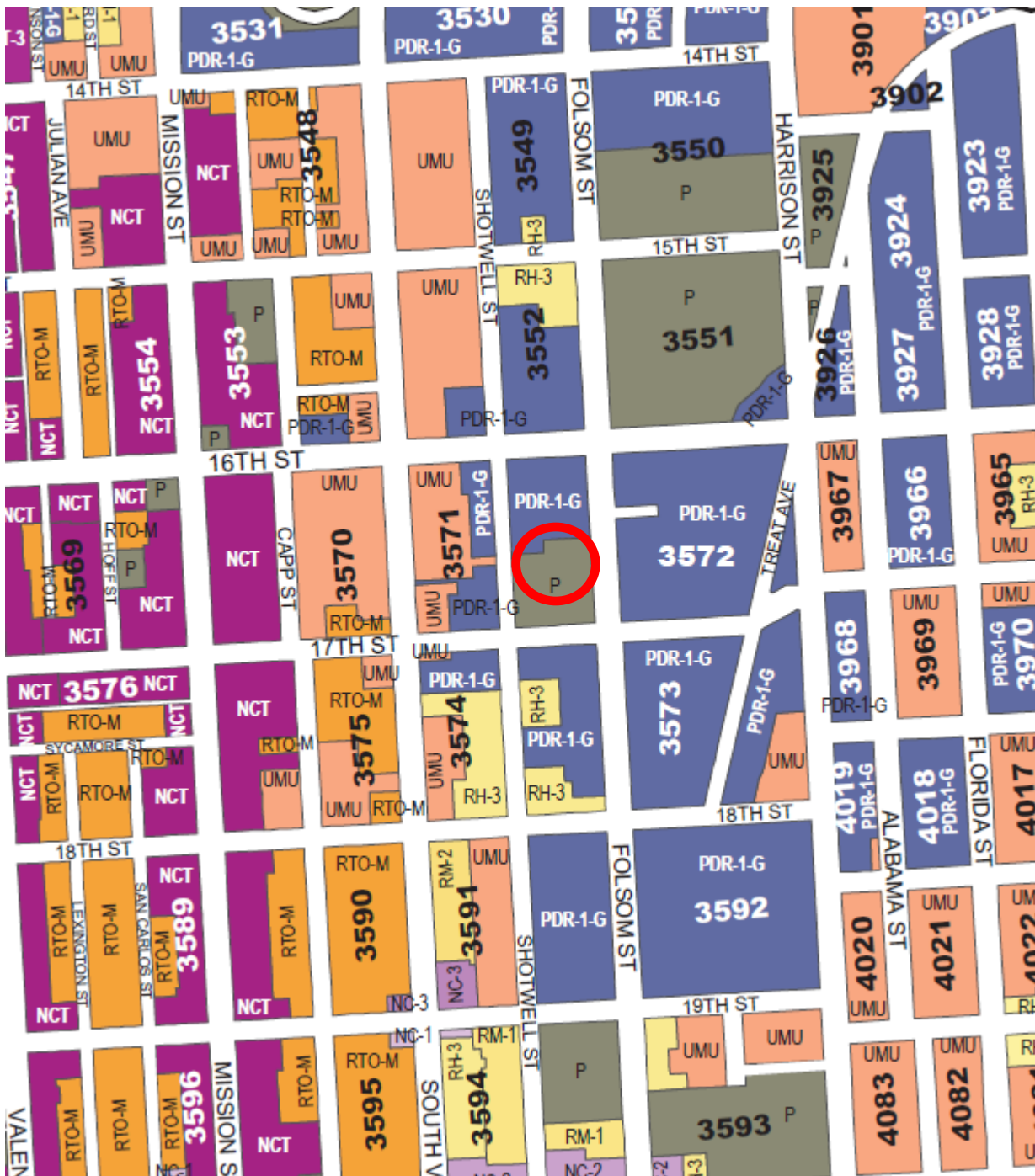
106-108



Sanborn Map*



Zoning Map



Planning Code & Zoning Map Amendment;
Shadow Analysis
Case Number 2015-014715SHD/PCA
Rezoning from P and 50-X to UMU and 85-X
2070 Folsom Street



Height & Bulk Map



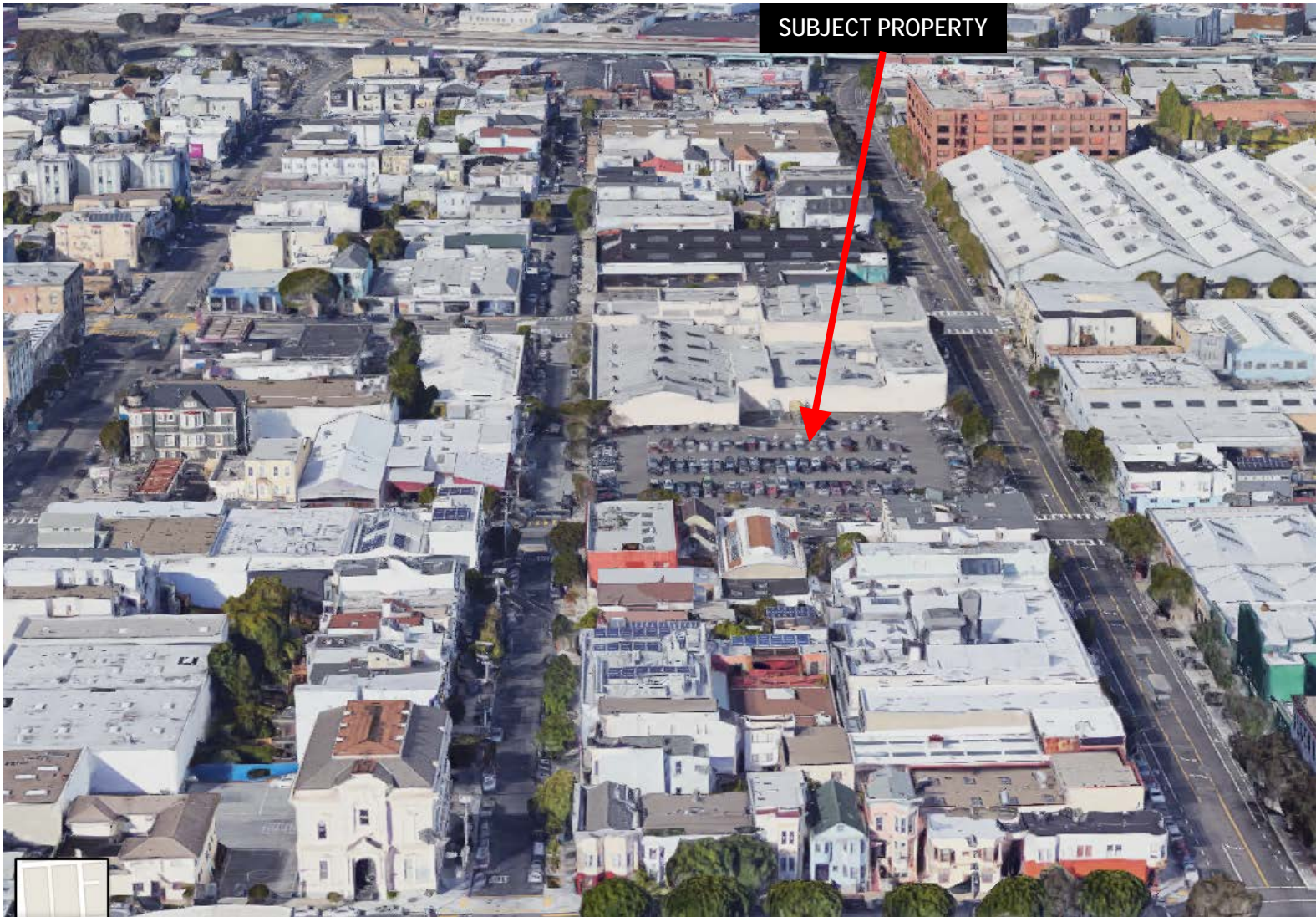
Planning Code & Zoning Map Amendment;
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2070 Folsom Street



Aerial Photo



Context Photo



Planning Code & Zoning Map Amendment;
Shadow Analysis
Case Number 2015-014715SHD/PCA
Rezoning from P and 50-X to UMU and 85-X
2070 Folsom Street

Site Photos

PORTION ALONG FOLSOM STREET



PORTION ALONG SHOTWELL STREET



Planning Code & Zoning Map Amendment;
Shadow Analysis
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2070 Folsom Street