



# SAN FRANCISCO PLANNING DEPARTMENT

2016 NOV -4 PM 4:20

November 4, 2016

Ms. Angela Calvillo, Clerk  
Board of Supervisors  
City and County of San Francisco  
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San Francisco, CA 94102

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**Re: Transmittal of Planning Department  
Case Number 2014.0926GPAPCAMAP:  
Mission and 9<sup>th</sup> Street Special Use District**

**BOS File No: 161067 Planning Code, Zoning Map – Mission & 9<sup>th</sup> St. SUD  
Planning Commission Recommendation: Approval with Modifications**

**BOS File No:     (pending)     General Plan Amendment  
Planning Commission Recommendation: Approval of General Plan Amendment**

Dear Ms. Calvillo,

On October 4, 2016 the Supervisor Kim introduced the proposed Planning Code, Zoning Map Amendment Ordinance.

On October 6, 2016 the Planning Commission initiated a General Plan Amendment to amend Map 5, "Proposed Height and Bulk Districts" of the Downtown Area Plan to change the height and bulk district of Assessor's Block 3701, Lots 020 and 021 from 120-X to 200-X.

On October 27, 2016 the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the adoption of the proposed Planning Code, Zoning Map Amendment Ordinance and the related General Plan Amendment Ordinance, initiated by the Planning Commission.

The two Proposed Ordinances, would 1.) create Section 249.15 to establish the Mission and 9<sup>th</sup> Street Special Use District and 2.) amend Map 5, "Proposed Height and Bulk Districts" of the Downtown Area Plan of the General Plan to change the height and bulk district of Assessor's Block 3701, Lots 020 and 021 from 120-X to 200-X. Specifically, the Mission and 9<sup>th</sup> Street Special Use District would:

- Allow for a height increase of the subject parcels from 120-feet to 200-feet;
- Require the provision of on-site affordable units in the amount of 21.5% of the number of units construction on-site at the following income levels:

- 13.5% of the units affordable to households earning 55% or less of Area Median Income (AMI);
- 4% of the units affordable to households earning 70% or less of AMI; and
- 4% of units affordable to households earning 90% or less of AMI.

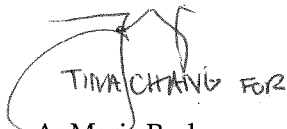
*Please note that the Planning Commission recommends the Ordinance be amended to require an additional 3.5% of the units constructed on-site to be made affordable to households whose incomes do not exceed 150% AMI.*

- Waive the floor area ratio (FAR) limits otherwise applicable; and
- Permit a certain portion of usable open space required pursuant to Planning Code Section 135 to be provided off-site, either with the SUD or within 900 feet of the boundaries of the SUD.

Supervisor Kim, please advise the City Attorney at your earliest convenience if you wish to incorporate the changes recommended by the Commission that would require an additional 3.5% of the units constructed on-site to be made affordable to households whose incomes do not exceed 150% AMI.

At the October 27, 2016 hearing, the Commission voted to recommend **approval** of the proposed General Plan and **approval with modifications** of the Planning Code Amendment Ordinances. Please find attached documents relating to the Commission’s action. The original, signed to form and Microsoft Word versions of the Ordinances will be sent directly to the Clerk from the City Attorney, Audrey Pearson. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,



TIM CHANG FOR

AnMarie Rodgers  
Senior Policy Advisor

cc:  
Mayor’s Office, Nicole Elliot  
Supervisor Jane Kim  
District 6 Legislative Aide, April Ang  
Deputy City Attorney, Audrey Pearson  
Deputy City Attorney, Jon Givner

Attachments (one copy of the following):  
Final Mitigated Negative Declaration for 1270 Mission Street  
Planning Commission Resolution No. 19766  
Planning Commission Resolution No. 19767