



# SAN FRANCISCO PLANNING DEPARTMENT

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December 22, 2016

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

**Re: Transmittal of Planning Department Case Number 2016-008126MAP:  
Rezoning the Upper Market NCD to NCT  
Board File No. TBD  
Planning Commission Recommendation: Approval with Modification**

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

Dear Ms. Calvillo,

On September 29, 2016, the Planning Commission conducted duly noticed public hearings at regularly scheduled meetings to consider the proposed Ordinance, initiated by the Planning Commission, that would amend the Planning Code to revise Sectional Map ZN07 of the Zoning Map to delete the Upper Market Street Neighborhood Commercial (NC) District and reclassify Block 2623, Lot 006 at 376 Castro Street and Block 2623, Lot 091 at 2416-2420 Market Street from the Upper Market NC District to the Upper Market Street Neighborhood Commercial Transit (NCT) District; revising several sections of Article 4 to include the entirety of the Upper Market Street NCT District including portions outside of the Market and Octavia Plan Area. At the hearing the Planning Commission recommended approval with modification.

The Commission's proposed modifications included making changes to the Planning Code in order to ensure that the specific Market and Octavia impact fees would apply to all of the Upper Market NCT. These changes have already been incorporated into the ordinance being transmitted to you today and are reflected in the ordinance description.

The proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c) and 15378 because they do not result in a physical change in the environment.

Please find attached documents relating to the actions of the Commission. A redlined version of this ordinance along with two copies will be delivered to your office following this transmittal. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,

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

Aaron D. Starr  
Manage of Legislative Affairs

cc:

Judy Boyajian Deputy City Attorney

Alisa Somera, Office of the Clerk of the Board

John Carroll, " " "

Attachments:

Planning Commission Resolution

Planning Department Executive Summary