

1 [Planning Code, Zoning Map - Central South of Market Special Use District]

2

3 **Ordinance amending the Zoning Map of the Planning Code to create the Central South**

4 **of Market (SoMa) Special Use District and make other amendments to the Height and**

5 **Bulk District Maps and Zoning Use District Maps consistent with the Central SoMa Area**

6 **Plan, encompassing an area generally bounded on its western portion by Sixth Street,**

7 **on its eastern portion by Second Street, on its northern portion by the border of the**

8 **Downtown Plan Area (an irregular border that generally jogs along Folsom, Howard**

9 **and Stevenson Streets), and on its southern portion by Townsend Street; affirming the**

10 **Planning Department’s determination under the California Environmental Quality Act;**

11 **and making findings of consistency with the General Plan, and the eight priority**

12 **policies of Planning Code, Section 101.1.**

13 **NOTE:** **Unchanged Code text and uncodified text** are in plain Arial font.

14 **Additions to Codes** are in *single-underline italics Times New Roman font*.

15 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.

16 **Board amendment additions** are in double-underlined Arial font.

17 **Board amendment deletions** are in ~~strikethrough Arial font~~.

18 **Asterisks (* * * *)** indicate the omission of unchanged Code subsections or parts of tables.

18 Be it ordained by the People of the City and County of San Francisco:

19 Section 1. Environmental and Planning Code Findings.

20 (a) On May 10, 2018 after a duly noticed public hearing, the Planning Commission

21 certified the Final Environmental Impact Report (EIR) for the proposed Central SoMa Area

22 Plan (the Project) by Motion No. 20182, finding the Final EIR reflects the independent

23 judgment and analysis of the City and County of San Francisco, is adequate, accurate and

24 objective, contains no significant revisions to the Draft EIR, and the content of the report and

25 the procedures through which the Final EIR was prepared, publicized, and reviewed comply

1 with the provisions of the California Environmental Quality Act (CEQA) (Public Resources
2 Code Section 21000 et seq.), the CEQA Guidelines (14 Cal. Code Regs. Section 15000 et
3 seq.) and Chapter 31 of the San Francisco Administrative Code. Copies of the Planning
4 Commission Motion and Final EIR are on file with the Clerk of the Board in File No. 180490
5 and are incorporated herein by reference.

6 (b) The Project evaluated in the Final EIR includes the proposed amendments to the
7 Planning Code and Zoning Map as well as amendments to the General Plan, adopting the
8 Central SoMa Area Plan and other related amendments. The proposed Planning Code and
9 Zoning Map amendments set forth in this ordinance are within the scope of the Project
10 evaluated in the Final EIR.

11 (c) At the same hearing during which the Planning Commission certified the Final EIR,
12 the Planning Commission adopted findings under CEQA regarding the Project's
13 environmental impacts, the disposition of mitigation measures, and project alternatives, as
14 well as a statement of overriding considerations (CEQA Findings) and adopted a mitigation
15 monitoring reporting program (MMRP), by Resolution No. 20183..

16 (d) At the same hearing, the Planning Commission, in Resolution No. 20184,
17 recommended the proposed Planning Code and Zoning Map amendments for approval and
18 adopted findings that the actions contemplated in this ordinance are consistent, on balance,
19 with the City's General Plan and eight priority policies of Planning Code Section 101.1. The
20 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of
21 the Board of Supervisors in File No. 180490, and is incorporated herein by reference.

22 (e) Pursuant to Planning Code Section 302, the Board of Supervisors finds that this
23 Zoning Map Amendment will serve the public necessity, convenience, and welfare for the
24 reasons set forth in Planning Commission Resolution No. 20184, and the Board incorporates
25 such reasons herein by reference.

1 (f) The Board of Supervisors has reviewed and considered the Final EIR and the
2 environmental documents on file referred to herein. The Board of Supervisors has reviewed
3 and considered the CEQA Findings, and hereby adopts them as its own and incorporates
4 them by reference as though such findings were fully set forth in this Ordinance.

5 (g) The Board of Supervisors adopts the MMRP as a condition of this approval, and
6 endorses those mitigation measures that are under the jurisdiction of other City Departments,
7 and recommends for adoption those mitigation measures that are enforceable by agencies
8 other than City agencies, all as set forth in the CEQA Findings and MMRP.

9 (h) The Board of Supervisors finds that no substantial changes have occurred in the
10 proposed Project that would require revisions in the Final EIR due to the involvement of new
11 significant environmental effects or a substantial increase in the severity of previously
12 identified significant effects, no substantial changes have occurred with respect to the
13 circumstances under which the proposed Project is to be undertaken that would require major
14 revisions to the Final EIR due to the involvement of new environmental effects or a substantial
15 increase in the severity of effects identified in the Final EIR, and no new information of
16 substantial importance to the proposed Project has become available which indicates that (1)
17 the Project will have significant effects not discussed in the Final EIR, (2) significant
18 environmental effects will be substantially more severe, (3) mitigation measure or alternatives
19 found not feasible that would reduce one or more significant effects have become feasible or
20 (4) mitigation measures or alternatives that are considerably different from those in the Final
21 EIR would substantially reduce one or more significant effects on the environment.

22 Section 2. The Planning Code is hereby amended by revising Zoning Use District
23 Maps ZN01 and ZN08, Height and Bulk District Maps HT01 and HT08, and Special Use
24 District Maps SU01 and SU08, as follows:
25

1 (a) The San Francisco Planning Code is hereby amended by amending Zoning Use
 2 District Map ZN01 of the Zoning Map of the City and County of San Francisco, as follows:
 3

<u>Description of Property</u>		<u>Use Districts to</u>	<u>Use Districts</u>
<u>Assessor's</u>	<u>Lot</u>	<u>be Superseded</u>	<u>Hereby Approved</u>
<u>Block</u>			
3725	007, 014-015, 017-021, 029, 031, 033, 035, 102-103	MUR	MUG
3732	003-005, 008-009, 018, 023-026, 028- 030, 035, 040, 044-045, 048, 062, 064, 066-068, 080, 087-090, 090A, 091, 094-097, 099-103, 106-108, 110-112, 114, 117, 119, 125-127, 129-130, 137- 140, 143, 145A, 146-147, 149-200, 202-239, 261-265, 271-555, 561-759, 763-764	MUR	MUG
3733	014, 017-020, 020A, 021, 024-026, 028- 031, 034, 091-092, 145-158	WMUG	CMUO
	093, 105	M-1	CMUO
3750	003, 008, 073, 515-598	MUO	CMUO
	009, 013, 050, 054, 078, 081-082, 086	MUR	CMUO
3751	028-029, 033-034, 053-054, 150, 157- 158, 161-162, 165, 411-415, 420-522	MUO	CMUO
	105, 112, 155, 167-170, 173, 175-409	MUR	CMUO

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3752	001-003, 008-010, 051-054, 070, 076, 078-081, 083, 107, 109-126, 130-153, 156-392, 394-473, 501-502, 521-589	MUR	CMUO
	011, 011A, 014-015, 017-018, 026-028, 032-033, 036, 095, 590-617	WMUG	CMUO
3753	001, 003-005, 006A, 007-010, 022, 024- 029, 033-034, 037, 041-042, 048-049, 056-063, 070-072, 075-079, 081-085, 089-090, 093-101, 106, 113-122, 129- 132, 138-139, 141-142, 145-148, 150, 152-165, 169-204, 207-239, 241-304, 311-312, 315-318, 328-344	MUR	MUG
3762	001, 003, 007-008, 011-012, 014, 016- 019, 021, 023-026, 032, 036-037, 040- 041, 043, 046, 048-049, 053-055, 058, 106, 108-109, 112-113, 116-119, 121- 124, 126-146	SLI	CMUO
3763	001, 105	SSO	CMUO
	006-009, 011-015, 015A, 015B, 015C, 032-034, 037, 078-080, 080A, 081, 093-096, 113, 116, 119-124	MUO	CMUO
	016-025	SLI	CMUO
	099-101	M-1	CMUO

1	3775	001-002, 004-005, 008, 012, 015, 087,	MUO	CMUO
2		089, 091-096, 099-101, 104-105, 164-		
3		171, 181-216		
4		016-018, 020-022, 025, 072-073, 075,	SLI	CMUO
5		078-081, 083-086, 122-136, 140-		
6		163		
7	3776	004-005, 007-008, 011, 015, 019-021,	SLI	CMUO
8		024-025, 032, 034, 038-044, 049, 062,		
9		077, 080, 093-094, 098-101, 105-106,		
10		113-115, 117-118, 120-148, 151, 153-		
11		475		
12	3777	001-003, 017, 019-020, 030-	SLI	CMUO
13		034		
14		005, 007, 009, 013, 023-027, 056-070,	RED	CMUO
15		073-174		
16		011, 028-029, 035-037, 042, 044-045,	SALI	CMUO
17		050-051, 054-055		
18		047-049	SALI	WMUO
19		052	P	CMUO
20	3786	027-028, 036-037	WMUO	CMUO
21		035, 038, 321-322	MUO	CMUO
22	3787	001-008, 012-019, 021-024, 026, 028,	SLI	CMUO
23		033, 036-037, 040, 040A, 044, 048-50,		
24		052-139, 144-149, 151-159, 161-164,		
25		166-218, 241-246		

	031	MUO	CMUO
3788	002, 006, 008-009, 009A, 037-039, 042-044, 049-073	MUO	CMUO
	010, 012-015, 020-024, 024A, 041, 045, 074-085, 088-107, 110-113, 131-226	SLI	CMUO

(b) The San Francisco Planning Code is hereby amended by amending Zoning Use District Map ZN08 of the Zoning Map of the City and County of San Francisco, as follows:

<u>Description of Property</u>		<u>Use Districts to</u>	<u>Use Districts</u>
<u>Assessor's</u>	<u>Lot</u>	<u>be Superseded</u>	<u>Hereby Approved</u>
<u>Block</u>			
3778	001, 001C, 001D, 001E, 001F, 016-019, 022-023, 025-026, 032, 046A, 046B, 046C, 046D, 046E, 046F, 046G, 046H, 051-087	SALI	WMUO
	001B, 002B, 004-005, 047-048	SALI	CMUO
3785	002, 002A, 003-004, 004A, 004B, 005, 022-024, 030-131	WMUO	CMUO
	009, 016-018, 132, 137-313	SALI	CMUO
3786	014, 14B, 15-016, 018, 19A, 043-102, 161-262	WMUO	CMUO
	020, 104-160, 263-307	MUO	CMUO

1 (c) The San Francisco Planning Code is hereby amended by amending Height and
 2 Bulk District Map HT01 of the Zoning Map of the City and County of San Francisco, as
 3 follows:
 4

<u>Description of Property</u>		<u>Height and</u>	<u>Height and</u>	<u>Additional</u>
<u>Assessor's</u>	<u>Lot</u>	<u>Bulk Districts</u>	<u>Bulk Districts</u>	<u>Information for</u>
<u>Block</u>		<u>to be</u>	<u>Hereby</u>	<u>Split Lots</u>
		<u>Superseded</u>	<u>Approved</u>	
3732	003	85-X	180-CS/300-CS	300 feet to a depth of 75 feet from 5th Street
	004	45-X/85-X	45-X/180-CS/300-CS	300 feet to a depth of 75 feet from 5th Street, 45 to a depth of 50 feet from Tehama Street
	005, 149	85-X	300-CS	
	099	45-X	45-X/180-CS	45 feet to a depth of 50 feet from Tehama Street
	100	45-X/85-X	45-X/180-CS	45 feet to a depth of 50 feet from Tehama Street
	145A, 146	85-X	180-CS	

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3733	014, 148-158	55-X	180-CS	
	017-020, 020A, 021, 024-026, 031, 034, 091-092, 145-147	55-X	85-X	
	028-030	55-X	130-CS	
	093, 105	130-L	180-CS	
	3750	003	130-E	200-CS
3750	008, 073, 086	85-X	200-CS	
	009	85-X	130-G	
	013	85-X	130-CS	
	090-509	85-X/130-G	130-G	
	515-598	130-E	200-CS	
	3751	029, 150	85-X	45-X/85-X
053-054		85-X	45-X	
168		85-X	45-X/85-X	45 feet to a depth of 150 feet from Lapu Lapu Street
169		85-X	45-X/85-X	45 feet to a depth of 150 feet from Lapu Lapu Street, 45 to a depth of

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				45 feet from Rizal Street
	173	130-G	OS	
3752	011, 011A	55-X	85-X	
	012, 014-015, 017-018, 026-028, 032-033, 036	55-X	45-X	
	095	55-X	45-X/85-X	85 feet to a depth of 85 feet from Harrison Street
	590-617	55-X	85-X	
3762	001, 032, 121	85-X	130-CS	
	003	55-X/85-X	130-CS	
	011-012, 014, 016-019, 021, 023-024, 040-041, 043, 046, 048-049, 053-055, 124, 126, 139-146	45-X	85-X	
	025	45-X	130-CS	
	026, 036-037, 118	55-X	130-CS	
	058, 119, 122-123	55-X	85-X	
	106	55-X	130-X-160-CS	
	108-109, 117	55-X	85-X-160-CS	

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	112	55-X/85-X	130-X-160- CS/160-CS	160 feet to a depth of 250 feet from 4th Street
	113	45-X	130-X-160-CS	
	116	45-X	85-X-160- CS/130-X-160- CS	130-160 feet to a depth of 350 feet from 4th Street
3763	001	40-X	350-CS	
	008-009, 017-018, 025, 037	65-X	85-X	
	011-015, 015A, 015B, 015C, 016, 032-034, 119-124	45-X	85-X	
	078-079	45-X	130-CS-350- CS	
	080, 080A, 081	65-X	130-CS-350- CS	
	093-096	65-X	130-CS	
	099-101	40-X	130-CS-350- CS	
	105	40-X	130-CS-200- CS	
	112	45-X	45-X/200- CS/350-CS	200 feet from a depth of 145 feet from Harrison

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				Street to a depth of 175 feet from Harrison Street; 350 to a depth of 145 feet from Harrison Street
	113	85-X	200-CS/350-CS	350 feet to a depth of 145 feet from Harrison Street
	116	65-X/85-X	130-CS	
3776	008, 011, 015, 019-021, 024, 077, 080, 113-114	65-X	85-X	
	025	85-X	200-CS	
	032, 117	85-X	130-CS	
	034, 038-044, 049, 118	65-X	130-CS	
	151	55-X/65-X	85-X	
	455	55-X/65-X	65-X/85-X	85 feet to a depth of 205 feet from Brannan Street

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3777	005, 007, 009, 013, 023-027, 056-070	40-X	45-X	
	011	40/55-X	45-X/65-X	65 feet to a depth of 85 feet from Bryant Street
	017	65-X	45-X/65-X	65 feet to a depth of 80 feet from 4th Street
	028-029	40/55-X	45-X	
	035-036, 054-055	40/55-X	65-X	
	037	40/55-X	45-X/65-X	65 feet to a depth of 80 feet from Brannan Street
	042, 044	40/55-X	45-X/85-X	85 feet to a depth of 80 feet from Brannan Street
	045	40/55-X	160-CS	
	047-049	40/55-X	130-CS	
	050	40/55-X	45-X/130- CS/160-CS	130 feet to the depth of a linear extension of the northwest edge of the Welsh Street right-of-way, 45

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				feet in the area between the linear extension of the northwest edge of the Welsh Street right-of-way and the linear extension of the southeast edge of the Welsh Street right-of-way
	051	40/55-X	45-X/130-CS	130 feet to the depth of a linear extension of the northwest edge of the Welsh Street right-of-way

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	052	40-X	45-X/130-CS/160-CS	130 feet to the depth of a linear extension of the northwest edge of the Welsh Street right-of-way, 160 feet to a depth of 345 feet from 5th Street
	073-174	40-X	45-X/65-X	65 feet to a depth of 80 feet from Brannan Street
3786	027-028, 036, 039	65-X	130-CS	
	035, 038, 321-322	85-X	250-CS	
	037	65-X	130-CS/200-CS	200 feet to a depth of 310 feet from 5th Street
3787	026, 028, 050	85-X	400-CS	
	144-149	55-X	65-X	
	161-164	55-X	400-CS	

1 (d) The San Francisco Planning Code is hereby amended by amending Height and
 2 Bulk District Map HT08 of the Zoning Map of the City and County of San Francisco, as
 3 follows:
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Description of Property		Height and Bulk Districts to be Superseded	Height and Bulk Districts Hereby Approved	Additional Information for Split Lots
Assessor's Block Number	Lot			
3778	001, 001C, 001D, 001E, 001F	40/55-X	85-X	
	001B, 002B, 004-005	40/55-X	270-CS	
	016	40/55-X	65-X	
	017-019, 022-023, 025-026, 032, 046A, 046B, 046C, 046D, 046E, 046F, 046G, 046H, 051-087	40/55-X	55-X	
	047-048	40/55-X	160-CS	
3785	002	65-X	160-CS	
	003	85-X	160-CS	
	002A, 004	65-X/85-X	85-X	
	009, 016	40/55-X	65-X/85-X	85 feet to a depth of 137.5 feet from Brannan Street

	017, 185-232	40/55-X	85-X	
	018, 135, 137-184, 233-313	40/55-X	65-X	
	132	40/55-X	160-CS	
3786	014	65-X/85-X	300-CS	
	015-016, 043-082, 104- 160, 263-307	85-X	130-CS	
	018, 19A, 020, 083- 102, 161-262	65-X	130-CS	
	014B	65-X/85-X	130-CS	

(e) The San Francisco Planning Code is hereby amended by amending Special Use District Map SU01 of the Zoning Map of the City and County of San Francisco, as follows:

<u>Description of Property</u>		<u>Special Use District Hereby Superseded</u>	<u>Special Use District Hereby Approved</u>
Assessor's Block	Lot		
3704	025-026, 049-053	N/A	Central SoMa
3725	007, 014-015, 017-021, 025-026, 029, 031, 033, 035, 060-064, 079, 081, 102- 103	N/A	Special Use District
3732	003-005, 008-009, 018, 023-026, 028- 033, 035, 040, 044-045, 048, 062, 064, 066-068, 074, 076, 078, 080, 087-090,	N/A	

1		090A, 091, 094-097, 099-103, 106-108,	
2		110-112, 114, 117, 119, 122-127, 129-	
3		130, 137-140, 143, 145A, 146-147, 149-	
4		200, 202-239, 261-265, 271-555, 561-	
5		759, 763-764	
6	3733	014, 017-020, 020A, 021, 024-026, 028-	Western SoMa
7		031, 034, 091-092, 145-158	Special Use
8			District
9		093, 105	N/A
10	3750	003, 008-009, 013, 050, 054, 073, 078,	N/A
11		081-082, 086, 089-509, 515-598	
12	3751	028-029, 033-034, 053-054, 105, 112,	N/A
13		150, 155, 157-158, 161-162, 165, 167-	
14		170, 173, 175-409, 411-415, 420-522	
15	3752	001-003, 008-010, 051-054, 070, 076,	N/A
16		078-081, 083, 107, 109-126, 130-153,	
17		156-392, 394-473, 501-502, 521-589	
18	3752	011, 011A, 012, 014-015, 017-018, 026-	Western SoMa
19		028, 032-033, 036, 095, 590-617	Special Use
20			District
21	3753	001, 003-005, 006A, 007-010, 021-022,	N/A
22		024-029, 033-034, 037, 041-042, 048-	
23		049, 056-063, 070-072, 075-079, 081-	
24		085, 089-090, 093-101, 106, 113-122,	
25		129-132, 138-139, 141-142, 145-148,	

1		150, 152-165, 169-204, 207-239, 241-304, 311-318, 328-344, 367-375	
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3	3760	001-002, 011-014, 016-017, 019-022, 024-026, 026A, 027-028, 035, 055, 059, 071, 081, 100, 105-108, 111-112, 114, 116-117, 119-129, 131, 134-141	Western SoMa Special Use District
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7	3761	002, 005C, 006-007, 062-064	Western SoMa Special Use District
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10	3762	001, 003-004, 007-008, 011-012, 014, 016-019, 021, 023-026, 032, 036-037, 040-041, 043, 046, 048-049, 053-055, 058, 106, 108-109, 112-113, 116-119, 121-124, 126-146	N/A
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15	3763	001, 006-009, 011-015, 015A, 015B, 015C, 016-025, 032-034, 037, 078-080, 080A, 081, 093-096, 099-101, 105, 112-113, 116, 119-124	N/A
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19	3775	001-002, 004-005, 008, 012, 015-018, 020-022, 025, 028-030, 032-033, 036, 038-040, 042, 046, 048-049, 053-055, 057-070, 072-073, 075, 078-081, 083-087, 089, 091-096, 099-217, 219-224	N/A
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24	3776	004-005, 007-008, 011, 015, 019-021, 024-025, 032, 034, 038-044, 049, 062,	N/A
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1		077, 080, 093-094, 098-101, 105-106, 113-115, 117-118, 120-148, 151, 153- 475		
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3				
4	3777	001-003, 017, 019-020, 030-034	N/A	
5	3777	005, 007, 009, 011, 013, 023-029, 035- 037, 042, 044-045, 047-052, 054-070, 073-174	Western SoMa Special Use District	
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8	3786	027-028, 036-037, 039	Western SoMa Special Use District	
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11	3786	035, 038, 321-322	N/A	
12	3787	001-005, 007-008, 012-019, 021-024, 026, 028, 031, 033, 036-037, 040, 040A, 044, 048-050, 052-139, 144-149, 151-159, 161-164, 166-218, 241-246	N/A	
13				
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15				
16	3788	002, 006, 008-009, 009A, 010, 012-015, 020-024, 024A, 037-039, 041-045, 049- 085, 088-107, 110-113, 131-226	N/A	
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(f) The San Francisco Planning Code is hereby amended by amending Special Use District Map SU08 of the Zoning Map of the City and County of San Francisco, as follows:

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<u>Description of Property</u>		<u>Special Use</u>	<u>Special Use</u>
Assessor's Block	Lot	<u>District Hereby Superseded</u>	<u>District Hereby Approved</u>
3778	001, 001B, 001C, 001D, 001E, 001F, 002B, 004-005, 016-019, 022-023, 025-026, 032, 046A, 046B, 046C, 046D, 046E, 046F, 046G, 046H, 047-048, 051-087	Western SoMa Special Use District	Central SoMa Special Use District
3785	002, 002A, 003-004, 004A, 004B, 005, 009, 016-018, 022-024, 030-132, 135, 137-313	Western SoMa Special Use District	
3786	014, 014B, 015-016, 018, 019A, 043-102, 161-262,	Western SoMa Special Use District	
3786	020, 104-160, 263-307	N/A	

Section 3. Effective Date. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the

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1 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
2 of Supervisors overrides the Mayor's veto of the ordinance.

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4 APPROVED AS TO FORM:
5 DENNIS J. HERRERA, City Attorney

6 By: _____
7 VICTORIA WONG
8 Deputy City Attorney

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