

**EXHIBIT II.1 - GENERAL PLAN
AMENDMENTS CASE REPORT**



SAN FRANCISCO PLANNING DEPARTMENT

Approval of General Plan Amendments Case Report

HEARING DATE: MAY 10, 2018

Project Name: Central SoMa Plan General Plan Amendments
Date: May 3, 2018
Record Number: 2011.1356EMTZU
Initiated By: Planning Commission on March 1, 2018
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Recommendation: Approval

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BACKGROUND

For background on the Central SoMa Plan, see the accompanying Executive Summary case report.

GENERAL PLAN AMENDMENT

The proposed Ordinance would amend the General Plan by adding the Central South of Market (SoMa) Area Plan, generally bounded on its western portion by 6th Street, on its eastern portion by 2nd Street, on its northern portion by the border of the Downtown Plan Area, and on its southern portion by Townsend Street (see "Plan Area," below). This area is currently divided between the East SoMa Plan and Western SoMa Plan, and subject to their Objectives and Policies. The proposed Ordinance would also make conforming amendments to the Commerce and Industry Element, Housing Element, Urban Design Element, the Land Use Index, and the East SoMa and West SoMa Area Plans.

The Central SoMa Plan would contain Goals, Objectives, and Policies for this area, as well as related contextual information. The Plan's eight Goals are as follows.

1. Accommodate a Substantial Amount of Jobs and Housing
2. Maintain the Diversity of Residents
3. Facilitate an Economically Diversified and Lively Jobs Center
4. Provide Safe and Convenient Transportation that Prioritizes Walking, Bicycling, and Transit
5. Offer an Abundance of Parks and Recreational Opportunities
6. Create an Environmentally Sustainable and Resilient Neighborhood
7. Preserve and Celebrate the Neighborhood's Cultural Heritage
8. Ensure that New Buildings Enhance the Character of the Neighborhood and the City

For a complete list of the Plan's Goals, Objectives, and Policies, see Exhibit II.4.

RECOMMENDATION

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

BASIS FOR RECOMMENDATION

The Department recommends Commission approval of the proposed Ordinance because it will allow for the Central SoMa Plan effort to move forward. The Plan is the result of a multi-year public and cooperative interagency planning process that began in 2011. Central SoMa is a 230-acre area that sits adjacent to downtown, has excellent transit access, and contains numerous underdeveloped sites. As such, the neighborhood is well positioned to accommodate needed employment, housing, and visitor facilities in the core of the city and Bay Area region. It is also a neighborhood with an incredible history and a rich, ongoing, cultural heritage. As it grows and evolves over the next 25 years, Central SoMa has the opportunity to become a complete, sustainable, and vital neighborhood without losing what makes it special and unique today. The Central SoMa Plan contains the goals, objectives, and policies to guide this growth and evolution such that the results serve the best interests of San Francisco – in the present and the future. This includes a public benefits package of over \$2 billion to serve the needs of the neighborhood.

REQUIRED COMMISSION ACTION

The proposed Ordinance is before the Commission so that it may approve it, reject it, or approve it with modifications.

ENVIRONMENTAL REVIEW

The Department published the Draft Environmental Impact Report in December 2016 and the Response to Comments in March 2018. The Planning Commission will consider certification of the Final Environmental Impact Report on the Central SoMa Plan and adoption of CEQA findings prior to consideration of this item at a hearing on May 10, 2018.

RELATED ACTIONS

In conjunction with the new Area Plan and other General Plan amendments, the Department is proposing approval of amendments to the Planning Code, Administrative Code, and Zoning Maps and approval of the Plan's Implementation Program. These proposed actions are discussed in separate Staff Reports.

ATTACHMENTS

- Exhibit II.2 – General Plan Amendments Draft Resolution
- Exhibit II.3 – General Plan Amendments Draft Ordinance
- Exhibit II.4 – Central SoMa Plan
- Exhibit II.5 – Map of Eastern Neighborhoods Plan Areas
- Exhibit II.6 – Changes to the General Plan Amendments Draft Ordinance since Initiation