

## LEGISLATIVE DIGEST

[General Plan Amendments - Central South Of Market Area Plan]

**Ordinance amending the General Plan by adding the Central South of Market (SoMa) Area Plan, generally bounded on its western portion by Sixth Street, on its eastern portion by Second Street, on its northern portion by the border of the Downtown Plan Area, and on its southern portion by Townsend Street; making conforming amendments to the Commerce and Industry Element, the Housing Element, the Urban Design Element, the Land Use Index, and the East SoMa and West SoMa Area Plans; and making environmental findings, including adopting a statement of overriding considerations, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.**

### Existing Law

State law requires cities and counties to prepare and adopt a comprehensive, long-term General Plan for development. The General Plan may address any subjects that, in the judgment of the Board of Supervisors, relate to the physical development of the City.

The City's General Plan contains the following elements: Land Use Index, Housing, Commerce and Industry, Recreation and Open Space, Transportation, Urban Design, Environmental Protection, Community Facilities, Community Safety, Arts, and Air Quality. It also contains several area plans, such as the Downtown, East SoMa, and Western SoMa Area Plans. The Board of Supervisors amends these elements and plans from time to time to reflect changed circumstances.

The East SoMa Area Plan, part of the Eastern Neighborhoods Program, adopted in 2008, provides land use controls and proposed community improvements for the eastern part of the SoMa neighborhood. The Western SoMa Area Plan, adopted in 2013 and integrated into the Eastern Neighborhoods Program, provides land use controls and proposed community improvements for the western part of the SoMa neighborhood.

### Amendments to Current Law

The proposed legislation would amend the General Plan to add the Central SoMa Area Plan. The Central SoMa Plan Area would be bounded by 2nd Street and 6th Street, and Market Street and Townsend Street, exclusive of those areas that are part of the Downtown Plan that make up much of the area north of Folsom Street.

The proposed legislation includes various conforming map and text amendments to the Commerce and Industry Element, Housing Element, Urban Design Element, and Land Use Index of the General Plan to reflect the Central SoMa Plan.

The proposed legislation would also amend the East SoMa Area Plan and Western SoMa Area Plan, including amendments to the boundaries of these other Plan Areas to accommodate establishment of the Central SoMa Area Plan.

### Background Information

This General Plan Amendments ordinance is a companion to other legislative approvals relating to the Central SoMa Plan, including amendments to the Planning Code, Administrative Code, Business and Tax Regulations Code, and Zoning Map.

The purpose of Central SoMa Plan is to accommodate growth in jobs and housing, provide public benefits, and respect and enhance the neighborhood's character. The Plan would provide Goals, Objectives, Policies, and related contextual information for Central SoMa. The Plan contains the following eight Goals:

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