File No. 180935 Committee Item No. 2
Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

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Committee: Land Use and Transportation Committee **Date** November 26, 2018

Board of Supervisors Meeting **Date** _____

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Completed by: Erica Major **Date** November 9 2018
Completed by: Erica Major **Date** _____

[Planning Code, Zoning Map - 1550 Evans Avenue Special Use District]

Ordinance amending the Planning Code and Zoning Map to create the 1550 Evans Avenue Special Use District; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302.

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
Additions to Codes are in *single-underline italics Times New Roman font*.
Deletions to Codes are in ~~*strikethrough italics Times New Roman font*~~.
Board amendment additions are in double-underlined Arial font.
Board amendment deletions are in ~~strikethrough Arial font~~.
Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

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

Section 1. Background and General Findings.

(a) The Bayview Hunters Point neighborhood is home to the Southeast Water Pollution Control Plant ("Plant"), which manages 80% of the City's wastewater, allowing San Francisco residents and visitors to have safe, reliable, and operational sewer services. In 1986, in accordance with State Water Resources Control Board Order No. WQG 81-1, the City completed construction of the Southeast Community Facility ("SECF") at 1800 Oakdale Avenue in the Bayview Hunters Point neighborhood to mitigate the adverse social and economic impacts of constructing the Plant expansion projects during the 1970s and 1980s. The San Francisco Public Utilities Commission ("SFPUC") operates and maintains the SECF for the benefit of the Bayview Hunters Point community.

(b) In 2012, the SFPUC purchased for its public utility purposes the parcel located at 1550 Evans Avenue, Assessor's Block 5203, Lot 035 ("1550 Evans") for $15 million. On October 5, 2016, the Southeast Community Facility Commission ("SECFC") passed a resolution encouraging the SFPUC to move forward with planning and design for a new SECF at 1550 Evans. On October 18, 2016, the SFPUC Citizens Advisory Committee ("CAC") adopted a resolution urging SFPUC to initiate planning and environmental review for building a new SECF at 1550 Evans. On November 8, 2016, the SFPUC Commission adopted Resolution 16-0233, which expressed support for the recommendations of the CAC and the SECFC and acknowledged that SFPUC staff was beginning the planning and design process for a new SECF at 1550 Evans.

(c) The SFPUC proposes to continue to meet the requirements of State Water Resources Control Board Order No. WQG 81-1 by replacing the existing SECF at 1800 Oakdale with a new SECF to be constructed at 1550 Evans, consisting of a community center containing a childcare facility, café, multi-purpose rooms, classrooms, and offices, as well as a separate pavilion, education building, new parking lot, and open space.

(d) To further the City's policies prioritizing production of housing, particularly on publicly owned land, the Special Use District established by this ordinance will also allow for below-market-rate housing uses in the future. Any potential housing development will not supplant the SFPUC's authority to build a new SECF at 1550 Evans.

(e) Article VIIIB of the Charter, in Section 8B.121(a), grants the SFPUC "exclusive charge" over the use and control of the real property under its jurisdiction; therefore, because 1550 Evans is under the SFPUC's jurisdiction, any future uses or development of 1550 Evans would require the approval of the SFPUC in its sole discretion.

Section 2. Environmental and Land Use Findings.

(a) The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No. 180935 and is incorporated herein by reference. The Board affirms this determination.

(b) On November 8, 2018, the Planning Commission, in Resolution No. 20334, adopted findings that the actions contemplated in this ordinance are consistent, on balance, with the City's General Plan and eight priority policies of Planning Code Section 101.1. The Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the Board of Supervisors in File No. 180935, and is incorporated herein by reference.

(c) Pursuant to Planning Code Section 302, the Board of Supervisors finds that this ordinance will serve the public necessity, convenience, and welfare for the reasons set forth in Planning Commission Resolution No. 20334, and adopts such reasons by this reference thereto. A copy of said Resolution is on file with the Clerk of the Board of Supervisors in File No. 180935, and is incorporated herein by reference.

Section 3. Article 2 of the Planning Code is hereby amended by revising Section 249.42, and adding a new Section 249.85, to read as follows:

SEC. 249.42. INDIA BASIN INDUSTRIAL PARK SPECIAL USE DISTRICT.

* * * *

(a) Parcels in close proximity to Third Street. Parcels numbers ~~*5203/035,*~~ 5203/043, 5203/083, 5203/084, 5211/028-054, 5235/012, 5235/015, 5242/001, 5242/002, 5242/007, and 5242/031, are subject to the provisions of the PDR-2 District except as provided below:

* * * *

SEC. 249.85. 1550 EVANS AVENUE SPECIAL USE DISTRICT.

(a) A Special Use District entitled the 1550 Evans Avenue Special Use District ("1550 Evans SUD" or "SUD"), consisting of Assessor's Parcel Block 5203, Lot 035 and shown on Special Use District Map SU08 of the Zoning Map of the City and County of San Francisco, is hereby established for the purposes set forth in subsection (b).

(b) Purposes. The purposes of the 1550 Evans SUD are to facilitate the San Francisco Public Utilities Commission's development of the Southeast Community Center Project and to allow uses beyond the immediate plans for the Southeast Community Center in order to reflect changing community needs for a publicly owned site over time. Thus, in addition to the Southeast Community Center Project and uses otherwise allowed in the PDR-2 zoning district, the SUD will allow below market rate Residential Buildings as set forth in subsection (c).

(c) Controls. In the 1550 Evans SUD, exceptions from otherwise applicable requirements of this Code may be appropriate to further the goals set forth in this Section 249.85. Therefore, applicable provisions of the Planning Code shall apply to the 1550 Evans SUD except as otherwise provided in this Section. In the event of a conflict between other provisions of the Planning Code and this Section, this Section shall control.

(1) Principally Permitted Uses. In addition to the uses that are otherwise permitted as principal or conditional uses in the PDR-2 zoning district in which the 1550 Evans Avenue property is located, the SUD shall allow the following uses as principally permitted uses: Institutional Community Uses (including but not limited to Child Care Facilities and Public Facilities providing multi-purpose rooms, classrooms, parks and open space, and event spaces); Institutional Education Uses; Restaurants; Limited Restaurants; Arts Activities; and below market rate Residential Buildings.

(2) Residential Density. Density of residential uses in the 1550 Evans SUD shall not be limited by lot area; rather, residential density in the SUD shall be subject to the applicable requirements and restrictions set forth elsewhere in this Code, including but not limited to, height, bulk,

setbacks, open space, exposure, and unit mix, as well as any applicable design guidelines and the elements and area plans of the General Plans.

(3) Accessory Parking. Parking uses in the SUD shall be exempt from the accessory parking limits set forth in Planning Code Section 151(c).

(4) Demolition of Industrial Buildings. The requirements set forth in Planning Code Section 202.7 (Demolition of Industrial Buildings in PDR Districts, Replacement Requirements) shall not apply in the 1550 Evans SUD.

Section 4. The Planning Code is hereby amended by revising Sectional Map SU08 of the Zoning Map of the City and County of San Francisco, as follows:

Description of Property	Special Use District Hereby Superseded	Special Use District Hereby Created
Block 5203, Lot 035	India Basin Industrial Park Special Use District	1550 Evans Avenue Special Use District

Section 5. Scope of the Ordinance. Except as stated in Section 4, in enacting this ordinance, the Board of Supervisors intends to amend only those words, phrases, paragraphs, subsections, sections, articles, numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal Code that are explicitly shown in this ordinance as additions, deletions, Board amendment additions, and Board amendment deletions in accordance with the "Note" that appears under the official title of the ordinance.

Section 6. Effective Date. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the

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

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

By: 
BRIAN F. CROSSMAN
Deputy City Attorney

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FILE NO. 180935

LEGISLATIVE DIGEST

[Planning Code, Zoning Map - 1550 Evans Avenue Special Use District]

Ordinance amending the Planning Code and Zoning Map to create the 1550 Evans Avenue Special Use District; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Existing Law

Currently, the Planning Code and Zoning Map designate the parcel located at 1550 Evans Avenue (Assessor's Block 5203, Lot 035) as part of the Production, Distribution & Repair-2 (PDR-2) zoning district and the India Basin Industrial Park Special Use District.

Amendments to Current Law

This ordinance would amend Article 2 of the Planning Code and the Zoning Map to create a new 1550 Evans Avenue Special Use District ("1550 Evans SUD"). The ordinance would revise Planning Code Section 249.42 to remove 1550 Evans Avenue from the India Basin Industrial Park Special Use District and add new Section 249.85, establishing the 1550 Evans SUD. In addition to the uses allowed in the existing PDR-2 zoning district, the 1550 Evans SUD would principally permit Institutional Community Uses, Institutional Education Uses, Restaurants, Limited Restaurants, Arts Activities, and below market rate Residential Buildings. Parking uses in the 1550 Evans SUD would be exempt from the accessory parking limits set forth in Planning Code Section 151(c) and the requirement to replace demolished industrial buildings (Planning Code Section 202.7) would not apply in the 1550 Evans SUD. The ordinance would also amend the Zoning Map to remove the 1550 Evans Avenue property from the India Basin Industrial Park Special Use District add the 1550 Evans SUD.

Background Information

The amendments to the Planning Code and Zoning Map are intended to facilitate development of the Southeast Community Center Project and accommodate changing community needs for a publicly owned site over time. The San Francisco Public Utilities Commission ("SFPUC") operates and maintains the existing Southeast Community Facility, located at 1800 Oakdale Avenue, pursuant to a State Water Resources Control Board Order that required construction of the facility to offset the adverse social and economic impacts of expanding the Southeast Water Pollution Control Plant. The SFPUC now proposes the Southeast Community Center Project as a replacement to the existing and aging community facility at 1800 Oakdale. The new center, to be constructed at 1550 Evans, will consist of a

community center containing a childcare facility, café, multi-purpose rooms, classrooms, and offices, as well as a separate pavilion, education building, new parking lot, and open space. The amendments to the Planning Code and Zoning Map will facilitate these uses as well as further the City's policies prioritizing production of housing, particularly on publicly owned land, by allowing for below-market-rate housing uses in the future. The Planning Department has determined that the proposed project is exempt from review under the California Environmental Quality Act (CEQA) pursuant to the General Rule Exclusion set forth in CEQA Guidelines Section 15061(b)(3).

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SAN FRANCISCO
PLANNING DEPARTMENT

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San Francisco,
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November 14, 2018

Ms. Angela Calvillo, Clerk
Honorable Supervisor Cohen
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 2018-013893PCAMAP:**
1550 Evans Avenue Special Use District
Board File No. 180935
Planning Commission Recommendation: Approval

Dear Ms. Calvillo and Supervisor Cohen

On November 8, 2018, the Planning Commission conducted duly noticed public hearing at regularly scheduled meetings to consider the proposed Ordinance, introduced by Supervisor Cohen that amends the Planning Code & Zoning Map to establish the 1550 Evans Avenue Special Use District. At the hearing the Planning Commission recommended approval.

The proposed amendments are exempted as a General Rule Exclusion under CEQA Guidelines Section 15061(b)(3).

Please find attached documents relating to the actions of the Commission. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,

Aaron D. Starr
Manage of Legislative Affairs

cc:
Brian Crossman, Deputy City Attorney
Sophia Kittler, Aide to Supervisor Cohen
Erica Major, Office of the Clerk of the Board

Attachments :
Planning Commission Resolution
Planning Department Executive Summary

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Planning Commission Resolution No. 20334

HEARING DATE NOVEMBER 8, 2018

Project Name:	**Planning Code, Zoning Map – 1550 Evans Avenue Special Use District**
Case Number:	**2018-013893PCAMAP** [Board File No. 180935]
Initiated by:	Supervisor Cohen/ Introduced September 25, 2018
Staff Contact:	Esmeralda Jardines, Current Planning esmeralda.jardines@sfgov.org, (415) 575-9144
Reviewed by:	Aaron Starr, Manager of Legislative Affairs aaron.starr@sfgov.org, 415-558-6362

RESOLUTION APPROVING A PROPOSED ORDINANCE THAT WOULD AMEND THE PLANNING CODE AND ZONING MAP TO ESTABLISH THE 1550 EVANS AVENUE SPECIAL USE DISTRICT; AFFIRMING THE PLANNING DEPARTMENT'S DETERMINATION, UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND MAKING FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN, AND THE EIGHT PRIORITY POLICIES OF PLANNING CODE, SECTION, 101.1, AND FINDINGS OF PUBLIC NECESSITY, CONVENIENCE, AND WELFARE UNDER PLANNING CODE, SECTION 302.

WHEREAS, on September 25, 2018 Supervisor Cohen introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 180935, which would amend the Planning Code & Zoning Map to establish the 1550 Evans Avenue Special Use District;

WHEREAS, The Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on November 8, 2018; and,

WHEREAS, The proposed amendments are exempted as a General Rule Exclusion under CEQA Guidelines Section 15061(b)(3); and

WHEREAS, the Planning Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and
MOVED, that the Planning Commission hereby **approves** the proposed ordinance.

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The Commission supports the proposed SUD because the Ordinance principally permits appropriate uses such as: Institutional Community Uses, Institutional Education Uses, Restaurants, Limited Restaurants, and Arts Activities, and accessory off-street parking, all of which are permitted uses in the PDR-2 Zoning District.

2. **General Plan Compliance.** The proposed Ordinance and the Commission's recommended modifications are *consistent* with the following Objectives and Policies of the General Plan:

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1:
MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1:
Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development that has substantial undesirable consequences that cannot be mitigated.

The proposed Ordinance ensures that the subject property can serve as an asset to the Bayview neighborhood by principally permitting uses including: Institutional Community Uses, Institutional Education Uses, Restaurants, Limited Restaurants, and Arts Activities. The Project would enhance the city living and working environment by providing needed child-care and family supportive services for residents and workers within the City.

GOVERNMENT, HEALTH AND EDUCATION SERVICES

Objectives and Policies

OBJECTIVE 7:
ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL AND REGIONAL CENTER FOR GOVERNMENT, HEALTH, AND EDUCATIONAL SERVICES.

Policy 7.2:
Encourage the extension of needed health and educational services, but manage expansion to avoid or minimize disruption of adjacent residential areas.

The proposed child-care and community facility, that the proposed Ordinance would principally permit, will provide educational services for the children of San Francisco and more specifically, Bayview residents; further, it will provide a meeting place for over families in the Bayview Neighborhood. The new facilities do

not disrupt the adjacent neighboring uses but rather enhances them.

COMMUNITY FACILITIES ELEMENT

OBJECTIVE 3
ASSURE THAT NEIGHBORHOOD RESIDENTS HAVE ACCESS TO NEEDED SERVICES AND A FOCUS FOR NEIGHBORHOOD ACTIVITIES.

Policy 3.1:
Provide neighborhood centers in areas lacking adequate community facilities.

Policy 3.3:
Develop centers to serve an identifiable neighborhood.

The proposed community facility, that the proposed Ordinance would principally permit, will function as the Southeast Community Facility. The aforementioned neighborhood center will serve families throughout the Bayview and the City at large. The aforementioned Southeast Community Facility is an identifiable site within the Bayview, further strengthening the sense of identity between the neighborhood residents and the neighborhood center.

Policy 3.4:
Locate neighborhood centers so they are easily accessible and near the natural center of activity.

The proposed Southeast Community Facility is easily accessible and located near the 3rd Street corridor; it is also visibly located along 3rd Street and Evans Avenue. The site is right across from MUNI's T-Line running along 3rd Street.

Policy 3.5:
Develop neighborhood centers that are multipurpose in character, attractive in design, secure and comfortable, and inherently flexible in meeting the current and changing needs of the neighborhoods served.

The proposed Southeast Community Facility that the proposed Ordinance would principally permit will provide multi-purposes uses for the existing site, with a new child-care facility.

Policy 3.6:
Base priority for the development of neighborhood centers on relative need.

The General Plan instructs that in determining priorities, consideration should be given to neighborhoods in greatest need of centers, with special emphasis for the disadvantaged. Income is a key indicator of service need, since lower-income people do not have the financial ability to purchase services such as child-care.

The proposed Ordinance will allow the Bayview neighborhood to be improved with a new SECF that will include a new child-care facility as well as other community facilities that will be readily accessible via

public transit.

Policy 3.7:
Program the centers to fill gaps in needed services, and provide adequate facilities for ill-housed existing services.

The General Plan defines "service gaps" where needs and services do not match. Child care, senior citizen programs and activities, and places for neighbors to meet and conduct community programs are often lacking. New neighborhood centers should seek to complement and supplement existing services and activities; new or improved neighborhood centers should provide for the relocation of services from substandard facilities.

The proposed Ordinance will principally permit a new SECF that will provide a neighborhood center for the Bayview community to meet and conduct community programs and activities.

Policy 3.8:
Provide neighborhood centers with a network of links to other neighborhood and citywide services.

The General Plan explains that in order to facilitate broad access to services, neighborhood centers should be the pivotal point in the community, providing referrals to other facilities and thus linking together all services.

The proposed Ordinance will allow a new SECF that will provide a neighborhood center for the Bayview community inclusive of multi-purpose rooms and a child-care facility. The Ordinance will also principally permit Institutional Educational uses. Thus in the future, 1550 Evans Avenue could also be improved with other institutional uses. Currently, the SECF at 1800 Oakdale provides a neighborhood center as well as classroom space for the Community College of San Francisco.

OBJECTIVE 4
PROVIDE NEIGHBORHOOD CENTERS THAT ARE RESPONSIVE TO THE COMMUNITY SERVED.

Policy 4.1:
Assure effective neighborhood participation in the initial planning, ongoing programming, and activities of multi-purpose neighborhood centers.

The SFPUC proposed to continue to meet the requirements of State Water Resources Control Board No. WQG 81-1 by replacing the existing SECF at 1800 Oakdale with a new SECF to be constructed at 1550 Evans, consisting of a community center containing a childcare facility, café, multi-purpose rooms, classrooms, and offices, as well as a separate pavilion, education building, new parking lot, and open space.

3. **Planning Code Section 101 Findings.** The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

   The proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

   The proposed Ordinance would not have a negative effect on housing or neighborhood character.

3. That the City's supply of affordable housing be preserved and enhanced;

   The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing. The proposed Ordinance would principally permit "below market rate residential buildings". However, the residential development land use controls need to be defined, should residential uses be permitted.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

   The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

   The proposed Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

   The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

   The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.

8. That our parks and open space and their access to sunlight and vistas be protected from

development;

The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.

4. **Planning Code Section 302 Findings.** The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby APPROVES the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on November 8, 2018.

Jonas P. Ionin
Commission Secretary

AYES: Fong, Hillis, Johnson, Koppel, Melgar

NOES: Richards

ABSENT: Moore

ADOPTED: November 8, 2018

SAN FRANCISCO
PLANNING DEPARTMENT

Executive Summary
Planning Code Text Amendment
HEARING DATE: NOVEMBER 8, 2018
90- DAY EXPIRATION DATE: DECEMBER 24, 2018

1650 Mission St.
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San Francisco,
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Project Name:	**Planning Code, Zoning Map – 1550 Evans Avenue Special Use District**
Case Number:	**2018-013893PCAMAP** [Board File No. 180935]
Initiated by:	Supervisor Cohen / Introduced September 25, 2018
Staff Contact:	Esmeralda Jardines, Current Planning esmeralda.jardines, (415) 575-9144
Reviewed by:	Aaron Starr, Manager of Legislative Affairs aaron.starr@sfgov.org, 415-558-6362
Recommendation:	**Recommend Approval with Modifications**

PLANNING CODE AMENDMENT

The proposed Ordinance would amend the Planning Code and Zoning Map to create the 1550 Evans Avenue Special Use District (SUD). The proposed SUD would revise Planning Code Section 249.42 to remove 1550 Evans Avenue parcel number (5203/035) from the India Basin Industrial Park Special Use District and add new Section 249.85, establishing the 1550 Evans SUD. In addition to the uses allowed in the existing PDR-2 Zoning District, the 1550 Evans SUD would principally permit: Institutional Community Uses, Institutional Education Uses, Restaurants, Limited Restaurants, Arts Activities, and below market rate Residential Buildings. Parking Uses in the 1550 Evans SUD would be exempt from the accessory parking limits set forth in Planning Code Section 151(c) and the requirement to replace demolished industrial buildings (Planning Code Section 202.7) would not apply in the 1550 Evans SUD.

The Way It Is Now:

1. 1550 Evans Avenue is zoned PDR-2 (Core Production, Distribution, and Repair) Zoning District.

2. 15550 Evans is within the India Basin Industrial Park Special Use District (SUD).

The Way It Would Be:

1. 1550 Evans Avenue would remain in the PDR-2 Zoning District, but would also be included the "1550 Evans Avenue Special Use District." The new SUD would:

    a. Principally permit: Institutional Community Uses, Institutional Education Uses, Restaurants, Limited Restaurants, Arts Activities, and below market rate Residential Buildings.

    b. Parking Uses in the 1550 Evans SUD would be exempt from the accessory parking limits set forth in Planning Code Section 151(c).

    c. Exempt properties in the SUD from the requirement to replace demolished industrial buildings (Planning Code Section 202.7).

2. 1550 Evans would be removed from the India Basin SUD.

BACKRGOUND

The Bayview Hunters Point neighborhood is home to the Southeast Water Pollution Control Plant ("Plant"). The Plant manages 80% of the City's wastewater, allowing San Francisco residents and visitors to have safe, reliable, and operation sewer services. In 1986 the City completed construction of the Southeast Community Facility ("SECF") at 1800 Oakdale Avenue in the Bayview Hunters Point neighborhood. The SECF consists of 39,000 rentable square feet of classroom and office space and approximately 125,000 square feet of greenhouse space. The Alex L. Pitcher community room is available to the public for social or organizational events. This was done to comply with the State Water Resources Control Board Order No. WQG 81-1, which required the City to mitigate the adverse social and economic impacts of constructing the Plant expansion projects during the 1970s and 1980s. The San Francisco Public Utilities Commissions ("SFPUC") operates and maintains the SECF for the benefit of the Bayview Hunters Point community.

In 2012, the SFPUC purchased the parcel located at 1550 Evans Avenue for its public utility purposes. On October 5, 2016, the Southeast Community Facility Commission ("SECFC") passed a resolution encouraging the SFPUC to move forward with planning and design for a new SECF at 1550 Evans Avenue. On October 18, 2016, the SFPUC Citizens Advisory Committee ("CAC") adopted a resolution urging SFPUC to initiate planning and enviromental review for building a new SECF at 1550 Evans Avenue. On November 8, 2016, the SFPUC Commission adopted Resolution 16-0233, which expressed support for the recommendations of the CAC and the SECFC. It also acknowledged that SFPUC staff was beginning the planning and design process for a new SECF at 1550 Evans Avenue.

The SFPUC proposes to continue to meet the requirements of State Water Resources Control Board No. WQG 81-1 by replacing the existing SECF at 1800 Oakdale with a new SECF to be constructed at 1550 Evans Avenue. The new SECF will consist of a community center containing a childcare facility, café, mutli-purpose rooms, classrooms, and offices, as well as a separate pavilion, education building, new parking lot, and open space.

ISSUES AND CONSIDERATIONS

Proposed Project at 1550 Evans

The new SECF at 1550 Evans Avenue will include a new 40,000-square-foot community center in a three-story building containing: a child-care center, public café, multi-purpose rooms, classrooms, offices, and conference rooms. The Alex Pitcher Pavilion, a 5,000-square-foot one-story community room pavilion will be connected to the community center by a canopied walkway. The Project will also include over two acres of open space with an: amphitheater, plaza, play areas, green infrastructure wetlands, bicycle parking, and picnic areas. The project site will also include a new parking lot with up to 100 painted spaces, 12 of which will be designated for daycare drop-off; 30 bicycle parking spaces including 14 Class 1 and 16 Class 2 will also be provided. A passenger loading zone will be provided along Evans Avenue and a freight loading space will be provided on Newhall Street.

Housing

The proposed SUD will also allow for below-market-rate housing uses in the future. Any potential housing development will not supplant the SFPUC's authority to build a new SECF at 1550 Evans;

however, the agreement reached between the Bayview Community and the PUC was that housing would not be included on this site and that it would be used only for the community center and other insitutional uses. Earlier this year, the Bayview community attended a Planning Commission hearing and expressed their opposition to include housing at 1550 Evans Avenue during general public comment. Based on that testimony, the Planning Director met with members of the Bayview community in late spring of this year to discuss the project. As a result of that meeting and in order to respect to the five-year planning process between the community and the PUC, the Planning Director told the community that he would not support housing on this site. Further, the Planning Department has received a memorandum, included as an exhibit, from the Southeast Community Facility Commission expressing its concerns regarding housing at 1550 Evans Avenue.

PDR-2 Zoning District

The intent of the PDR-2 Zoning District is to encourage the introduction, intensification, and protection of a wide range of light and contemporary industrial activities. Thus, PDR-2 prohibits new housing, large office developments, large-scale retail, and the heaviest of industrial uses, such as incinerators. Generally, all other uses are permitted. The conservation of existing flexible industrial buildings is also encouraged. This District permits certain non-industrial, non-residential uses, including small-scale Retail and Office, Entertainment, certain institutions, and similar uses that would not create conflicts with the primary industrial uses or are compatible with the operational characteristics of businesses in the area. PDR uses may require trucking activity multiple times per day, including trucks with up to 18 wheels or more, and occurring at any time of the day or night. As part of their daily operations, PDR activities in these areas may emit noises, vibrations, odors, and other emissions, as permitted by law.

The proposed Institutional Community Uses, Institutional Education Uses, Restaurants, Limited Restaurants and Arts Activities are considered uses that would not create conflicts with the primary industrial uses; however, the proposed residential use may create conflicts with the primary industrial uses in the vicinity, and more work should be done to evaluate this concern.

PUCs Jurisdiction

While the PUC must abide by the underling zoning controls of any lot they own, Article VIIIB of the City's Charter, in Section 8B.121(a), grants the SFPUC "exclusive charge" over the use and control of the real property under its jurisdiction; therefore, approval from the Planning Department or Planning Commission for any projects at 1550 Evans is not needed. Approval of any uses or development of 1550 Evans would require the approval of the SFPUC in its sole discretion.

Surrounding Neighborhood:

The subject parcel is located in the Bayview neighborhood and is surrounded by PDR-2 zoning in all cardinal directions. Other zoning districts in the vicinity include: M-1 (Light Industrial), M-2 (Heavy Industrial), PDR-1-B (Light Industrial Buffer), P (Public), NCT-3 (Neighborhood Commercial Transit-Moderate Scale), RH-1 (Residential House-Single Family), and RH-2 (Residential House-Two Family). The subject parcel is also currently within the India Basin Industrial Park. The India Basin Industrial Park Special Use District was created to provide continued enhancement and protection of certain retail, office, and social service uses in the India Basin Industrial Park area, and to generally retain setback requirements previously required under the India Basin Industrial Park Redevelopment Plan.

Implementation:
The Ordinance would not significantly impact Planning's current implementation procedures or staff review time.

General Plan Priorities:
The proposed Ordinance is consistent with the following objectives and policies of the General Plan:

1. **General Plan Compliance.** The proposed Ordinance and the Commission's recommended modifications are *consistent* with the following Objectives and Policies of the General Plan:

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1:
MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1:
Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development that has substantial undesirable consequences that cannot be mitigated.

The proposed Ordinance ensures that the subject property can serve as an asset to the Bayview neighborhood by principally permitting uses including: Institutional Community Uses, Institutional Education Uses, Restaurants, Limited Restaurants, and Arts Activities. The Project would enhance the city living and working environment by providing needed child-care and family supportive services for residents and workers within the City.

GOVERNMENT, HEALTH AND EDUCATION SERVICES

Objectives and Policies

OBJECTIVE 7:
ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL AND REGIONAL CENTER FOR GOVERNMENT, HEALTH, AND EDUCATIONAL SERVICES.

Policy 7.2:
Encourage the extension of needed health and educational services, but manage expansion to avoid or minimize disruption of adjacent residential areas.

The proposed child-care and community facility, that the proposed Ordinance would principally permit, will provide educational services for the children of San Francisco and more specifically, Bayview residents; further, it will provide a meeting place for over families in the Bayview Neighborhood. The new facilities do not disrupt the adjacent neighboring uses but rather enhances them.

COMMUNITY FACILITIES ELEMENT

OBJECTIVE 3
ASSURE THAT NEIGHBORHOOD RESIDENTS HAVE ACCESS TO NEEDED SERVICES AND A FOCUS FOR NEIGHBORHOOD ACTIVITIES.

Policy 3.1:
Provide neighborhood centers in areas lacking adequate community facilities.

Policy 3.3:
Develop centers to serve an identifiable neighborhood.

The proposed community facility, that the proposed Ordinance would principally permit, will function as the Southeast Community Facility. The aforementioned neighborhood center will serve families throughout the Bayview and the City at large. The aforementioned Southeast Community Facility is an identifiable site within the Bayview, further strengthening the sense of identity between the neighborhood residents and the neighborhood center.

Policy 3.4:
Locate neighborhood centers so they are easily accessible and near the natural center of activity.

The proposed Southeast Community Facility is easily accessible and located near the 3rd Street corridor; it is also visibly located along 3rd Street and Evans Avenue. The site is right across from MUNI's T-Line running along 3rd Street.

Policy 3.5:
Develop neighborhood centers that are multipurpose in character, attractive in design, secure and comfortable, and inherently flexible in meeting the current and changing needs of the neighborhoods served.

The proposed Southeast Community Facility that the proposed Ordinance would principally permit will provide multi-purposes uses for the existing site, with a new child-care facility.

Policy 3.6:
Base priority for the development of neighborhood centers on relative need.

The General Plan instructs that in determining priorities, consideration should be given to neighborhoods in greatest need of centers, with special emphasis for the disadvantaged. Income is a key indicator of service need, since lower-income people do not have the financial ability to purchase services such as child-care.

The proposed Ordinance will allow the Bayview neighborhood to be improved with a new SECF that will include a new child-care facility as well as other community facilities that will be readily accessible via public transit.

Policy 3.7:
Program the centers to fill gaps in needed services, and provide adequate facilities for ill-housed existing services.

The General Plan defines "service gaps" where needs and services do not match. Child care, senior citizen programs and activities, and places for neighbors to meet and conduct community programs are often lacking. New neighborhood centers should seek to complement and supplement existing services and activities; new or improved neighborhood centers should provide for the relocation of services from substandard facilities.

The proposed Ordinance will principally permit a new SECF that will provide a neighborhood center for the Bayview community to meet and conduct community programs and activities.

Policy 3.8:
Provide neighborhood centers with a network of links to other neighborhood and citywide services.

The General Plan explains that in order to facilitate broad access to services, neighborhood centers should be the pivotal point in the community, providing referrals to other facilities and thus linking together all services.

The proposed Ordinance will allow a new SECF that will provide a neighborhood center for the Bayview community inclusive of multi-purpose rooms and a child-care facility. The Ordinance will also principally permit Institutional Educational uses. Thus in the future, 1550 Evans Avenue could also be improved with other institutional uses. Currently, the SECF at 1800 Oakdale provides a neighborhood center as well as classroom space for the Community College of San Francisco.

OBJECTIVE 4
PROVIDE NEIGHBORHOOD CENTERS THAT ARE RESPONSIVE TO THE COMMUNITY SERVED.

Policy 4.1:
Assure effective neighborhood participation in the initial planning, ongoing programming, and activities of multi-purpose neighborhood centers.

The SFPUC proposed to continue to meet the requirements of State Water Resources Control Board No. WQG 81-1 by replacing the existing SECF at 1800 Oakdale with a new SECF to be constructed at 1550 Evans, consisting of a community center containing a childcare facility, café, multi-purpose rooms, classrooms, and offices, as well as a separate pavilion, education building, new parking lot, and open space.

RECOMMENDATION

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

Recommended Modifications:

1. Remove the language that allows housing in the SUD.
    a. If housing is allowed in the proposed SUD define parameters for building housing and clarify the definition of below market rate housing.

BASIS FOR RECOMMENDATION

The Department supports the proposed SUD because the Ordinance principally permits appropriate uses such as: Institutional Community Uses, Institutional Education Uses, Restaurants, Limited Restaurants, and Arts Activities, and accessory off-street parking, all of which are permitted uses in the PDR-2 Zoning District. Furthermore, the proposed uses are in alignment with Commerce and Industry Element, Government, Health, and Education Services Element, as well as the Community Facilities Element, as noted above. However, the Department is concerned about the allowance of housing within the proposed SUD, a use that is prohibited in a PDR-2 Zoning District.

Recommendation 1: Remove the language that allows hosing in the SUD.

The Department recommends removing the provision that allows housing in this SUD until further outreach is done to the community. The Community and the PUC have been involved in a five-year planning process over the proposed project at 1550 Evans Street. Those discussions did not include housing and the community has clearly expressed opposition to including housing on this site, largely due to concerns about delay in the delivery of the community center; therefore, before any housing can be built at 1550 Evans Avenue, more outreach must be done. In the future, if demonstrated community support for housing on this site exists, the Planning Department is willing to reconsider allowing housing since the site plan for the proposed project allows for it.

In addition to the concerns about respecting the community process, the Department is also concerned about allowing housing in a PDR-2 zoning district. Before housing is allowed on this site, further consideration should be given to the effects that housing will have on the surrounding industrial neighborhood and existing industrial activity. Because 1550 Evans is in a transitional zone, i.e., close to transit and neighborhood-serving retail, further study could offer beneficial methods of protecting PDR and adding housing in a PDR zone. PDR zoning is intended to protect our industrial sector, and explicitly prohibits housing to keep land costs low and avoid conflicting uses. PDR-2 is our most intensive PDR zoning designation and allows uses that could be incompatible with housing on this site such as Auto Wrecking, Hazardous Waste Facilities, and Heaving Manufacturing. **Recommendation 1(a):**

If housing is allowed in the proposed SUD, define parameters for building housing and clarify the definition of below-market-rate housing.

Should the SUD not be amended to prohibit housing, the Department recommends using the parameters identified for housing in the UMU zoning district. As stated earlier, residential uses are not permitted within the PDR-2 Zoning District; therefore, there are no existing applicable requirements that address height, bulk, setbacks, open space, exposure, and unit mix. Without defining residential development controls in this SUD, there would be no future residential development controls to implement when and if housing is proposed.

The Urban Mixed Use District (UMU) zoning controls are appropriate because the UMU is intended to promote a vibrant mix of uses while maintaining the characteristics of formerly industrially-zoned areas. It is also intended to serve as a buffer between residential districts and PDR districts. Within the UMU, allowed uses include production, distribution, and repair uses such as light manufacturing, home and business services, arts activities, warehouse, and wholesaling. Additional permitted uses include retail, educational facilities, and nighttime entertainment. Housing is also permitted, but is subject to higher affordability requirements. Thus, if the SUD will permit residential uses, UMU Zoning controls are the most appropriate development controls. Lastly, there is a precedent for UMU Zoning along 3rd Street north of 1550 Evans Avenue.

Further, the proposed Ordinance uses terminology that currently is not defined in the Planning Code; specifically, "below-market-rate housing uses" and "below market rate residential buildings." The proposed Ordinance should clarify if "below-market-rate housing uses" and "below market rate residential buildings" is intended to mean "housing constructed that is subject to sales and rental restrictions". The Ordinance should also clarify if "market rate housing" is principally permitted or not permitted in the 1550 Evans SUD; currently, there is no language clarifying that.

REQUIRED COMMISSION ACTION

The proposed Ordinance is before the Commission so that it may recommend adoption, rejection, or adoption with modifications to the Board of Supervisors.

ENVIRONMENTAL REVIEW

The proposed amendments are exempt as a General Rule Exclusion under CEQA Guidelines Section 15061(b)(3).

PUBLIC COMMENT

As of the date of this report, the Planning Department has received phone calls inquiring about the proposed Ordinance. However, no opposition or support has been expressed.

RECOMMENDATION:	**Recommendation of Approval with Modifications**

Attachments:

Exhibit A:	Draft Planning Commission Resolution
Exhibit B:	Zoning Map of Surrounding Neighborhood
Exhibit C:	India Basin Special Use District Map
Exhibit D:	Photographs of the Subject Site at 1550 Evans Avenue
Exhibit E:	Board File No. 180935
Exhibit F:	Board File No. 180935 CEQA
Exhibit G:	General Rule Exclusion (CEQA) Guidelines Section 15061(b)(3)
Exhibit H:	Legal History and Status of the Southeast Community Facility and Commission
Exhibit I:	Southeast Community Facility Commission City and County of San Francisco Memorandum
Exhibit J:	Email Memorandum from Steve Good, Southeast Community Facility Commission Chair

SAN FRANCISCO
PLANNING DEPARTMENT

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Information:
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Planning Commission
Draft Resolution
HEARING DATE NOVEMBER 8, 2018

Project Name:	**Planning Code, Zoning Map – 1550 Evans Avenue Special Use District**
Case Number:	**2018-013893PCAMAP** [Board File No. 180935]
Initiated by:	Supervisor Cohen/ Introduced September 25, 2018
Staff Contact:	Esmeralda Jardines, Current Planning esmeralda.jardines@sfgov.org, (415) 575-9144
Reviewed by:	Aaron Starr, Manager of Legislative Affairs aaron.starr@sfgov.org, 415-558-6362

RESOLUTION APPROVING A PROPOSED ORDINANCE THAT WOULD AMEND THE PLANNING CODE AND ZONING MAP TO ESTABLISH THE 1550 EVANS AVENUE SPECIAL USE DISTRICT; AFFIRMING THE PLANNING DEPARTMENT'S DETERMINATION, UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND MAKING FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN, AND THE EIGHT PRIORITY POLICIES OF PLANNING CODE, SECTION, 101.1, AND FINDINGS OF PUBLIC NECESSITY, CONVENIENCE, AND WELFARE UNDER PLANNING CODE, SECTION 302.

WHEREAS, on September 25, 2018 Supervisor Cohen introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 180935, which would amend the Planning Code & Zoning Map to establish the 1550 Evans Avenue Special Use District;

WHEREAS, The Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on November 8, 2018; and,

WHEREAS, The proposed amendments are exempted as a General Rule Exclusion under CEQA Guidelines Section 15061(b)(3); and

WHEREAS, the Planning Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Planning Commission hereby **approves with modifications** the proposed ordinance. The modifications include the following:

Recommended Modifications:

1. Remove the language that allows housing in the SUD.
    a. If housing is allowed in the proposed SUD define parameters for building housing and clarify the definition of below market rate housing.

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The Commission supports the proposed SUD because the Ordinance principally permits appropriate uses such as: Institutional Community Uses, Institutional Education Uses, Restaurants, Limited Restaurants, and Arts Activities, and accessory off-street parking, all of which are permitted uses in the PDR-2 Zoning District.

2. The Commission finds that the provision that allows housing in this SUD should be removed until further outreach is done to the community. The Community and the PUC have been involved in a five-year planning process over the proposed project at 1550 Evans Avenue. Those discussions did not include housing and the community has clearly expressed opposition to including housing on this site, largely due to concerns about delay in the delivery of the community center; therefore, before any housing can be built at 1550 Evans Avenue, more outreach must be done. In the future, if demonstrated community support for housing on this site exists, the Planning Commission is willing to reconsider allowing housing since the site plan for the proposed project allows for it.

3. The Commission is also concerned about allowing housing in a PDR-2 zoning district. Before housing is allowed on this site, further consideration should be given to the effects that housing will have on the surrounding industrial neighborhood and existing industrial activity.

4. The Commission finds that if residential uses are permitted in the SUD, then the Urban Mixed Use development controls should apply within the SUD, and that the SUD should be amended to clarify if "below-market-rate housing uses" and "below market rate residential buildings" is intended to mean "housing constructed that is subject to sales and rental restrictions".

5. **General Plan Compliance.** The proposed Ordinance and the Commission's recommended modifications are *consistent* with the following Objectives and Policies of the General Plan:

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the Bayview and the City at large. The aforementioned Southeast Community Facility is an identifiable site within the Bayview, further strengthening the sense of identity between the neighborhood residents and the neighborhood center.

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The proposed Southeast Community Facility is easily accessible and located near the 3rd Street corridor; it is also visibly located along 3rd Street and Evans Avenue. The site is right across from MUNI's T-Line running along 3rd Street.

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The General Plan defines "service gaps" where needs and services do not match. Child care, senior citizen programs and activities, and places for neighbors to meet and conduct community programs are often lacking. New neighborhood centers should seek to complement and supplement existing services and activities; new or improved neighborhood centers should provide for the relocation of services from substandard facilities.

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The General Plan explains that in order to facilitate broad access to services, neighborhood centers should be the pivotal point in the community, providing referrals to other facilities and thus linking together all services.

The proposed Ordinance will allow a new SECF that will provide a neighborhood center for the Bayview community inclusive of multi-purpose rooms and a child-care facility. The Ordinance will also principally permit Institutional Educational uses. Thus in the future, 1550 Evans Avenue could also be improved with other institutional uses. Currently, the SECF at 1800 Oakdale provides a neighborhood center as well as classroom space for the Community College of San Francisco.

OBJECTIVE 4
PROVIDE NEIGHBORHOOD CENTERS THAT ARE RESPONSIVE TO THE COMMUNITY SERVED.

Policy 4.1:
Assure effective neighborhood participation in the initial planning, ongoing programming, and activities of multi-purpose neighborhood centers.

The SFPUC proposed to continue to meet the requirements of State Water Resources Control Board No. WQG 81-1 by replacing the existing SECF at 1800 Oakdale with a new SECF to be constructed at 1550 Evans, consisting of a community center containing a childcare facility, café, multi-purpose rooms, classrooms, and offices, as well as a separate pavilion, education building, new parking lot, and open space.

6. **Planning Code Section 101 Findings.** The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

   1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

      The proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.

   2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

      The proposed Ordinance would not have a negative effect on housing or neighborhood character.

   3. That the City's supply of affordable housing be preserved and enhanced;

The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing. The proposed Ordinance would principally permit "below market rate residential buildings". However, the residential development land use controls need to be defined, should residential uses be permitted.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

   The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

   The proposed Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

   The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

   The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.

8. That our parks and open space and their access to sunlight and vistas be protected from development;

   The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.

7. **Planning Code Section 302 Findings.** The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby APPROVES WITH MODIFICATIONS the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on November 8, 2018.

Jonas P. Ionin
Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED: November 8, 2018

Zoning Map with Parcel at1550 Evans Avenue Highlighted

SAN FRANCISCO
PLANNING DEPARTMENT

Printed: 29 October, 2018

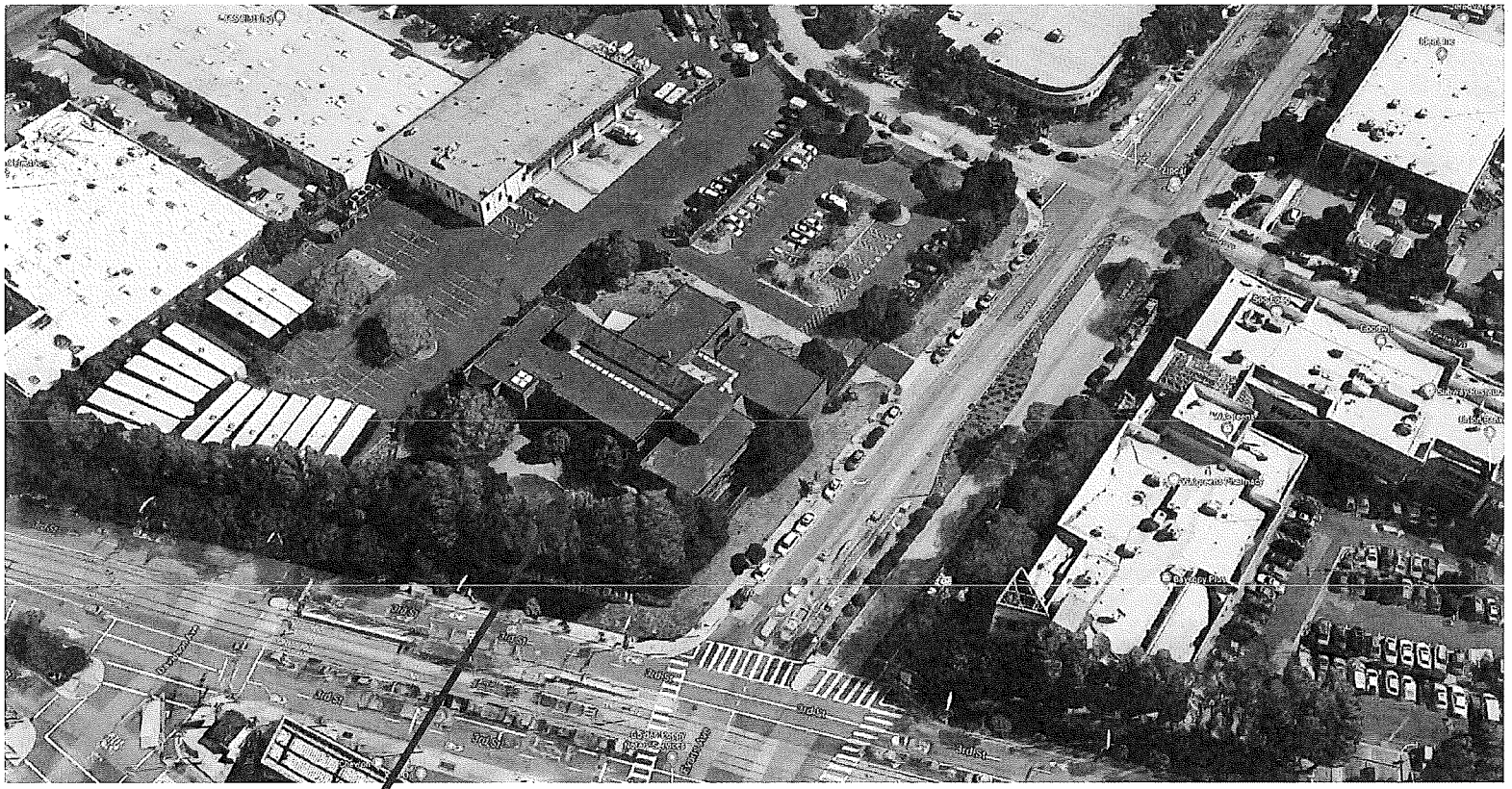
India Basin Industrial Park Special Use District in Light Blue (1550 Evans Highlighted)

SAN FRANCISCO
PLANNING DEPARTMENT

0 485 970 1,940 Feet

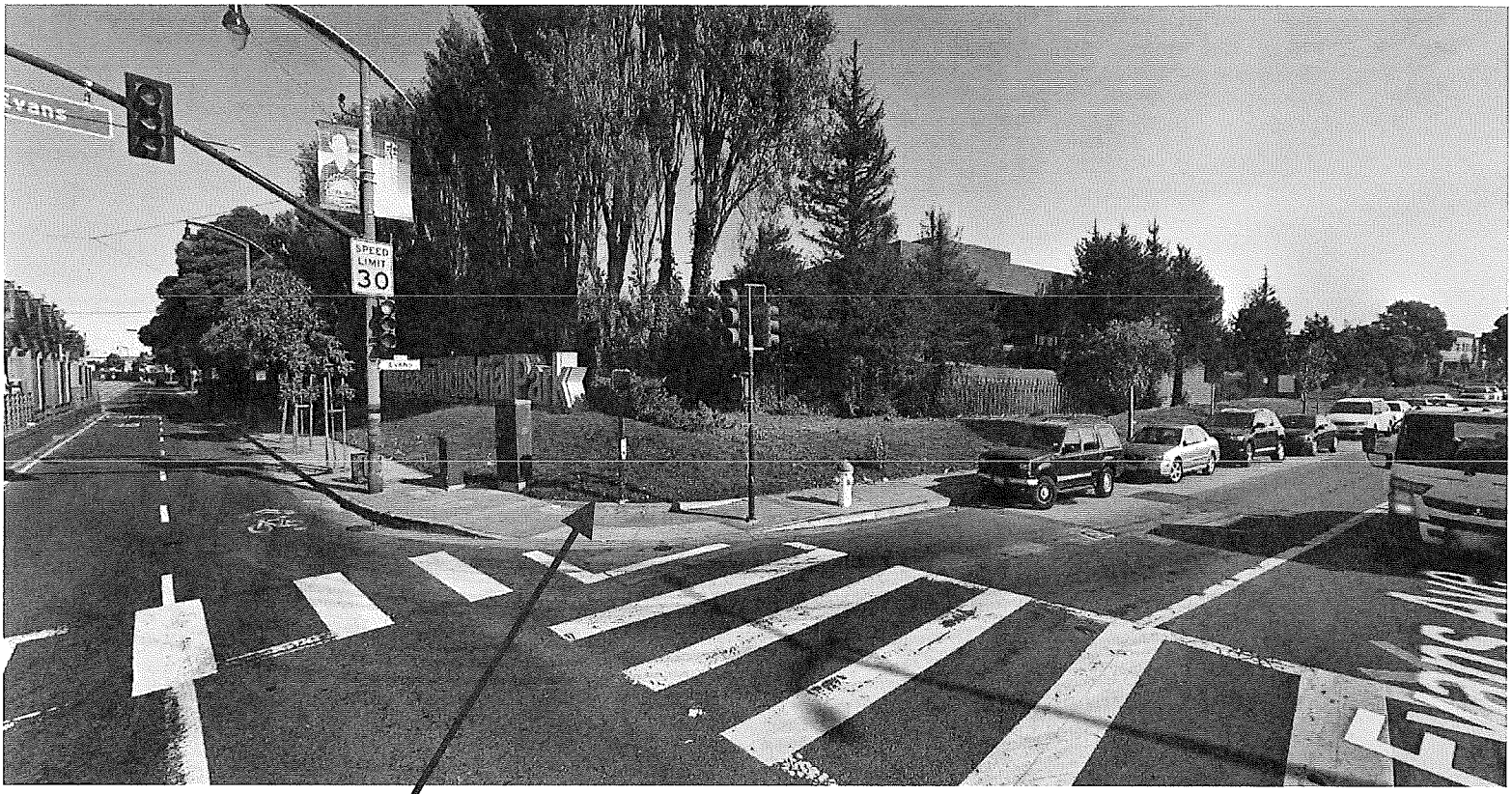
Printed: 29 October, 2018

Aerial Photographs of 1550 Evans Avenue



PROJECT SITE

Site Photographs of 1550 Evans Avenue from 3rd Street



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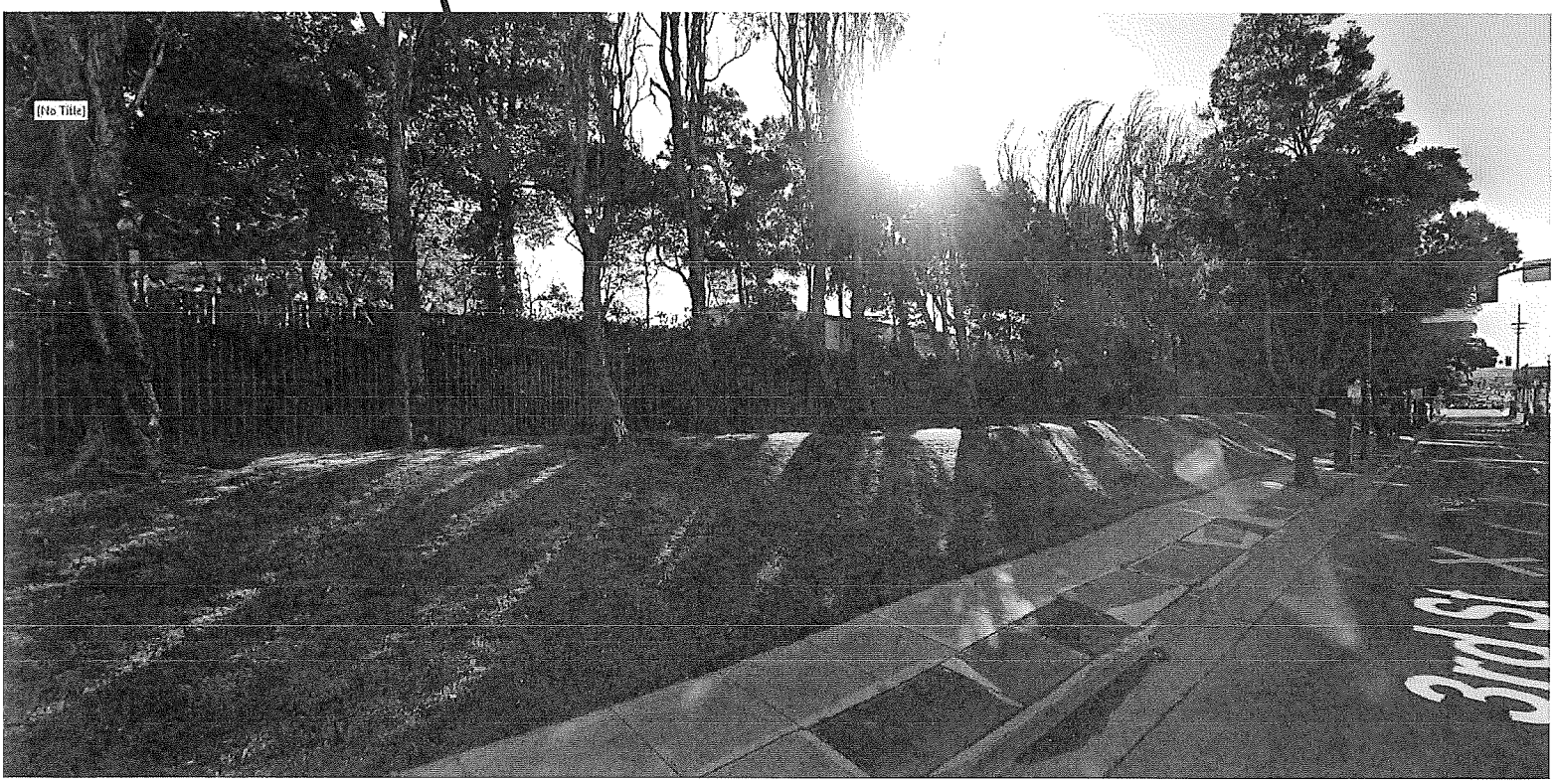
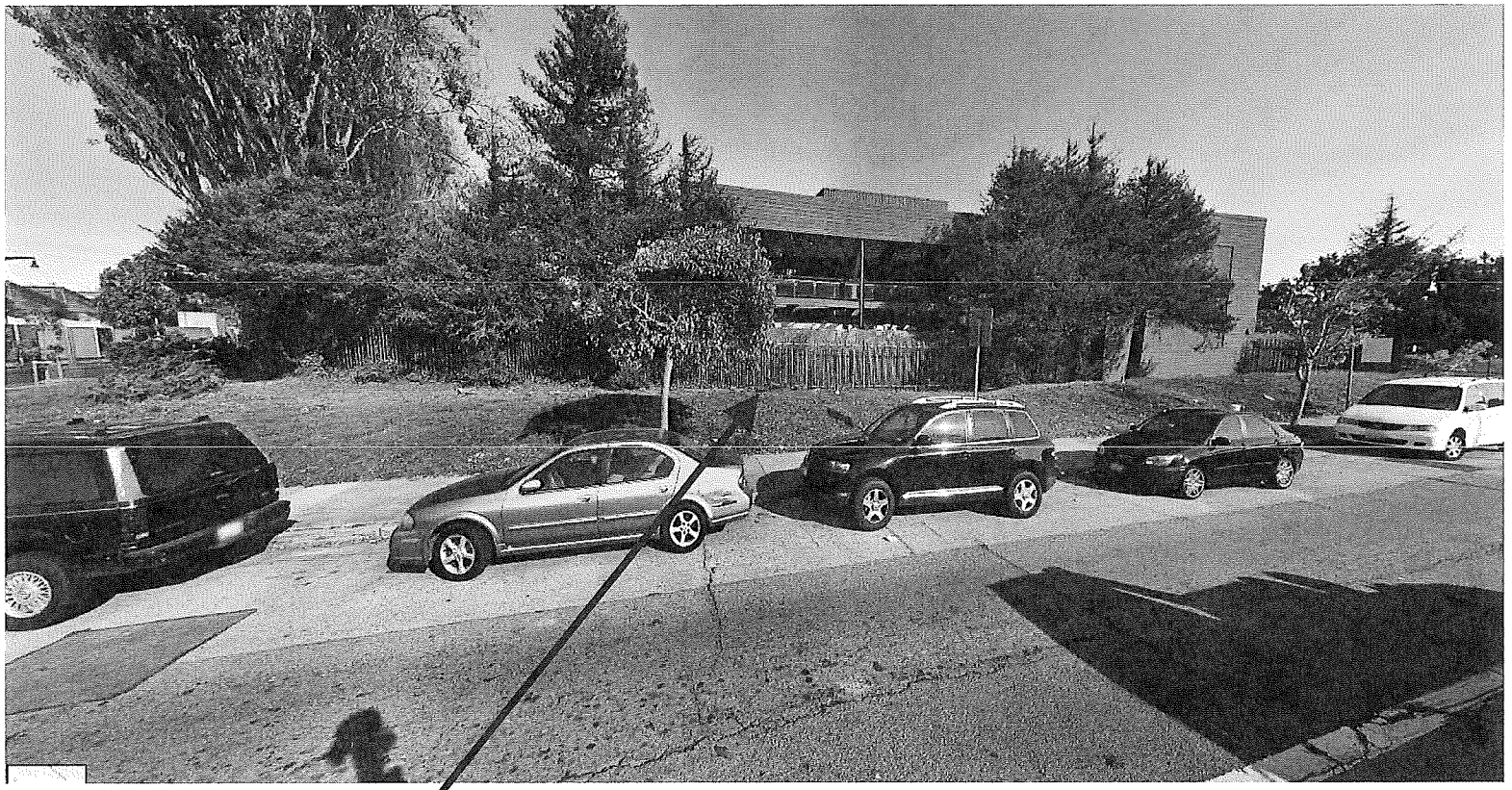


Site Photographs of 1550 Evans Avenue from Evans Avenue



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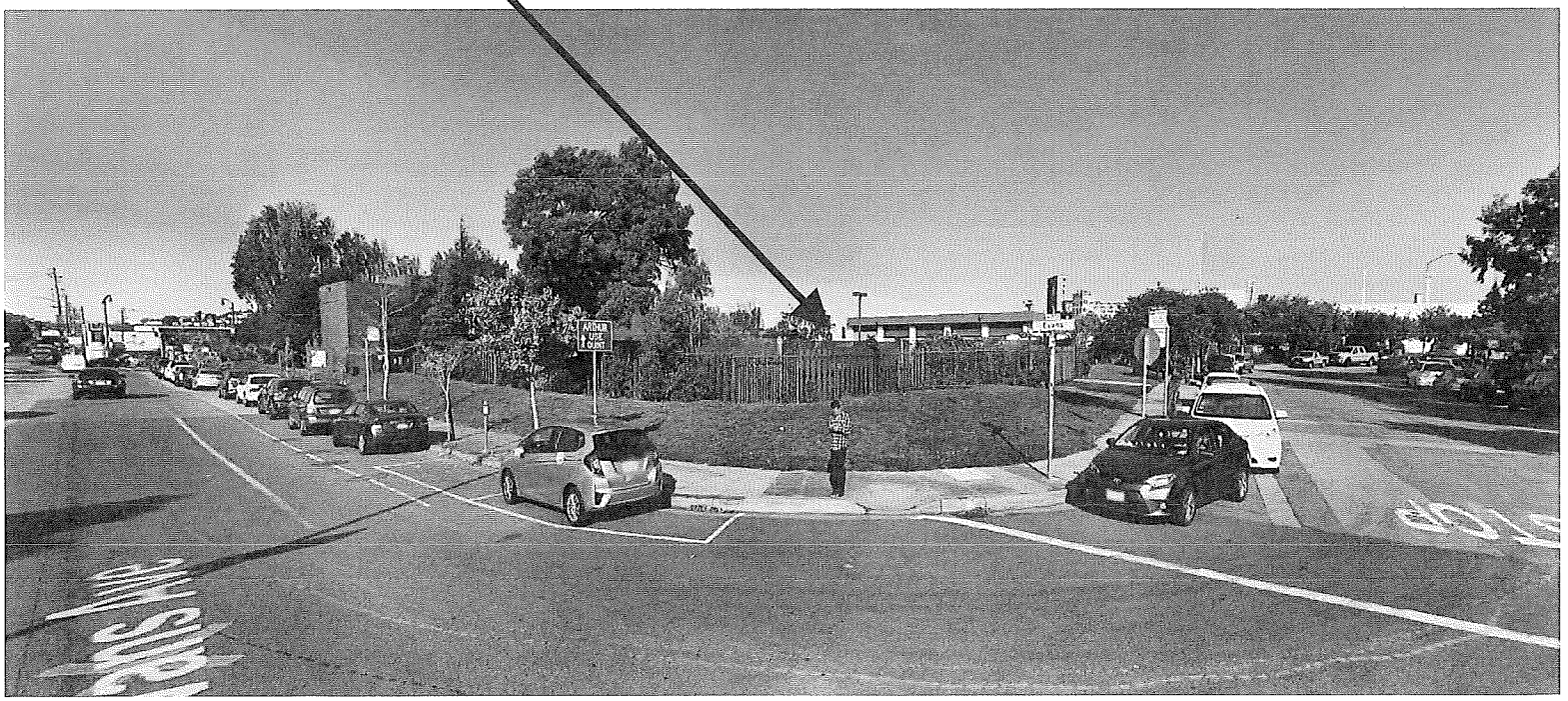
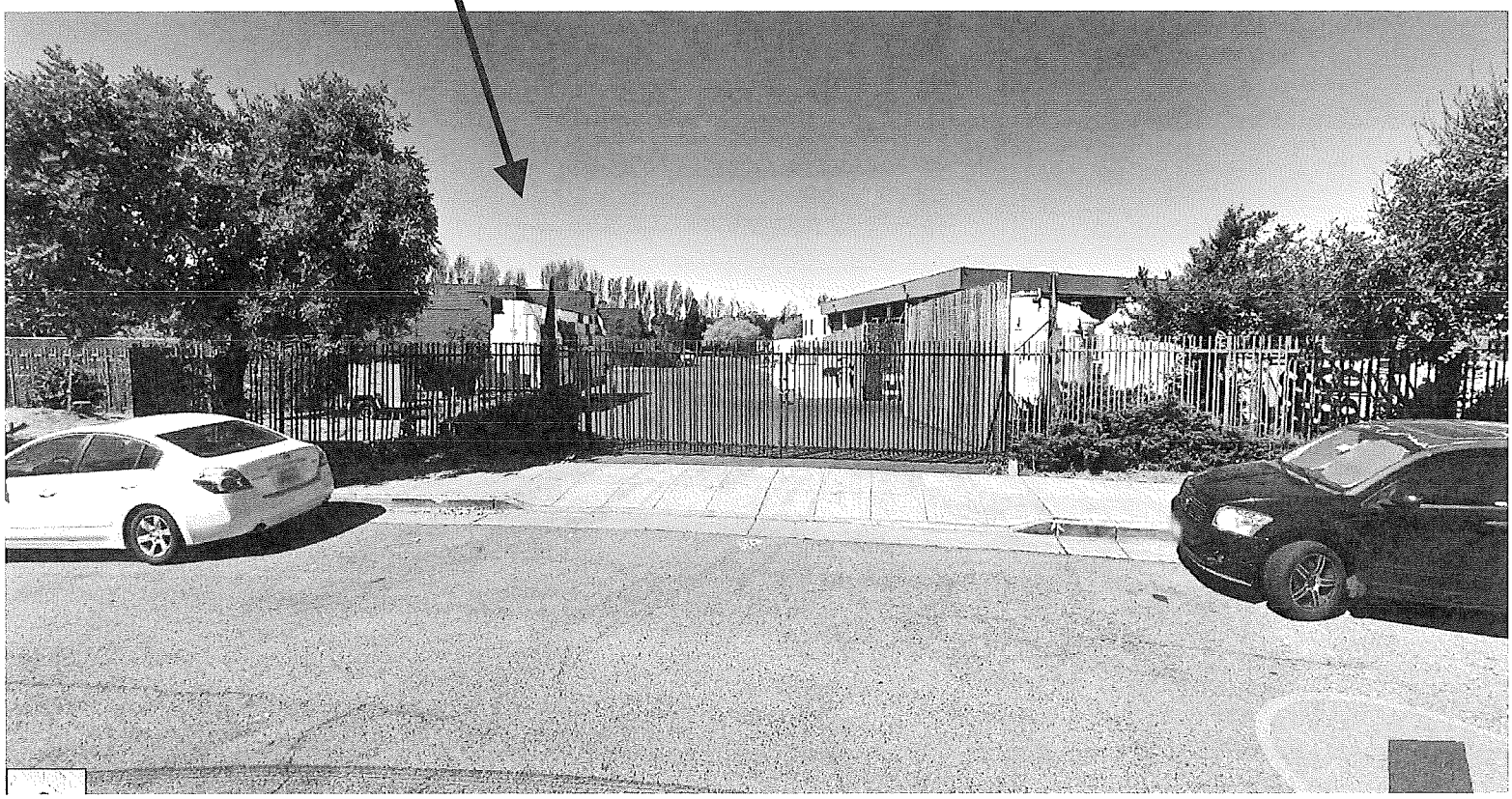


Site Photographs of 1550 Evans Avenue from Newhall Street

PROJECT SITE



BOARD of SUPERVISORS

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Fax No. 554-5163
TDD/TTY No. 554-5227

October 3, 2018

Planning Commission
Attn: Jonas Ionin
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Commissioners:

On September 25, 2018, Supervisor Cohen introduced the following legislation:

File No. 180935

Ordinance amending the Planning Code and Zoning Map to create the 1550 Evans Avenue Special Use District; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302.

The proposed ordinance is being transmitted pursuant to Planning Code, Section 302(b), for public hearing and recommendation. The ordinance is pending before the Land Use and Transportation Committee and will be scheduled for hearing upon receipt of your response.

Angela Calvillo, Clerk of the Board

By: Erica Major, Assistant Clerk
Land Use and Transportation Committee

c: John Rahaim, Director of Planning
Aaron Starr, Acting Manager of Legislative Affairs
Scott Sanchez, Zoning Administrator
Lisa Gibson, Environmental Review Officer
AnMarie Rodgers, Director of Citywide Planning
Laura Lynch, Environmental Planning
Joy Navarrete, Environmental Planning

[Planning Code, Zoning Map - 1550 Evans Avenue Special Use District]

Ordinance amending the Planning Code and Zoning Map to create the 1550 Evans Avenue Special Use District; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302.

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
Additions to Codes are in *single-underline italics Times New Roman font*.
Deletions to Codes are in ~~*strikethrough italics Times New Roman font*~~.
Board amendment additions are in double-underlined Arial font.
Board amendment deletions are in ~~strikethrough Arial font~~.
Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

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

Section 1. Background and General Findings.

(a) The Bayview Hunters Point neighborhood is home to the Southeast Water Pollution Control Plant ("Plant"), which manages 80% of the City's wastewater, allowing San Francisco residents and visitors to have safe, reliable, and operational sewer services. In 1986, in accordance with State Water Resources Control Board Order No. WQG 81-1, the City completed construction of the Southeast Community Facility ("SECF") at 1800 Oakdale Avenue in the Bayview Hunters Point neighborhood to mitigate the adverse social and economic impacts of constructing the Plant expansion projects during the 1970s and 1980s. The San Francisco Public Utilities Commission ("SFPUC") operates and maintains the SECF for the benefit of the Bayview Hunters Point community.

(b) In 2012, the SFPUC purchased for its public utility purposes the parcel located at 1550 Evans Avenue, Assessor's Block 5203, Lot 035 ("1550 Evans") for $15 million. On October 5, 2016, the Southeast Community Facility Commission ("SECFC") passed a resolution encouraging the SFPUC to move forward with planning and design for a new SECF at 1550 Evans. On October 18, 2016, the SFPUC Citizens Advisory Committee ("CAC") adopted a resolution urging SFPUC to initiate planning and environmental review for building a new SECF at 1550 Evans. On November 8, 2016, the SFPUC Commission adopted Resolution 16-0233, which expressed support for the recommendations of the CAC and the SECFC and acknowledged that SFPUC staff was beginning the planning and design process for a new SECF at 1550 Evans.

(c) The SFPUC proposes to continue to meet the requirements of State Water Resources Control Board Order No. WQG 81-1 by replacing the existing SECF at 1800 Oakdale with a new SECF to be constructed at 1550 Evans, consisting of a community center containing a childcare facility, café, multi-purpose rooms, classrooms, and offices, as well as a separate pavilion, education building, new parking lot, and open space.

(d) To further the City's policies prioritizing production of housing, particularly on publicly owned land, the Special Use District established by this ordinance will also allow for below-market-rate housing uses in the future. Any potential housing development will not supplant the SFPUC's authority to build a new SECF at 1550 Evans.

(e) Article VIIIB of the Charter, in Section 8B.121(a), grants the SFPUC "exclusive charge" over the use and control of the real property under its jurisdiction; therefore, because 1550 Evans is under the SFPUC's jurisdiction, any future uses or development of 1550 Evans would require the approval of the SFPUC in its sole discretion.

Section 2. Environmental and Land Use Findings.

(a) The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No. _____ and is incorporated herein by reference. The Board affirms this determination.

(b) On _____, the Planning Commission, in Resolution No. _____, adopted findings that the actions contemplated in this ordinance are consistent, on balance, with the City's General Plan and eight priority policies of Planning Code Section 101.1. The Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the Board of Supervisors in File No. _____, and is incorporated herein by reference.

(c) Pursuant to Planning Code Section 302, the Board of Supervisors finds that this ordinance will serve the public necessity, convenience, and welfare for the reasons set forth in Planning Commission Resolution No. _____, and adopts such reasons by this reference thereto. A copy of said Resolution is on file with the Clerk of the Board of Supervisors in File No. _____, and is incorporated herein by reference.

Section 3. Article 2 of the Planning Code is hereby amended by revising Section 249.42, and adding a new Section 249.85, to read as follows:

SEC. 249.42. INDIA BASIN INDUSTRIAL PARK SPECIAL USE DISTRICT.

* * * *

(a) Parcels in close proximity to Third Street. Parcels numbers ~~*5203/035,*~~ 5203/043, 5203/083, 5203/084, 5211/028-054, 5235/012, 5235/015, 5242/001, 5242/002, 5242/007, and 5242/031, are subject to the provisions of the PDR-2 District except as provided below:

* * * *

SEC. 249.85. 1550 EVANS AVENUE SPECIAL USE DISTRICT.

(a) A Special Use District entitled the 1550 Evans Avenue Special Use District ("1550 Evans SUD" or "SUD"), consisting of Assessor's Parcel Block 5203, Lot 035 and shown on Special Use District Map SU08 of the Zoning Map of the City and County of San Francisco, is hereby established for the purposes set forth in subsection (b).

(b) Purposes. The purposes of the 1550 Evans SUD are to facilitate the San Francisco Public Utilities Commission's development of the Southeast Community Center Project and to allow uses beyond the immediate plans for the Southeast Community Center in order to reflect changing community needs for a publicly owned site over time. Thus, in addition to the Southeast Community Center Project and uses otherwise allowed in the PDR-2 zoning district, the SUD will allow below market rate Residential Buildings as set forth in subsection (c).

(c) Controls. In the 1550 Evans SUD, exceptions from otherwise applicable requirements of this Code may be appropriate to further the goals set forth in this Section 249.85. Therefore, applicable provisions of the Planning Code shall apply to the 1550 Evans SUD except as otherwise provided in this Section. In the event of a conflict between other provisions of the Planning Code and this Section, this Section shall control.

(1) Principally Permitted Uses. In addition to the uses that are otherwise permitted as principal or conditional uses in the PDR-2 zoning district in which the 1550 Evans Avenue property is located, the SUD shall allow the following uses as principally permitted uses: Institutional Community Uses (including but not limited to Child Care Facilities and Public Facilities providing multi-purpose rooms, classrooms, parks and open space, and event spaces); Institutional Education Uses; Restaurants; Limited Restaurants; Arts Activities; and below market rate Residential Buildings.

(2) Residential Density. Density of residential uses in the 1550 Evans SUD shall not be limited by lot area; rather, residential density in the SUD shall be subject to the applicable requirements and restrictions set forth elsewhere in this Code, including but not limited to, height, bulk,

setbacks, open space, exposure, and unit mix, as well as any applicable design guidelines and the elements and area plans of the General Plans.

(3) Accessory Parking. Parking uses in the SUD shall be exempt from the accessory parking limits set forth in Planning Code Section 151(c).

(4) Demolition of Industrial Buildings. The requirements set forth in Planning Code Section 202.7 (Demolition of Industrial Buildings in PDR Districts, Replacement Requirements) shall not apply in the 1550 Evans SUD.

Section 4. The Planning Code is hereby amended by revising Sectional Map SU08 of the Zoning Map of the City and County of San Francisco, as follows:

Description of Property	Special Use District Hereby Superseded	Special Use District Hereby Created
Block 5203, Lot 035	India Basin Industrial Park Special Use District	1550 Evans Avenue Special Use District

Section 5. Scope of the Ordinance. Except as stated in Section 4, in enacting this ordinance, the Board of Supervisors intends to amend only those words, phrases, paragraphs, subsections, sections, articles, numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal Code that are explicitly shown in this ordinance as additions, deletions, Board amendment additions, and Board amendment deletions in accordance with the "Note" that appears under the official title of the ordinance.

Section 6. Effective Date. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the

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

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

By: 
BRIAN F. CROSSMAN
Deputy City Attorney

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FILE NO. 180935

LEGISLATIVE DIGEST

[Planning Code, Zoning Map - 1550 Evans Avenue Special Use District]

Ordinance amending the Planning Code and Zoning Map to create the 1550 Evans Avenue Special Use District; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Existing Law

Currently, the Planning Code and Zoning Map designate the parcel located at 1550 Evans Avenue (Assessor's Block 5203, Lot 035) as part of the Production, Distribution & Repair-2 (PDR-2) zoning district and the India Basin Industrial Park Special Use District.

Amendments to Current Law

This ordinance would amend Article 2 of the Planning Code and the Zoning Map to create a new 1550 Evans Avenue Special Use District ("1550 Evans SUD"). The ordinance would revise Planning Code Section 249.42 to remove 1550 Evans Avenue from the India Basin Industrial Park Special Use District and add new Section 249.85, establishing the 1550 Evans SUD. In addition to the uses allowed in the existing PDR-2 zoning district, the 1550 Evans SUD would principally permit Institutional Community Uses, Institutional Education Uses, Restaurants, Limited Restaurants, Arts Activities, and below market rate Residential Buildings. Parking uses in the 1550 Evans SUD would be exempt from the accessory parking limits set forth in Planning Code Section 151(c) and the requirement to replace demolished industrial buildings (Planning Code Section 202.7) would not apply in the 1550 Evans SUD. The ordinance would also amend the Zoning Map to remove the 1550 Evans Avenue property from the India Basin Industrial Park Special Use District add the 1550 Evans SUD.

Background Information

The amendments to the Planning Code and Zoning Map are intended to facilitate development of the Southeast Community Center Project and accommodate changing community needs for a publicly owned site over time. The San Francisco Public Utilities Commission ("SFPUC") operates and maintains the existing Southeast Community Facility, located at 1800 Oakdale Avenue, pursuant to a State Water Resources Control Board Order that required construction of the facility to offset the adverse social and economic impacts of expanding the Southeast Water Pollution Control Plant. The SFPUC now proposes the Southeast Community Center Project as a replacement to the existing and aging community facility at 1800 Oakdale. The new center, to be constructed at 1550 Evans, will consist of a

community center containing a childcare facility, café, multi-purpose rooms, classrooms, and offices, as well as a separate pavilion, education building, new parking lot, and open space. The amendments to the Planning Code and Zoning Map will facilitate these uses as well as further the City's policies prioritizing production of housing, particularly on publicly owned land, by allowing for below-market-rate housing uses in the future. The Planning Department has determined that the proposed project is exempt from review under the California Environmental Quality Act (CEQA) pursuant to the General Rule Exclusion set forth in CEQA Guidelines Section 15061(b)(3).

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BOARD of SUPERVISORS

City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

October 3, 2018

File No. 180935

Lisa Gibson
Environmental Review Officer
Planning Department
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Ms. Gibson:

On September 25, 2018, Supervisor Cohen submitted the substitute legislation:

File No. 180935

Ordinance amending the Planning Code and Zoning Map to create the 1550 Evans Avenue Special Use District; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

By: Erica Major, Assistant Clerk
Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning
Laura Lynch, Environmental Planning

[Planning Code, Zoning Map - 1550 Evans Avenue Special Use District]

Ordinance amending the Planning Code and Zoning Map to create the 1550 Evans Avenue Special Use District; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302.

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
Additions to Codes are in *single-underline italics Times New Roman font*.
Deletions to Codes are in ~~*strikethrough italics Times New Roman font*~~.
Board amendment additions are in double-underlined Arial font.
Board amendment deletions are in ~~strikethrough Arial font~~.
Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

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

Section 1. Background and General Findings.

(a) The Bayview Hunters Point neighborhood is home to the Southeast Water Pollution Control Plant ("Plant"), which manages 80% of the City's wastewater, allowing San Francisco residents and visitors to have safe, reliable, and operational sewer services. In 1986, in accordance with State Water Resources Control Board Order No. WQG 81-1, the City completed construction of the Southeast Community Facility ("SECF") at 1800 Oakdale Avenue in the Bayview Hunters Point neighborhood to mitigate the adverse social and economic impacts of constructing the Plant expansion projects during the 1970s and 1980s. The San Francisco Public Utilities Commission ("SFPUC") operates and maintains the SECF for the benefit of the Bayview Hunters Point community.

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(d) To further the City's policies prioritizing production of housing, particularly on publicly owned land, the Special Use District established by this ordinance will also allow for below-market-rate housing uses in the future. Any potential housing development will not supplant the SFPUC's authority to build a new SECF at 1550 Evans.

(e) Article VIIIB of the Charter, in Section 8B.121(a), grants the SFPUC "exclusive charge" over the use and control of the real property under its jurisdiction; therefore, because 1550 Evans is under the SFPUC's jurisdiction, any future uses or development of 1550 Evans would require the approval of the SFPUC in its sole discretion.

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

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

By: _____
BRIAN F. CROSSMAN
Deputy City Attorney

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FILE NO. 180935

LEGISLATIVE DIGEST

[Planning Code, Zoning Map - 1550 Evans Avenue Special Use District]

Ordinance amending the Planning Code and Zoning Map to create the 1550 Evans Avenue Special Use District; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302.

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Background Information

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community center containing a childcare facility, café, multi-purpose rooms, classrooms, and offices, as well as a separate pavilion, education building, new parking lot, and open space. The amendments to the Planning Code and Zoning Map will facilitate these uses as well as further the City's policies prioritizing production of housing, particularly on publicly owned land, by allowing for below-market-rate housing uses in the future. The Planning Department has determined that the proposed project is exempt from review under the California Environmental Quality Act (CEQA) pursuant to the General Rule Exclusion set forth in CEQA Guidelines Section 15061(b)(3).

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SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
EXCLUSION FROM ENVIRONMENTAL REVIEW

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date:	October 30, 2018
Case No.:	**2018-001983ENV**
Project Name:	**Southeast Community Center**
Project Address:	**1550 Evans Avenue/330 Newhall Street**
Zoning:	PDR-2 (Production, Distribution, and Repair) Use District 65-J Height and Bulk District India Basin Industrial Park Special Use District
Block/Lot:	5203/035
Lot Size:	203,775 square-feet
Project Sponsor:	San Francisco Public Utilities Commission Scott MacPherson – (415) 551-3425 smacpherson@sfwater.org
Staff Contact:	Timothy Johnston – (415) 575-9035 Timothy.Johnston@sfgov.org

PROJECT DESCRIPTION:

The project sponsor, the San Francisco Public Utilities Commission (SFPUC), proposes to implement the Southeast Community Center Project (the "proposed project" or "new community center") to construct three new buildings on Evans Avenue between Third Street and Newhall Street. A new community center would be constructed to replace the existing Southeast Community Facility, located at 1800 Oakdale Avenue. The proposed project aims to replace the function of the existing Southeast Community Facility as a center for supporting workforce development and education, in addition to providing space for community programs, meetings, and events. The project purpose is to continue to meet mitigation requirements for community and economic impacts of the Southeast Water Pollution Control Plant expansion completed in the 1970s and 1980s that are currently being met by the existing, but aged, Southeast Community Facility.

(continued on next page)

EXEMPT STATUS:

General Rule Exclusion (California Environmental Quality Act [CEQA] Guidelines section 15061(b)(3))

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to state and local requirements.

Lisa Gibson
Environmental Review Officer

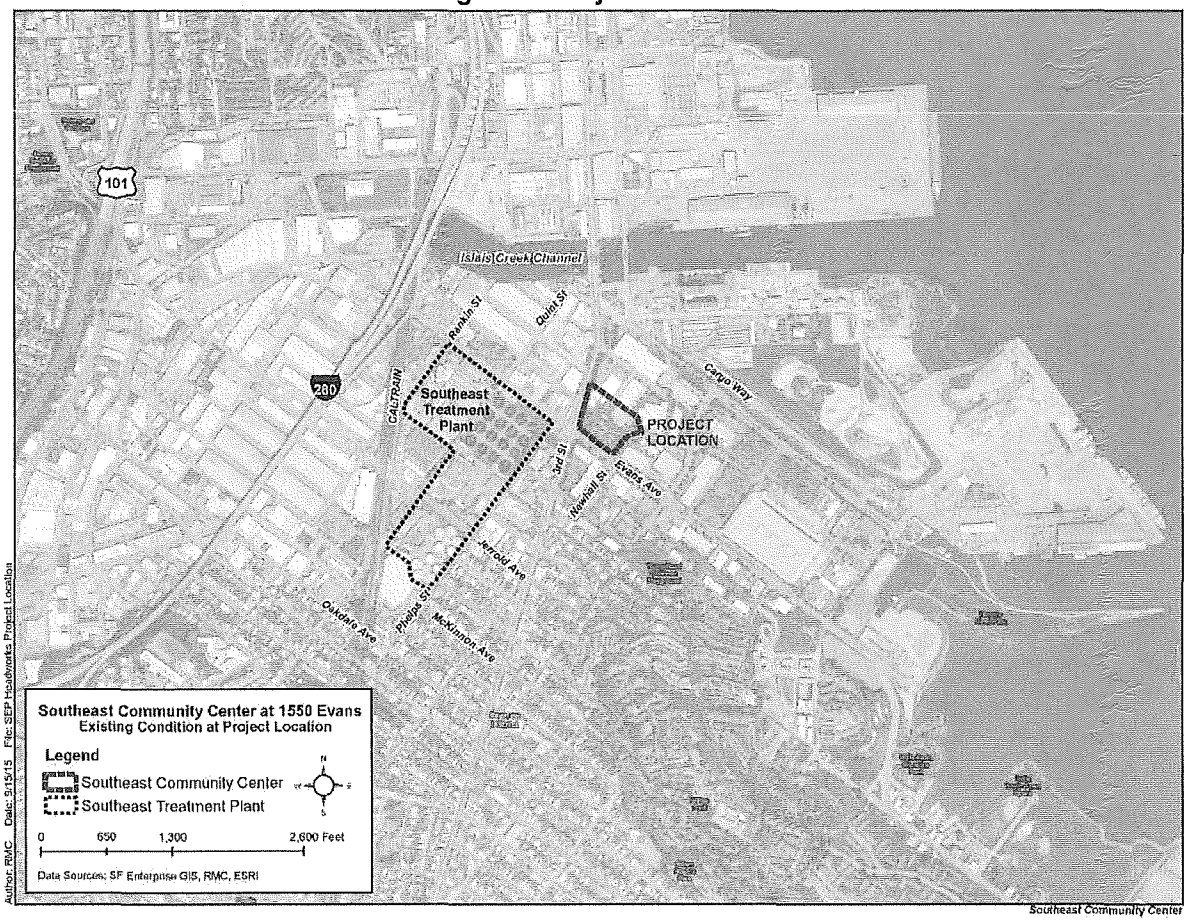
10/30/18
Date

cc: Supervisor Malia Cohen, District 10 (via Clerk of the Board)
Board of Supervisors
Distribution List

PROJECT DESCRIPTION (CONTINUED):

In 2011, a community assessment conducted by the Southeast Community Facility Commission identified a need to upgrade the Southeast Community Facility, whose facilities were found to be aging and no longer meeting the needs of the community.[1] SFPUC proposes to construct a new Southeast Community Center at 1550 Evans Avenue (see Figure 1). The proposed project would include amending the San Francisco Planning Code to remove the India Basin Industrial Park Special Use District designation for the project site and adding a new Special Use District designation for the site, entitled the "1550 Evans Avenue Special Use District." In addition to the uses allowed by the underlying PDR-2 zoning district, the 1550 Evans Avenue Special Use District would principally permit Institutional Community Uses (including but not limited to Child Care Facilities and Public Facilities providing multi-purpose rooms, classrooms, parks and open space, and event spaces); Institutional Education Uses; Restaurants; Limited Restaurants; Arts Activities; and below market rate Residential Buildings.

Figure 1: Project Location



[1] SFPUC. 2011. Southeast Community Opinion Research Process. This document (and all other documents cited in this report, unless otherwise noted) is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2018-001983ENV.

The proposed project would consist of the following components, which are shown in Figure 2, p. 5:

- Demolition of the existing office building and warehouse at the site
- Construction of a 40,000-square-foot community center in a three-story LEED Gold certified[2] building, containing a child-care center, public café, multi-purpose rooms, classrooms, offices, and conference rooms
- Construction of the Alex Pitcher Pavilion, a community room in a 5,000-square foot one-story pavilion connected to the community center by a canopied walkway
- Construction of an up to 45,000-square-foot two or three-story education building with classrooms, conference rooms, and offices
- Installation of new parking lot with up to 100 painted spaces, including 12 spaces designated for daycare drop-off where there would be a 15-minute time restriction between the hours of 8:00 a.m. and 10:30 a.m. and between 2:00 p.m. and 4:30 p.m.
- Creation of 30 bicycle parking spaces, including 14 class 1 spaces and 16 class 2 spaces
- Establishment of a passenger loading zone on Evans Avenue up to 120 feet in length (equivalent to six on-street passenger loading spaces) and one freight loading space on Newhall Street[3]
- Over two acres of open space with amphitheater, plaza, play areas, green infrastructure wetlands, bicycle parking, and picnic areas

Community Center Building. The community center building would be located in the northern portion of the site and would be three stories, approximately 50 to 55 feet tall, and 40,000 square feet. The building footprint is approximately 200 feet long by 75 feet wide, with a playground for the child-care center around the south, west, and north perimeter of the building, equal to or greater than 6,000 square feet required for state licensing.[4] This play area includes installation of play surfaces and equipment. The community center would contain a lobby, café, child-care center, multipurpose rooms, classrooms, conference rooms, and offices. The community center building would be connected to the community room at the Alex Pitcher Pavilion via a canopy approximately 100 feet long. Figures 3 through 5, pp. 6-8, show the floor plans for all three floors of the community center building.

Alex Pitcher Pavilion. The pavilion housing the community room would be located east of the community center building. The pavilion would be about 75 feet by 65 feet (5,000 square feet), with a single story plus mezzanine for mechanical equipment (approximately 30 to 35 feet tall). Figure 3, p. 6, shows the floor plan for the community room.

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2 Leadership in Energy and Environmental Design (LEED) is a program developed by the U.S. Green Building Council to certify that buildings are designed, constructed, operated and maintained in an environmentally responsible and sustainable fashion.

3 Both on-street loading areas would require SFPUC to apply through the San Francisco Municipal Transportation Agency Color Curb program

4 Community Care Licensing Division of the California Department of Social Services. 2007. California Child Care Center Licensing Regulation Highlights. January 2007, http://ccld.ca.gov/res/pdf/CCCRegulationHighlights.pdf, accessed August 7, 2018.

Education Building. The education building would be on the eastern edge of the site, at the corner of Newhall and Evans Street. The building would be approximately 85 feet wide by 175 feet long, with a total of 45,000 square feet. It would house up to 20 classrooms, along with conference rooms and administrative offices, and would be two or three stories tall. Figures 6 through 8, pp. 9-11, show the floor plans for the education building. The education building would be constructed at a later date, estimated to be about one year after construction of the community center and community room pavilion.

Open Space. Figure 9, p.12, shows an aerial view illustrating planned landscaping. About 100,000 square feet of new landscaping would be located in the southern and southwestern portions of the site. Landscaped areas would include paths, gardens, play and picnic areas, and trees. The entire site would be fenced, and a berm would be constructed along the Third Street side of the site (see Figure 9, p. 12). ADA-accessible pathways of decomposed granite would be installed. An outside amphitheater accommodating 100 people for special events would be constructed north of the education building next to the community room.

Parking Lot and Streetscape. The existing parking lot would be demolished, and a new one installed along the northern property boundary. The parking lot would be asphalt with painted striping for up to 100 cars, with a total area of approximately 35,000 square feet. The lot would have a 26-foot wide driveway and connect to both Third Street (entrance to the parking lot) and Newhall Street (exit for the parking lot). The entrance and exit would be gated, and the entrance gate would be located at the property line as an integrated component of the perimeter fence. The gate would be closed when the community center is closed. A 6-foot wide sidewalk would be constructed along the south edge of the new parking lot. In addition to the 100 parking spaces for vehicles, 30 bicycle spaces would also be installed.

The proposed project would also improve sidewalks along its perimeter, including expanding the sidewalk along Evans Avenue from 8 feet wide to 15 feet wide (no changes to the curb line). The sidewalk expansion would not conflict with the Evans Paving Project, which would tighten curb radii and install curb ramps at Evans Avenue and Newhall Street before construction of the proposed project would start. New trees and plantings that are compliant with the Better Streets Plan would be installed along Newhall Street and Evans Avenue. Planting would include 28 new street trees and 150 new trees within the site, to replace the 104 trees and shrubs that would be removed, for a net gain of 74 trees.[5] A pedestrian entrance to the site would be installed at the corner of Third Street and Evans Avenue. A second pedestrian entrance would be provided midblock on Evans Avenue closer to the education building.

[5] SFPUC. 2018. Tree Removal and Tree Planting Summary. May 7, 2018.

Figure 2: Proposed Southeast Community Center Site Plan

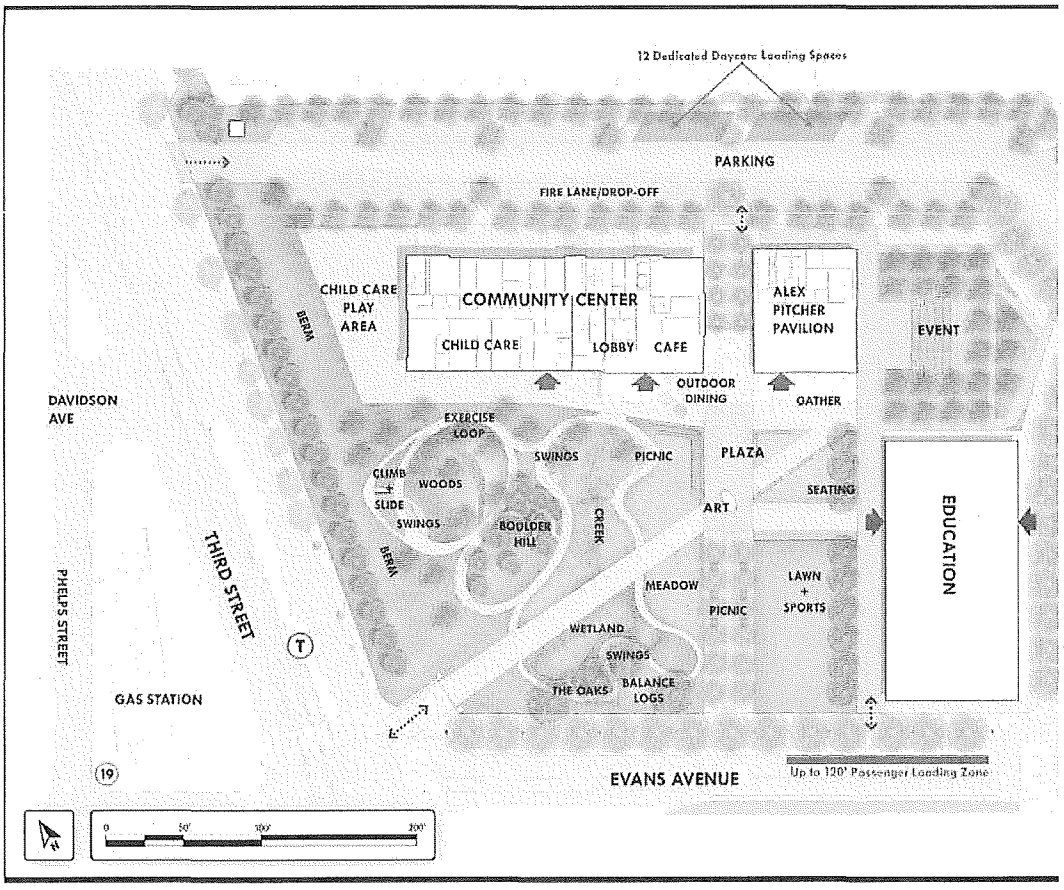


Figure 3: First Floor Plan - Community Center and Community Room

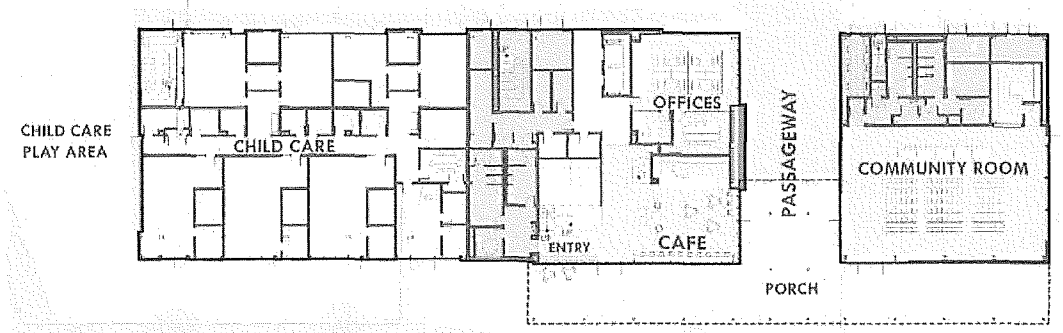


Figure 4: Second Floor Plan - Community Center

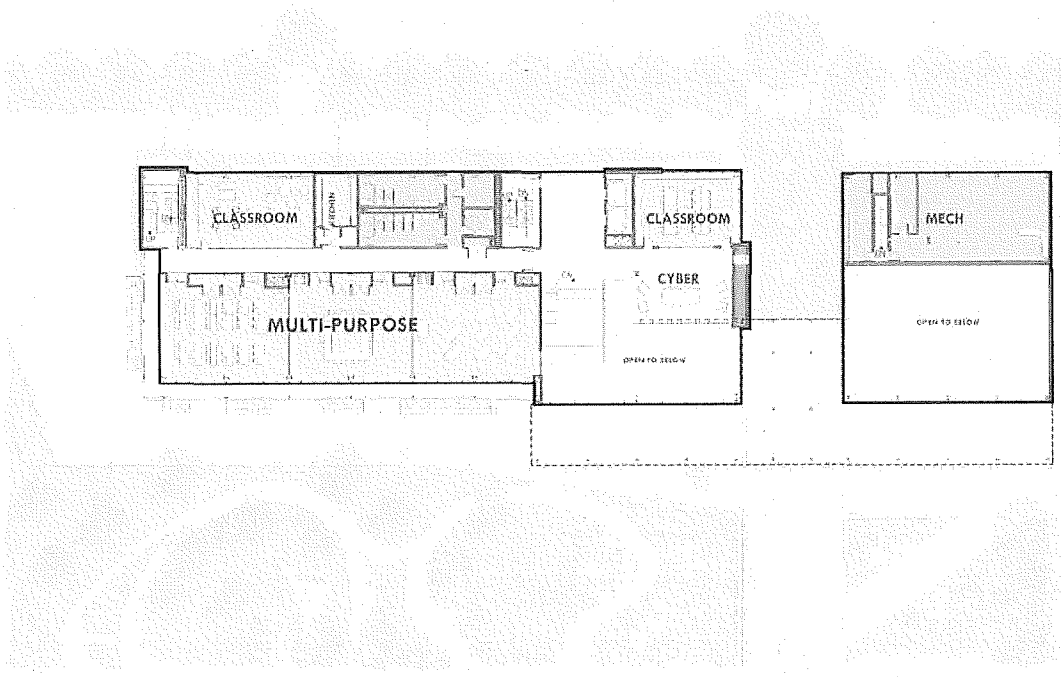


Figure 5: Third Floor Plan - Community Center

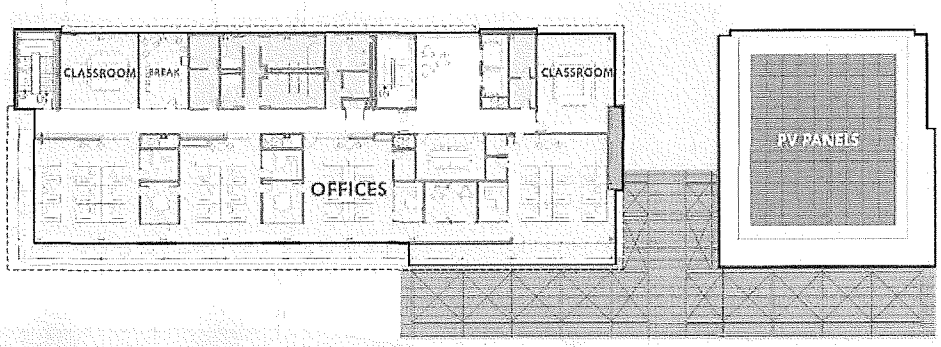
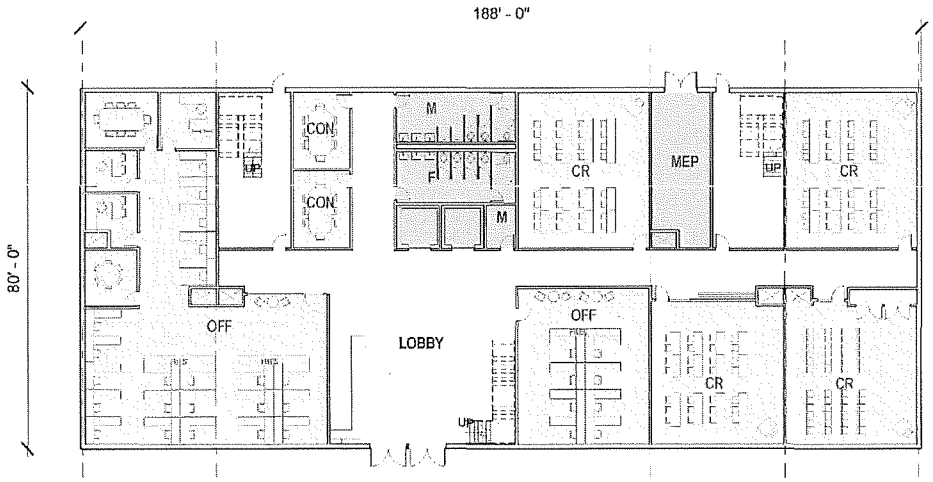


Figure 6: First Floor Plan - Education Building



EDUCATION BUILI

Figure 7: Second Floor Plan - Education Building

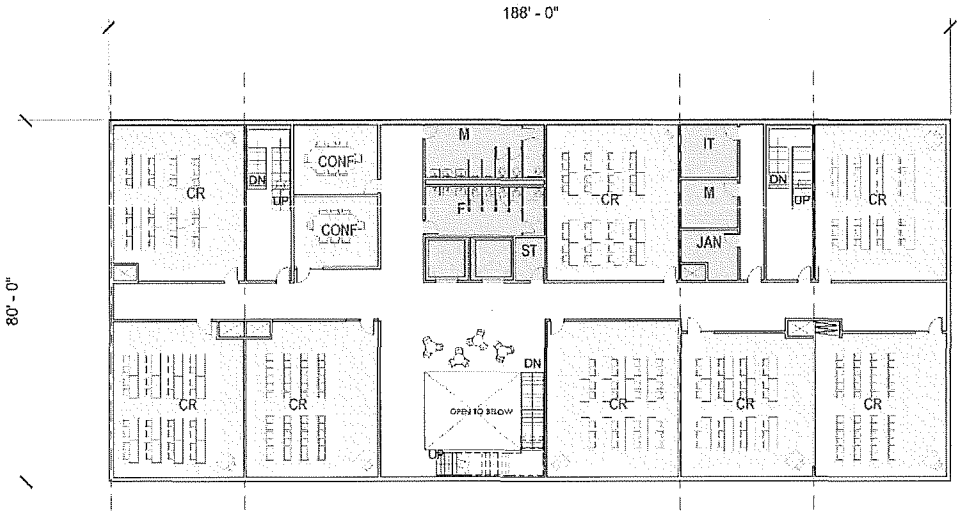
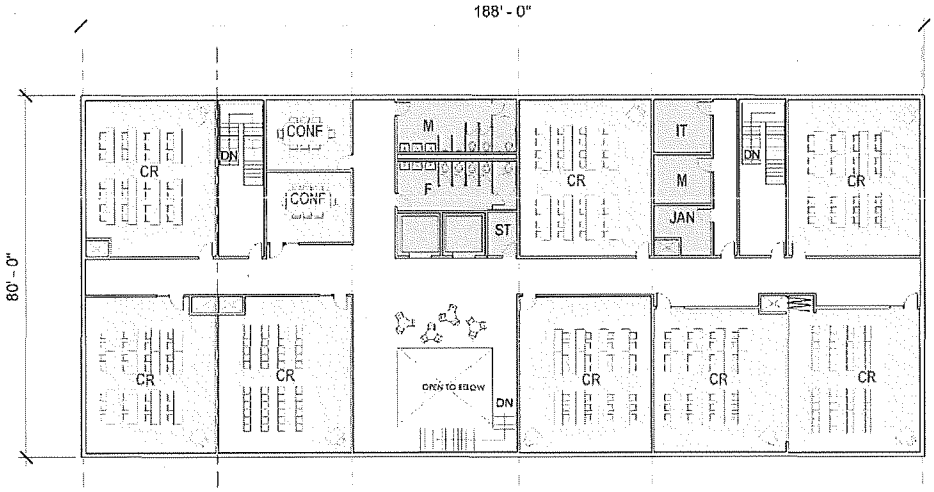
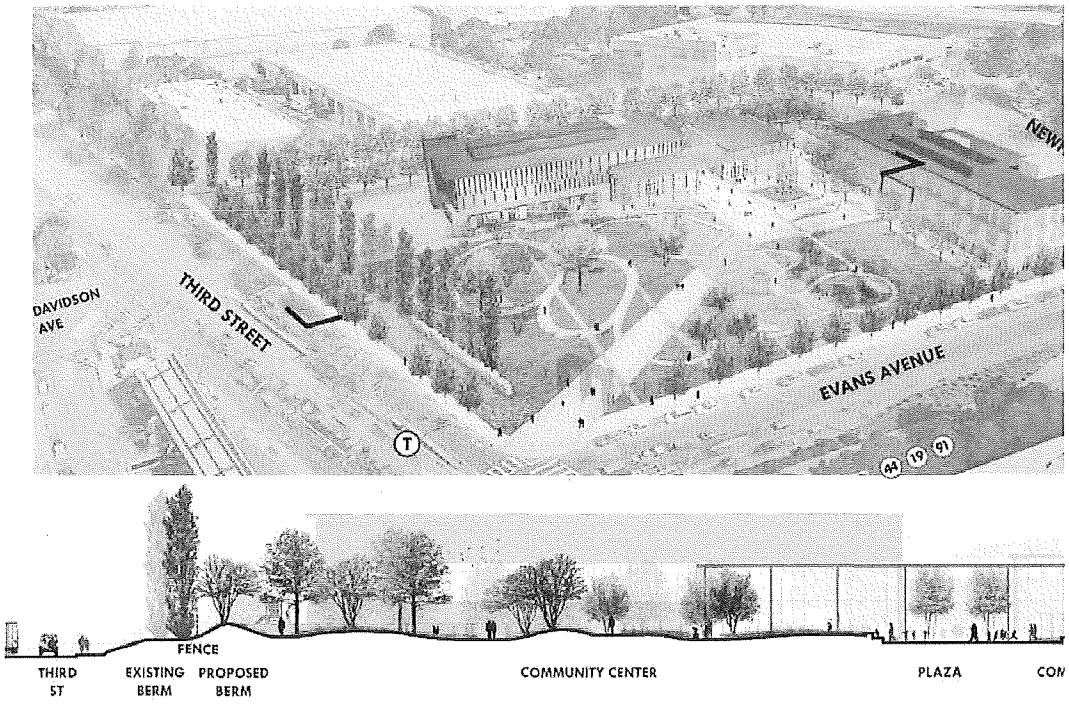


Figure 8: Third Floor Plan - Education Building



EDUCATION BUILD

Figure 9: Aerial View of Southeast Community Center with Cross Section through Site



The proposed project would include areas for both passenger and freight loading. Within the on-site parking lot there would be 12 spaces designated for child-care drop-off located on the northeast side of the parking lot near the community center building. The designated child-care drop-off spaces would have a 15-minute time restriction between the hours of 8:00 a.m. and 10:30 a.m. and between 2:00 p.m. and 4:30 p.m. Subject to San Francisco Municipal Transportation Agency approval, SFPUC proposes to create on-street passenger and freight loading zones (see Figure 2, p. 5). A white passenger-loading zone up to 120 feet long is proposed on the north curb of Evans Avenue, accommodating up to six vehicles making pick-ups and drop-offs for both the community center and education facility. A 35-foot-long yellow freight-loading zone is proposed to be established on the west side of Newhall Street, adjacent to the exit from the on-site parking lot. Wayfinding signs would be installed at the parking lot entrance on Third Street, providing directions to the proposed freight loading area on Newhall Street.

Operation. The new community center would be open from 8:00 a.m. to 9:00 p.m., Monday through Friday. Child-care facilities at the Southeast Community Center Project would be open 8:00 a.m. to 5:00 p.m. Monday through Friday. Up to 80 staff would work at the facility. Events and classes may be held in the evening or on weekends, and hours that the facility would be in use could vary. The project proposal assumes that there would be an average of approximately 460 visitors to the community center each day when the Southeast Community Center Project is operating at full use. Approximately 80 children are expected to be regularly attending child care at the Southeast Community Center daily, and older children could attend programs at the community center including after school or summer programs. During special events a peak of up to about 300 visitors is projected.

Because the education building would be constructed after the community center and community room, it would begin operation later, and as a result, details of its operations are still in development. For purposes of analysis it is assumed hours would be similar to the community center hours, that the education facility would employ about 20 staff, and that it would attract a student/visitor population of about 150 people per day. Supplemental environmental review may be required if final proposed operations and usage of the education building differ substantially from these estimates.

Operational Traffic. The Southeast Community Center would generate traffic from employees, families using the child-care center and from visitors to the center. The proposed project is at a location directly adjacent to the Third Street/Evans Avenue stop on the KT-K Ingleside/Third Street Muni Metro Rail Line, within 500 feet of the stops for the 19 Polk, 44 O'Shaughnessy, and 91 3rd Street/19th Avenue Owl[6] bus routes, and within ¼ mile of the nearest 54 Felton bus stop. Because of the extent of transit access, it is expected that fewer employees, visitors, and parents using child care would drive to the new community center than to the existing facility at 1800 Oakdale Avenue, which has fewer public transit options. The existing facility at 1800 Oakdale Avenue is only directly serviced by the 23 Monterey bus route, which runs less frequently than the 19 Polk and 44 O'Shaughnessy routes, and is about ¼ mile from the nearest Muni Metro Rail stop. Currently about 50 percent of parents drive to drop off children and about 60 percent drive to pick up children,[7] while the SFPUC estimates that about 60 percent of employees and 25

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[6] 91 3rd Street/19th Avenue Owl route operates daily during the early morning hours between midnight and 6:30 a.m.

[7] CHS Consulting Group. 2018. SFPUC Southeast Community Center Transportation Impact Study. September 2018.

percent of visitors drive to the existing 1800 Oakdale facility. For purposes of analysis the following standard mode splits are assumed: 71 percent of employees and 59 percent of visitors are assumed to drive to the new community center. The remainder would use public transportation or walk to the facility.[8] The SFPUC would encourage both employees and visitors to the new community center to use public transportation, ride sharing, and cycling to access the facility. SFPUC would implement a transportation demand management program, which is proposed to include: an individualized, tailored marketing and communication campaign with incentives to encourage use of sustainable transportation modes; provision of bicycle parking with showers and lockers for employees who cycle to work; installation of multi-modal wayfinding signage and real time transportation information displays to direct employees and visitors to transportation services; and requirement for tenants to provide membership in bike share and car share programs and to subsidize use of public transit;

The peak traffic generation for the new community center is expected to occur during child-care drop-off and pick-up times. Parents who drive would park in the parking lot, where there would be signage to secure 12 parking spaces for child-care users during peak morning and afternoon drop-off and pick-up times. Other visitors to the new community center and education facility would be able to park in other available parking spots, or use the proposed passenger loading zone on the north curb of Evans Avenue.

Freight deliveries would include mail and parcel deliveries by the U.S. Postal Service, UPS, and Fed Ex, plus food deliveries and other miscellaneous deliveries. Delivery trucks would enter the site through the parking lot entrance on Third Street where wayfinding signs at the gate would provide directions to the proposed freight loading area on Newhall Street. Trucks would be able to park in the parking lot if space is available. If the parking lot is full or the truck is too large to park in the lot, delivery trucks would park in the freight-loading zone.

Demolition and Construction. The existing office building and warehouse at the site would be demolished and trees and shrubs within the site would be removed. Within the site, 81 trees and shrubs would be removed, and 23 street trees along Evans Avenue and Newhall Street would be removed. SFPUC plans to start construction in spring 2019 and construction should be complete in 2021. Construction would be completed in accordance with SFPUC Standard Construction Measures,[9] which are listed below.

1. SEISMIC AND GEOTECHNICAL STUDIES: All projects will prepare a characterization of the soil types and potential for liquefaction, subsidence, landslide, fault displacement, and other geological hazards at the project site and will be engineered and designed as necessary to minimize risks to safety and reliability due to such hazards. As necessary, geotechnical investigations will be performed.

2. AIR QUALITY: All projects within San Francisco City (the City) limits will comply with the Construction Dust Control Ordinance. All projects outside the City will comply with applicable local and state dust control regulations. All projects within City limits will comply with the Clean Construction Ordinance. Projects outside City limits will comply with San Francisco or other applicable thresholds for health risks. All projects, both within and outside of City limits, will

[8] Ibid.

[9] SFPUC. 2015. SFPUC Standard Construction Measures. Harlan L. Kelly Jr., General Manager. July 1, 2015.

comply with either San Francisco or other applicable thresholds for construction criteria air pollutants.

To meet air quality thresholds, all projects (as necessary) will implement air quality controls to be tailored to the project, such as using high tier engines, Verified Diesel Emissions Control Strategies such as diesel particulate filters, customized construction schedules and procedures, and low emissions fuel.

3. WATER QUALITY: All projects will implement erosion and sedimentation controls to be tailored to the project site such as fiber rolls and/or gravel bags around storm drain inlets, installation of silt fences, and other such measures sufficient to prevent discharges of sediment and other pollutants to storm drains and all surface waterways, such as San Francisco Bay, the Pacific Ocean, water supply reservoirs, wetlands, swales, and streams. As required based on project location and size, a Stormwater Control Plan (in most areas of San Francisco) or a Stormwater Pollution Prevention Plan (outside of San Francisco and in certain areas of San Francisco) will be prepared. If uncontaminated groundwater is encountered during excavation activities, it will be discharged in compliance with applicable water quality standards and discharge permit requirements.

4. TRAFFIC: All projects will implement traffic control measures sufficient to maintain traffic and pedestrian circulation on streets affected by construction of the project. Traffic control measures may include, but not be limited to, flaggers and/or construction warning signage of work ahead; scheduling truck trips during non-peak hours to the extent feasible; maintaining access to driveways, private roads, and off-street commercial loading facilities by using steel trench plates or other such method; and coordination with local emergency responders to maintain emergency access. For projects in San Francisco, the measures will also, at a minimum, be consistent with the requirements of San Francisco Municipal Transportation Agency's Blue Book. Any temporary rerouting of transit vehicles or relocation of transit facilities would be coordinated with the applicable transit agency, such as San Francisco Municipal Transportation Agency's Muni Operations in San Francisco. All projects will obtain encroachment permits from the applicable jurisdiction for work in public roadways.

5. NOISE: All projects will comply with local noise ordinances regulating construction noise. The SFPUC shall undertake measures to minimize noise disruption to nearby neighbors and sensitive receptors during construction. These efforts could include using best available noise control technologies on equipment (i.e., mufflers, ducts, and acoustically attenuating shields), locating stationary noise sources (i.e., pumps and generators) away from sensitive receptors, erecting temporary noise barriers, and other such measures.

6. HAZARDOUS MATERIALS: Where there is reason to believe that site soil or groundwater that will be disturbed may contain hazardous materials, the SFPUC shall undertake an assessment of the site in accordance with any applicable local requirements (e.g., Maher Ordinance) or using reasonable commercial standards (e.g., Phase I and Phase II assessments, as needed). If hazardous materials will be disturbed, the SFPUC shall prepare a plan and implement the plan for treating, containing, or removing the hazardous materials in accordance with any applicable local, state, and federal regulations to avoid any adverse exposure to the material during and after construction. In addition, any unidentified hazardous materials encountered during

construction likewise will be characterized and appropriately treated, contained, or removed to avoid any adverse exposure. Measures will also be implemented to prevent the release of hazardous materials used during construction, such as storing them pursuant to manufacturer recommendation, maintaining spill kits onsite, and containing any spills that occur to the extent safe and feasible followed by collection and disposal in accordance with applicable laws. SFPUC will report spills of reportable quantity to applicable agencies (e.g., the Governor's Office of Emergency Services).

7. BIOLOGICAL RESOURCES: All project sites and the immediately surrounding area will be screened to determine whether biological resources may be affected by construction. A qualified biologist will also carry out a survey of the project site, as appropriate, to note the general resources and identify whether habitat for special-status species and/or migratory birds are present. In the event further investigation is necessary, the SFPUC will comply with all local, state, and federal requirements for surveys, analysis, and protection of biological resources (e.g., Migratory Bird Treaty Act, federal and state Endangered Species Acts, etc.). If necessary, measures will be implemented to protect biological resources, such as installing wildlife exclusion fencing, establishing work buffer zones, installing bird deterrents, monitoring by a qualified biologist, and other such measures. If tree removal is required, the SFPUC would comply with any applicable tree protection ordinance.

8. VISUAL AND AESTHETIC CONSIDERATIONS. PROJECT SITE: All project sites will be maintained in a clean and orderly state. Construction staging areas will be sited away from public view where possible. Nighttime lighting will be directed away from residential areas and have shields to prevent light spillover effects. Upon project completion, project sites on SFPUC-owned lands will be returned to their general pre-project condition, including re-grading of the site and re-vegetation or re-paving of disturbed areas to the extent this is consistent with SFPUC's Integrated Vegetation Management Policy. However, where encroachment has occurred on SFPUC-owned lands, the encroaching features may not be restored if inconsistent with the SFPUC policies applicable to management of its property. Project sites on non-SFPUC land will be restored to their general pre-project condition so that the owner may return them to their prior use, unless otherwise arranged with the property owner.

9. CULTURAL RESOURCES: All projects that will alter a building or structure, produce vibrations, or include soil disturbance will be screened to assess whether cultural resources are or may be present and could be affected, as detailed below.

   Archeological Resources. No archeological review is required for a project that will not entail ground disturbance. Projects involving ground disturbance will undergo screening for archeological sensitivity as described below and implement, as applicable, SFPUC's Standard Archeological Measures I (Discovery), II (Monitoring) and III (Testing/Data Recovery). Standard Construction Measure I will be implemented on all projects involving ground disturbance, and Standard Archeological Measures II and III will be implemented based on the screening process described below for projects assessed as having the potential to encounter archeological sites and/or if an archeological discovery occurs during construction.

   Projects involving ground disturbance will initially be screened to identify whether there is demonstrable evidence of prior ground disturbance in the project site to the maximum vertical

and horizontal extent of the current project's planned disturbance. For projects where prior complete ground disturbance has occurred throughout areas of planned work, SFPUC will provide evidence of the previous disturbance in the Categorical Exemption application and no further archeological screening will be required.

For projects that are on previously undisturbed sites or where the depth/extent of prior ground disturbance cannot be documented, or where the planned project-related ground disturbance will extend beyond the depth/extent of prior ground disturbance, additional screening will be carried out as detailed below. The additional screening will be conducted by the SFPUC's qualified archeologist (defined as meeting the Secretary of the Interior's Professional Qualifications Standards [36 CFR 61]) and, if a consultant, selected in consultation with the San Francisco Planning Department's Environmental Review Officer and meeting criteria or specialization required for the resource type as identified by the Environmental Review Officer.

1) The SFPUC's qualified archeologist will conduct an archival review for the project site, including review of Environmental Planning's archeological geographical information system data and/or a records search of the California Historical Resources Information System and other archival sources as appropriate. The qualified archeologist will also conduct an archeological field survey of the project site if, in the archeologist's judgment, this is warranted by site conditions. Based on the results, the archeologist will complete and submit to Environmental Planning a Preliminary Archeological Checklist (version dated 4/2015, to be amended in consultation with the Environmental Review Officer as needed). This checklist will include recommendations for the need for archeological testing, additional research and/or treatment measures consistent with Archeological Measures I, II, and III, to be implemented by the project to protect and/or treat significant archeological resources identified as being present within the site and potentially affected by the project.

2) The Environmental Planning Archeologist (for projects within the City) or the Environmental Review Officer's archeological designee (for projects outside the City) will then conduct a Preliminary Archeological Review of the Preliminary Archeological Checklist and other sources as warranted; concur with the checklist's recommendations; and/or amend the checklist in consultation with the SFPUC archeologist or archeological consultant to require additional research, reports, or treatment measures as warranted based on his/her professional opinion.

3) The SFPUC shall implement the Preliminary Archeological Checklist/Preliminary Archeological Review recommendations prior to and/or during project construction consistent with Standard Archeological Measures I, II, and III, and shall consult with the Environmental Planning Archeologist in selecting an archeological consultant, as needed, to implement these measures.

4) Ground disturbing activities in archeologically sensitive areas, as identified through the above screening, will not begin until required preconstruction archeological measures of the Preliminary Archeological Checklist/Preliminary Archeological Review (e.g., preparation of an Archeological Monitoring Plan, Archeological Treatment Plan, and/or an Archeological Research Design and Data Recovery Plan) have been implemented.

This CEQA determination provides environmental review for the construction and operation of the Southeast Community Center, including the community center building, Alex Pitcher Pavilion, and future education building, as well as proposed amendments to the Planning Code to remove of the India Basin Industrial Park Special Use District designation and designate the site as the 1550 Evans Avenue Special Use District.

APPROVAL ACTION

The approval action is the Planning Commission's recommendation regarding the ordinance amending the San Francisco Planning Code. The ordinance proposes to remove the Project site from the India Basin Industrial Park Special Use District and establish a new 1550 Evans Avenue Special Use District to expand the used permitted at the Project site and make corresponding changes to the San Francisco Zoning Map. The date of the approval action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to sections 31.04(h) and 31.16(e) of the San Francisco Administrative Code.

OTHER APPROVALS

- San Francisco Board of Supervisors' adoption of the ordinance amending the San Francisco Planning Code to remove the India Basin Special Use District designation and designate the site as the 1550 Evans Avenue Special Use District

- San Francisco Public Utilities Commission's approval of the proposed project

- Consultation and coordination with San Francisco departments, including without limitation Public Works, Department of Building Inspection, Department of Public Health, and the Municipal Transportation Agency, to ensure that soil disturbance and site mitigation, street and sidewalk improvements, on-street parking modifications, and building construction complies with substantive requirements of the law.

EXEMPT STATUS

CEQA Guidelines section 15061(b)(3) establishes the general rule that CEQA applies only to projects that have the potential to cause a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. As discussed below, the proposed project could not result in a significant impact on the environment.

DISCUSSION OF ENVIRONMENTAL ISSUES:

Aesthetics. The proposed project would be located within an urbanized area, and the height of all three buildings would consistent with the character of the existing neighborhood. The site is not located within a scenic vista area or within the scenic view from such a vista. Due to its location within an urbanized area, limited hours of operation, and land uses consistent with the neighboring community, the proposed project would not substantially degrade the existing visual character or quality of the site or create a new source of substantial light or glare that would adversely affect views in the area. As shown in Figure 9, p. 12, the new community center would include substantial open space and landscaping that could be considered to enhance the visual character of the site, which currently contains a vacant office, warehouse

and parking lot surrounded by weedy vegetation and trees. The proposed project would not have any adverse aesthetic affects.

Land Use and Land Use Planning. The San Francisco General Plan establishes objectives and policies to guide land use decisions related to the physical development of San Francisco and is composed of ten elements, each of which addresses a particular topic that applies citywide: air quality; arts; commerce and industry; community facilities; community safety; environmental protection; housing; recreation and open space; transportation; and urban design. The plan provides general policies to guide land use decisions, and contains some policies that relate to physical environmental issues. The project area is located within a PDR-2 use district and 65-J height and bulk district in the Bayview neighborhood of San Francisco. It is currently located within the India Basin Industrial Park Special Use District.

The proposed project examined in this document would be constructed within an existing lot, and does not include any changes to existing public rights of way, so it would not divide an existing community. Removing the India Basin Industrial Park Special Use District designation, adding the 1550 Evans Special Use District designation, and modifying sidewalks (without changing the curb line) for improved pedestrian access in this location would not conflict with any general plan policies or other plans that included mitigations adopted to avoid an environmental impact. Similarly, the development of a community center and educational facility at the project site, which is in proximity to existing commercial, educational, and industrial uses would not adversely impact the character of the surrounding neighborhood.

Population and Housing. The project site does not currently contain any residential units, nor will it provide a substantial net gain of jobs that would induce population growth. Though certain residential uses would be permitted as part of the new 1550 Evans Special Use District, no new housing is proposed on the site as part of the new community center project and if any residential uses were proposed in the future they would be subject to additional CEQA review. Employees of the existing Southeast Community Facility would be expected to transfer to the new community center. Therefore, the demolition of existing office and warehouse structures at the site and construction of the proposed project would not result in the displacement of any existing residents or require the construction of new dwelling units elsewhere to compensate for any lost as a result of the proposed project. The proposed project would be located in an urbanized area and would not be expected to substantially alter existing development patterns in the neighborhood, or in San Francisco as a whole. Because the project site is located in an established urban neighborhood, it would not require, or create new demand for, the extension of municipal infrastructure.

Transportation. The *transportation impact study* prepared for the Southeast Community Center demonstrates that the proposed project would not have any significant transportation impacts.[10] The proposed project would not create hazardous conditions or interfere with accessibility for people walking, biking, or driving to and from the project site and adjoining areas. The proposed project includes two pedestrian entrances and improvements to the sidewalks on the perimeter of the site, including expanding the sidewalk on Evans Avenue and preserving the sidewalks on Third Street and Newhall Street. Because it would add no more than two vehicles trips per minute to Newhall Street

[10] CHS Consulting Group. 2018. SFPUC Southeast Community Center Transportation Impact Study. September 2018.

during the PM peak hour the proposed project would not substantially affect pedestrians walking on Newhall Street. Therefore, the proposed project would not create hazardous conditions for pedestrians or interfere with accessibility for people walking in the project area.[11]

The proposed project includes bicycle parking, and bicycle access to the site is adequate. There is minimal potential for conflicts between bicyclists and vehicles entering the driveway on Third Street because 56 inbound vehicles trips during the PM peak hour would not be expected to create queues or block bicycle access to the driveway. The proposed project does not include any physical changes in existing roadway configurations that would result in inadequate access for people bicycling in the project area. Thus, the proposed project would not adversely affect bicyclists in the project area.[12]

The proposed project would make no changes to the existing street network and thus would not create driving hazards through roadway design features or incompatible uses. Passenger and freight loading demand would be sufficiently accommodated on site or in on-street loading zones and would not create hazardous traffic conditions or delays. Additional vehicle trips during the PM peak hour are not expected to create driving hazards. Inbound vehicles would make a right turn from northbound Third Street into the parking lot and the majority of project-generated outbound vehicle trips would make a right turn on Newhall Street and another right turn at the two-way stop-controlled intersection at Newhall Street and Evans Avenue. Thus, vehicles entering and exiting the site are not expected to exacerbate existing conditions or create hazardous conditions for people driving.

Adjacent transit capacity is sufficient to accommodate project demand. The proposed project would generate 41 transit trips during the PM peak hour; because the trips would be dispersed over four Muni routes the proposed project would not have a significant adverse impact on transit. The proposed project would not adversely affect emergency access because project-generated vehicle trips would not result in queuing that would block access to Fire Station 49 on Evans Avenue. The peak passenger loading demand and freight loading demand would be sufficiently accommodated on site or in proposed on-street loading zones and would not create hazardous traffic conditions or significant delays affecting traffic, transit, bicycles, or pedestrians.

The *transportation impact study* evaluates whether the proposed project would cause substantial additional vehicles miles travelled (VMT) using criteria established by the San Francisco Planning Commission.[13] The VMT analysis uses screening criteria to determine if land use projects are located in a geographic area that exhibits VMT below the established threshold of significance; thresholds are provided for residential, office, retail and mixed-use projects. The study addresses the screening criteria using a map-based screening approach to evaluate the proposed project and uses the criterion for office projects because the proposed project is better represented as an employment center as opposed to a residential, retail or mixed-use development (i.e., a combination of residential and commercial uses). The screening criterion for office uses utilizes estimated employee VMT. The proposed project site is in transportation analysis

[11] Ibid.

[12] Ibid.

[13] San Francisco Planning Department. 2016. Executive Summary - Resolution Modifying Transportation Impact Analysis. March 3, 2016.

zone 494,[14] where the average daily VMT for employees is 14.8 miles. VMT is considered less than significant if the VMT in the transportation analysis zone in which the project is located is 15 percent or more below the existing regional VMT for the nine-county San Francisco Bay Area. The existing regional average VMT is 19.1 miles and the regional average minus 15 percent (which is the screening threshold) is 16.2 miles. Given that the project site is located in an area where the existing VMT is 23 percent below the existing regional average, the new community center and education facility would not result in substantial additional VMT and impacts would therefore be less than significant.[15] Furthermore, the project site is within a half mile of an existing major transit stop and as part of the proposed project SFPUC would implement a Transportation Demand Management (TDM) program, in accordance with City's TDM Program Ordinance, Planning Code section 169, program that would encourage travel via sustainable modes of transportation such as walking bicycling, and transit.[16]

Noise. Noise is regulated by the San Francisco Noise Ordinance (noise ordinance), which is codified in article 29 of the San Francisco Police Code. Article 29 establishes property line and other limits for fixed noise sources and also regulates construction noise. In accordance with the SFPUC's Standard Construction Measure 5, the SFPUC would comply with the noise ordinance limits during construction and operation. Noise from special events at the new community center would be subject to requirements of section 2909(3) of the noise ordinance, which sets public property noise limits. Therefore, the proposed project would result in less than significant construction and operational noise impacts.

Air Quality. The proposed project includes 90,000 square feet of new facilities, which is less than the screening size for government civic center uses established by the Bay Area Air Quality Management District (air district) for both construction emissions (277,000 square feet) and operational emissions (149,000 square feet). Emissions would thus be expected to be below thresholds for construction and operations-related criteria pollutant or health risk impacts.[17]

The proposed project is surrounded by industrial and commercial land uses. The closest sensitive receptor to the project site is a residence at the corner of Newhall Street and Hudson Avenue, which is over 800 feet south of the site. Construction emissions would be temporary and variable in nature and would not be expected to expose sensitive receptors to substantial air pollutants. Furthermore, development projects are subject to, and comply with, California regulations limiting idling to no more than five minutes,[18] which would further reduce nearby sensitive receptors' exposure to temporary and variable toxic air contaminant emissions. Therefore, construction period toxic air contaminant emissions

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[14] A transportation analysis zone is a unit of geography used for transportation planning. The proposed project site is within transportation analysis zone 494, which is bounded by Third Street, Cargo Way, Mendell Street, Fairfax Avenue from Mendell Street to Newhall Street, and Evans Avenue from Newhall Street to Third Street.

[15] Ibid.

[16] Ibid.

[17] Bay Area Air Quality Management District. 2017. CEQA Guidelines, Table 3-1: Operational-Related Criterial Air Pollutant and Precursor Screening Level Sizes. May 2017. http://www.baaqmd.gov/~/media/files/planning-and-research/ceqa/ceqa_guidelines_may2017-pdf.pdf?la=en, accessed September 4, 2018.

[18] California Code of Regulations, Title 13, Division 3, § 2485 (on-road), *https://www.arb.ca.gov/msprog/truck-idling/13ccr2485_09022016.pdf* and § 2449(d)(2) (off-road), https://www.arb.ca.gov/msprog/ordiesel/documents/finalregorder-dec2011.pdf. Accessed September 4, 2018.

would not result in a significant impact with respect to exposing sensitive receptors to substantial levels of air pollution.

The proposed project would not exceed air district thresholds for operations-related criteria pollutants but is within an Air Pollutant Exposure Zone. Further, the proposed project would include buildings containing a sensitive use, in this case the child care center and educational facilities. As such, the proposed project would be subject to article 38 of the San Francisco Health Code, which requires enhanced ventilation, thereby reducing exposure of sensitive receptors to air pollution. Therefore, the proposed project would result in less than significant operational air quality impacts.

Greenhouse Gas Emissions (GHG). All of the buildings at the new community center would be designed, constructed, and operated to be consistent with the City and County of San Francisco GHG reduction strategy, and thus would not result in significant construction or operational emissions of GHGs. The proposed project would be designed to LEED gold standards and would thus operate in an energy efficient manner.[19]

Hydrology and Water Quality. The proposed project would not be anticipated to generate wastewater or result in wastewater discharges that would have the potential to degrade water quality or contaminate a public water supply. Project-related wastewater and stormwater would flow to San Francisco's combined sewer system and would be treated to standards contained in San Francisco's National Pollutant Discharge Elimination System Permit for the Southeast Water Pollution Control Plant prior to discharge. In 2013, the SFPUC adopted the Construction Site Runoff Ordinance (Public Works Code, Ordinance 260-13), which requires all construction sites, regardless of size, to implement best management practices to prevent construction site runoff discharges into the combined or separate sewer systems. The proposed project would comply with requirements of the Construction Site Runoff Control Permit and SFPUC would prepare and implement an Erosion and Sediment Control Plan that includes best management practices to prevent stormwater runoff and soil erosion during construction.

The proposed project would not be located within a 100-year flood zone. Nor is it located within an area susceptible to flooding in the event of a levee or dam failure, and as it is located on the bay side of the City, protected from tsunamis.

Biological Resources. The project site is within a developed urban area and currently occupied by two existing buildings and a surface parking lot. The project site is surrounded by commercial, industrial, and institutional uses. There are no significant riparian corridors, estuaries, marshes, wetlands, or any other potential wildlife habitat within the project site that might contain endangered, rare, or threatened species. Thus, the project site contains no sensitive natural communities and has no value as habitat for rare, threatened, or endangered species.

Removal of trees is expected to be necessary, but the proposed landscaping plan would result in a net increase of 74 trees on the project site. As specified in SFPUC Standard Construction Measure 7 (Biological Resources), prior to tree removal, a qualified biologist would confirm nesting birds are not present in the trees to be removed or trimmed. If nesting birds are present, either work in the area around

[19] SFPUC 2018. Southeast Community Center Compliance Checklist Table for Greenhouse Gas Analysis: Table 2. Municipal Projects. September 10.

the nest would be postponed until the birds have fledged or a buffer area would be established and work excluded from that area. Based on the high traffic volume along Third Street at all hours of the day and night, birds nesting at the project site are unlikely, unless they are habituated to typical urban disturbances such as traffic and noise. Therefore, adverse effects to biological resources are not expected.

Archeological Resources. An August 2018 archaeological sensitivity assessment[20] identifies portions of the project area with sensitivity for both historic-era and prehistoric archaeology. Areas where the community center building and pavilion would be constructed, on the northern and eastern portions of the site, are not identified as sensitive, but the portion of the site proposed for the education building and landscaping and open space is identified as sensitive.

The prehistoric archaeological site sensitivity assessment indicates that the southwestern portion of the project area is highly sensitive for submerged Native American archaeological sites. This sensitivity is vertically constrained to approximately 35 to 45 feet below ground surface. Above and below this depth range, and in the entirety of the northeastern portion of the project area, there is little or no potential for prehistoric sites. However, isolated or redeposited prehistoric materials may be situated at shallower depths in the young bay mud and artificial fill, respectively. Building foundations for the community center building and pavilion would be constructed on the northern and eastern portion of the project site and are not expected to affect sensitive resources. However, depending on the selected option for construction of foundations, the foundation for the education building in the southwestern portion of the site could extend to depths that could affect sensitive resources. If project impacts in the southwestern portion of the project area would extend to 35 feet or greater, pre-construction subsurface testing would be conducted to determine the presence or absence of submerged prehistoric sites. In any case, implementation of SFPUC Standard Construction Measure 9 (Cultural Resources), as proposed, would ensure that there are no significant impacts to buried archaeological resources.

Potential historic-era archaeological deposits are expected to be concentrated along the southern half of the project area and along the extreme western edge. The buildup of discarded trash and land fill, documented though geotechnical boring, is expected to extend to approximately 16 feet below ground surface and may have migrated into the upper few feet of young bay mud.[21] The southern half and extreme western edge of the project area at depths between surface and 16 feet below may contain archaeological data related to the historic-era meat industry, its workers, and the gradual land reclamation in the area.[22] However, implementation of SFPUC Standard Construction Measure 9 (Cultural Resources), as proposed, would also ensure that there are no significant impacts to buried historic-era deposits.

Historically sensitive archaeological deposits from the 1800s and 1900s are not anticipated in the northern, especially northeastern portion, of the project area where pier-mounted buildings were not constructed, and little development occurred until the mid-twentieth century.[23]

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[20] Far Western Anthropological Research Group, Inc. 2018. Draft Archaeological Sensitivity Assessment, Southeast Community Center, 1550 Evans Avenue, San Francisco, California. August.

[21] Ibid.

[22] Ibid.

[23] Ibid.

Historic Architectural Resources. The proposed project would include construction activities limited to the project site and immediately adjacent roadways. Existing structures on the site would be demolished, but none of these structures are considered historic resources. The existing office and warehouse building were constructed in 1978 and are thus only 40 years old. Because they are less than 50 years old the buildings to be demolished are not considered to have the potential to be a historic resource. Additionally, the existing buildings are not listed on the National Register of Historic Resources or California Register of Historical Resources, nor have they been rated by the California Historic Resources Information Center or designated under San Francisco Planning Code articles 10 or 11 as local landmarks or within a historic conservation district. In addition, the project site is not within a historic district or an area proposed as a historic district. Demolition of the structures currently occupying the project site would not result in an adverse impact on an historical resource.

Wind. Based upon the experience of the planning department in reviewing wind analyses and expert opinion on other projects, it is generally (but not always) the case that projects under 80 feet in height do not have the potential to generate significant wind impacts. The proposed project would include two three-story buildings (the community center and education buildings), and a one-story community room, all well shorter than 80 feet tall. The community center roof would be 44 feet tall with ventilation and other roof structures extending up to 54 feet. The roof of the education building would be 49 feet tall with ventilation and roof structures up to 60 feet tall. The buildings would not be substantially taller than the existing structures on the site and would similar in height to existing buildings in the surrounding area. For the above reasons, the proposed project would not result in impacts related to wind.

Shadow. Planning Code section 295 generally prohibits new structures above 40 feet in height that would cast additional shadows on open space that is under the jurisdiction of the San Francisco Recreation and Park Commission between one hour after sunrise and one hour before sunset, at any time of the year, unless that shadow would not result in a significant adverse effect on the use of the open space. The nearest park, the Youngblood-Coleman Playground, is approximately 1,000 feet from all three of the proposed buildings. Shadow analysis indicates that the proposed project would not cast shadows on any parks or recreational open spaces.[24] Therefore, the proposed project would have no shadow impacts.

Recreation, Utilities and Service Systems, and Public Services. The proposed project would support recreational uses at 1550 Evans Avenue. The new community center would serve multiple purposes and would allow a variety of recreational uses in the open space areas, which would include a children's play area, spaces for picnicking, and a lawn that would accommodate sports activities. The proposed project would serve existing recreational demands currently underserved by the present Southeast Community Facility and would be designed and constructed to accommodate projected levels of use. The on-site daytime population growth that would result from the planned community center and educational uses of the proposed project would not require the construction of additional new recreational facilities or the expansion of existing facilities.

The project site is already served by City utilities, which have sufficient capacity to accommodate demands from the proposed project during operation. Because the proposed project would replace the existing community center, net change in demand of City utilities (e.g., water, wastewater, electricity) would be insubstantial, and within the City's current ability to serve. As documented in this analysis,

[24] San Francisco Planning Department, 2018. Preliminary Shadow Fan – 1550 Evans Avenue, October 18, 2018.

construction of on-site improvements, including storm water drainage facilities, would not cause significant environmental effects.

The proposed project would replace the existing community center at 1800 Oakdale Avenue. Because the improved facilities would replace an existing facility the proposed project is not expected to increase the demand for fire protection, emergency medical, and police protection services. As there would not be a substantial increase in demand resulting from the proposed project, there would be no need to construct new facilities to meet increased demand.

Geology and Soils. The proposed project would conform to the San Francisco Building Code, which ensures the safety of all new construction in the City. A geotechnical report[25] has been prepared for the proposed project and includes recommendations for excavation and design and construction of foundations to ensure seismic stability. Design and construction of the proposed project would be completed in accordance with recommendations in the geotechnical report. Therefore, potential damage to structures from geologic hazards on the project site would be addressed through implementation of those recommendations. Any changes incorporated into the foundation design required to meet the building code standards that are identified as a result of the design process would constitute minor modifications of the proposed project and would not require additional environmental analysis. In light of the above, the proposed project would not result in a significant impact related to seismic and geologic hazards.

Hazardous Materials. The project site is not included on a list of hazardous materials sites compiled by the California Department of Toxic Substance Control pursuant to Government Code section 65962.5. It is located within an area known or suspected to contain contaminated soil and/or groundwater (Maher area) and a site characterization report conducted in 2018 states that there are low levels of semi-volatile organic compounds, pesticide (heptachlor epoxide), polychlorinated biphenyls, and metals: arsenic, cobalt, lead, mercury, and cyanide contamination in the soil. Naturally occurring asbestos is present in rock samples at the site. Diesel and metals concentrations in groundwater are above environmental screening levels. Soil vapor also contains gasoline and benzene concentrations above environmental screening levels.[26]

The proposed project is subject to the San Francisco Maher Ordinance (article 22A of the Health Code and article 106A.3.4.2 of the Building Code). SFPUC Standard Construction Measure 6 (Hazardous Materials) would be implemented during construction, as proposed. Excavated materials would be handled, transported, and disposed in accordance with applicable state and federal regulations. A waste management and disposal plan for soil and any dewatered groundwater would be developed and implemented by the construction contractor to ensure proper waste classification and compliance with applicable regulations and waste acceptance requirements. Construction would comply with the Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining

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[25] Geotechnical Consultants Inc. 2018. Draft Geotechnical Interpretive Report, Southeast Community Center Project, San Francisco, California. March 2018.

[26] AEW Engineering. 2018. Site Characterization Report, San Francisco Department of Public Health's Article 22A Compliance. 1550 Evans Avenue, San Francisco, California. August 22, 2018.

Operations. [27] A passive soil venting system approved by the San Francisco Department of Public Health may be employed as needed to ensure healthy indoor air quality in the new facility. Compliance with these requirements would result in less than significant hazardous materials impact.

The proposed project operations would not include any industrial or other uses that would be anticipated to require the storage and/or use of hazardous materials.

Mineral, Energy, Agricultural and Forestry Resources. The project site is within an area designated as a Mineral Resource Zone 4 (MRZ-4) by the California Division of Mines and Geology under the Surface Mining and Reclamation Act of 1975.95. This designation indicates that there is insufficient information available to designate the area as any other MRZ. Furthermore, according to the San Francisco General Plan, no significant mineral resources exist in all of San Francisco. Development of the proposed project would not result in use of large amounts of fuel, water, or energy in a wasteful manner or in the context of energy use throughout the City and region. Because the proposed project would be constructed to LEED Gold standards, energy demand for individual buildings would be less than typical for such projects and would comply with current state and local codes and standards concerning energy consumption, including Title 24 of the California Code of Regulations enforced by the Department of Building Inspection.

The project site is within an urbanized area in the City and County of San Francisco that does not contain any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance; forest land; or land under Williamson Act contract. The area is not zoned for any agricultural uses.

Public Notice and Comment. A "Notification of Project Receiving Environmental Review" was mailed on August 27, 2018 to owners and occupants of properties within a 300-foot radius of the project site and other interested parties; an additional notice to neighborhood community groups was mailed on August 31, 2018. The planning department received one comment in response to the notices, which expressed concern about whether the proposed project includes sufficient parking. Generally, a project would have a significant effect on the environment if it would result in a substantial parking deficit that could create hazardous conditions or significant delays affecting traffic, transit, bicycles or pedestrians and where particular characteristics of the project or its site demonstrably render use of other modes infeasible. The transportation analysis (starting on page 19, above) indicates that the project would not cause such impacts to occur (see also page 4 for a description of the proposed parking lot, as well as Figure 2 on page 5, which depicts the proposed site plan).

CONCLUSION

CEQA Guidelines section 15061(b)(3) provides an exemption from environmental review where it can be seen with certainty that the proposed project could not have a significant effect on the environment. As noted above, there is no possibility that the proposed project could have significant environmental impacts. For this reason, the proposed project is appropriately exempt from environmental review under the General Rule Exclusion (CEQA Guidelines 15061(b)(3)).

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[27] California Air Resources Board (CARB). 2002. Regulatory Advisory, Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations. July 29, 2002. Available online at: https://www.arb.ca.gov/toxics/asbestos/atcm/regadv0702.pdf. Accessed October 5, 2018.

CITY AND COUNTY OF SAN FRANCISCO

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TO: Harlan Kelly, Jr.
General Manager, Public Utilities Commission

FROM: John Roddy
Deputy City Attorney

DATE: March 20, 2014

RE: Legal History and Status of the Southeast Community Facility and Commission

The Southeast Community Facility, which is located at 1800 Oakdale Avenue and 1150 Phelps Avenue in the Bayview Hunters Point neighborhood and adjacent to the Southeast Wastewater Treatment Plant, consists of approximately 39,000 rentable square feet of classroom and office space and approximately 125,000 square feet of greenhouse space. These facilities were constructed for the purpose of mitigating the adverse environmental and social impacts of constructing the Southeast Water Pollution Control Plant expansion projects during the 1970's and 1980's.

The Southeast Community Facility is an asset owned by the City, and operated and maintained by the Public Utilities Commission for the benefit of the Bayview Hunters Point community. The Southeast Community Facility Commission provides guidance and advice to the Public Utilities Commission regarding operations of the Facility, and serves as an important public forum for community issues and concerns.

Origins of the Southeast Community Facility

Mitigation Development

Following the passage of the Clean Water Act in 1972, federal, state and local concerns about upgrading the City's antiquated sewage system increased. The City's Department of Public Works, which was responsible for managing the City's sewer system, began developing a construction project to expand the Southeast Water Pollution Control Plant to provide secondary wastewater treatment. During preparation of an environmental impact report for the proposed expansion, neighbors and residents extensively opposed locating an expanded plant adjacent to the original plant site. In order to mitigate and minimize adverse social and environmental effects of the plant expansion, the City proposed the construction of concrete covers over the secondary clarifiers and the location of recreational fields and facilities on top of the covers.

On July 21, 1975, the San Francisco Board of Supervisors adopted Resolution No. 551-75, certifying that it had reviewed and considered the information contained in the environmental impact report for the Southeast Plant expansion. The resolution established the City's determination that the expanded and upgraded treatment plant be located adjacent to the original plant and further provided that the plant should be developed in a manner to provide approximately eight acres of recreation and park-type facilities, and that the neighboring community should be given the opportunity to offer input into the design of these facilities.

State and Federal Approval of Project and Funding

The City requested sewer construction grant funding for the recreational facilities from the State Water Resources Control Board (State Board), which was responsible for managing EPA's grant construction program. The State Board staff, however, determined that the proposed recreational facilities were not eligible for grant funding. In response, the City appealed the staff determination to the full State Board.

In Order No. WQG 76-6, the State Board reversed the staff ruling, and determined that the mitigation recreational facilities were eligible for grant funding. In making this decision, the State Board partially relied on EPA's support for these projects. By a letter dated April 6, 1976, the EPA's deputy director for its construction grants program, advised the State Board that:

> "We are writing to comment on the eligibility for Federal funding under PL 92-500 of the playfield proposed as part of the Southeast Treatment Plant expansion for San Francisco. This letter is intended to provide input to the SWRCB hearing on this subject scheduled for April 8 and 16. EPA is now considering a staff proposal that EPA sign a Negative Declaration on the proposed Southeast Plant expansion. This Negative Declaration would be a statement under the National Environmental Policy Act of 1969 that the unmitigated impacts of the proposed project are either not significant or have been adequately evaluated in our 1974 Environmental Impact Statement on the San Francisco Wastewater Master Plan.
>
> In light of the great public controversy surrounding the proposed Southeast Plant expansion, we believe that extensive efforts must be made to mitigate the impacts of this project. The rationale for a Negative Declaration would rest in part on the understanding that recreational facilities will be provided to mitigate impacts by placing a playfield on top of the secondary clarifiers. Consequently, we concur with the stated intent of the State Board to require the construction of such facilities."

Based partially on EPA's concerns, the State Board determined that the recreational facilities were eligible for grant funding, based on the following findings:

> 1. There was an extraordinary scarcity of land in the area involved sufficient to support the plant expansion necessary for construction and vital for the protection of water quality in the San Francisco area.
>
> 2. The expanded plant would be located in an established residential area and the circumstances were such that some latitude in the allowance of otherwise eligible project costs would be appropriate.
>
> 3. The EIR process had identified substantial social impacts associated with the project that should be mitigated to the extent reasonably possible.
>
> 4. The construction of certain recreational facilities proposed by the petitioner was an appropriate means of mitigation, with the reasonableness thereof demonstrated by the fact that the Division of Water Quality had determined that recreational facilities are an "essential" element of the project and that any grant would be conditioned upon construction of such facilities.

5. EPA had taken the position that the recreational facilities were, under the particular circumstances of this case, eligible for federal grant funding and had recommended that "extensive efforts must be made to mitigate the impacts of this project."

6. The project proposed, even with additional costs allowed for construction of recreational facilities would remain the most cost-effective project within the range of permissible alternatives.

Modifications to Approved Mitigation

In the fall of 1976 and subsequent to the adoption of Order No. WQG 76-6, the City staff determined that the projected cost of supporting structures for the recreational facilities had more than doubled and that proper maintenance and surveillance of the recreational area would be impossible because of the elevation of the facilities. Furthermore, the Bayview Hunters Point community did not support the proposed recreational facilities. After considerable communication between the City, community members and State Board staff, the City was allowed to further study impacts of the Southeast Plant expansion project, and to select more appropriate mitigation measures, subject to State Board approval.

In May 1979, the City prepared a final facilities plan that identified mitigation measures consisting of a commercial greenhouse and a skills-training center located on a parcel immediately south of the treatment plant. In late 1980, the City sought State Board approval of modifications to Order No. WQG 76-6 that proposed replacement of the recreational facilities with the greenhouse/skills training center proposal. By adopting Order No. WQG 81-1 on January 22, 1981, the State Board approved the use of state and federal grant funds for construction of this mitigation project, and determined that:

"The Bayview-Hunter's Point Community is already suffering the cumulative effects of a series of governmental decisions to locate unwelcome public facilities, such as freeways and the existing Southeast Plant, in its neighborhood. These unwanted facilities tend to generate a lack of pride in the community and to decrease the desirability of residence in the area. The commercial greenhouse and skills-training center should reduce these impacts. The support of the Bayview-Hunter's Point citizens demonstrates their belief that these facilities are necessary and that they will satisfactorily mitigate the adverse social and economic impacts of the project.

* * *

While studies show that the new facilities will be self-supporting, we and the residents of the Bayview-Hunter's Point Community need some guarantee that the City will assure continued operation and maintenance of the greenhouse and skills-training center. A provision for the costs of operating and maintaining the facilities which exceed the amount actually generated by the facilities themselves should, therefore, be included in the City's revenue program. Revenue should be generated by the City to fund these costs, in the same manner that revenues are generated for the other administrative and operational costs of the City's wastewater treatment system."

Shortly after the State Board issued Order No. WQG 81-1, EPA changed its policies on sewer construction grant awards, and rescinded several prior eligibility determinations, including the greenhouse/skills training center funding. In late 1981, the City succeeded in having Congress amend the Clean Water Act to require the EPA administrator to issue a grant for the greenhouse/skills training center.[1] Approximately $13.5 million of the approximately $20 million needed to construct the facilities was provided through state and federal sewer construction grants.

Once funding was secured, the Department of Public Works initiated the process for design and construction of the facilities. Construction was completed in 1986, and operations began in 1987. Because the City's Department of Public Works had jurisdiction over the City's sewer system and the Southeast Community Facility served as mitigation of sewage treatment plant expansion, that department assumed responsibility for maintenance of the mitigation facilities. Efforts to obtain tenants commenced under the management of the City's Department of Real Estate.

Establishment of the Southeast Community Facility Commission

During development and construction of the facilities, City staff and community members discussed numerous options for assuring community involvement in the management of the Southeast Community Facility. In 1987, City staff proposed and the Board of Supervisors adopted legislation to create the Southeast Community Facility Commission. Since its inception, the Commission has operated as a forum for consideration of community interests and concerns.

Commission Purposes

Chapter 54 of the San Francisco Administrative Code established the Commission for the purpose of fostering:

- Full employment of residents of chronically economically depressed areas of the City;
- Development of marketable job skills for untrained and undertrained City residents;
- Creation and expansion of day and evening education programs;
- Creation and expansion of day care services at a low and reasonable cost to parents;
- Expansion of opportunities for special community services for senior citizens; and
- The overall improvement of the general economic prosperity, health, safety and welfare of residents of chronically economically depressed areas of the City.

[1] 33 U.S.C. 1281(m) (1): Notwithstanding any other provisions of this title, the Administrator is authorized to make a grant from any funds otherwise allotted to the State of California under section 205 of this Act to the project (and in the amount) specified in Order WQG 81-1 of the California State Water Resources Control Board.

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Commission Duties

Section 54.3 of Chapter 54 of the Administrative Code authorizes the Southeast Community Facility Commission to:

(a) Provide guidance necessary for the establishment, retention and enhancement of business activities of the greenhouse, educational and job skills centers, child care and senior activities centers, and any other appropriate activities at the Southeast Community Facility;

(b) Provide guidance to ensure that operation of the facility enhances opportunities first for the benefit of the residents of the Bayview-Hunters Point community and thereafter for the benefit of all other residents of the City and County of San Francisco to engage in employment training and educational activities;

(c) Review and provide guidance on budget matters necessarily affecting the development and improvement of operations of the greenhouse, educational and job skills centers, child care and senior activities centers, and any other appropriate activities at the Southeast Community Facility;

(d) Review and provide guidance regarding proposed lessees and agreements with qualified private, community, public assistance and horticultural organizations;

(e) Provide policy guidance necessary to ensure compliance with all relevant municipal, State and federal laws and regulations, including, but not limited to, construction grant agreements, regulations and orders;

(f) Review and provide guidance on a regular basis on budgetary matters related to the operation and maintenance expenses at the Southeast Community Facility.

Section 54.4 authorizes the Commission to use rent revenues in excess of operational costs ("surplus funds"), subject to the budgetary and fiscal requirements of the Charter, for specified purposes.[2]

[2] SEC. 54.4. SURPLUS FUNDS.

(a) In accordance with State and federal grant agreements, regulations and orders, all proceeds from the leasing of the Southeast Community Facility shall be used to defray City and County costs of operating and administering the facilities.

(b) Proceeds from the leasing of the facilities that exceed the costs of operating and administering the facilities, as calculated at the end of the fiscal year, shall be known as "surplus funds."

(c) Subject to the budgetary and fiscal requirements of the Charter, the Commission may allocate surplus funds accrued during the prior fiscal year for certain uses related to the operations and activities of the Southeast Community Facility.

(d) Surplus funds may be allocated for the following purposes:

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Commission Structure

The Commission consists of seven members appointed by and serving at the pleasure of the Mayor; the Commission members must reside or work in the Bayview-Hunters Point community, if possible. The Commission is authorized to appoint an Executive Director, who serves at the pleasure of the Commission and is not subject to the civil service provisions of the Charter. Based on the provisions of Chapter 54, the Southeast Community Facility Commission provides guidance regarding the management and operations of the facilities; its role is essentially advisory.

City Department Jurisdiction Over the Southeast Community Facility

The legal ownership of the Southeast Community Facility, as with any City assets, lies with the City, and the legal responsibility for maintaining and operating the facilities lies with the City department assigned jurisdiction over such functions by the City Charter. Until 1996, jurisdiction over the City's sewer system, and thus the Southeast Community Facility, was exercised by the City's Department of Public Works. Upon transfer of jurisdiction over the sewer system from that department to the City's Public Utilities Commission, maintaining and operating the Facility became the legal responsibility of the City's Public Utilities Commission.

Transition from the Department of Public Works to the Public Utilities Commission

In 1932, voters approved a massive charter revision intended to ensure the accountability of elected officials. The existing Board of Public Works, with appointed members, was replaced with a Department of Public Works subject to the management and control of the Chief Administrative Officer, who at the time was appointed for life. The Department of Public Works was responsible for managing streets, traffic and sewers, among other things. The Public Utilities Commission was also created in 1932, and given substantial authority to manage City utility systems, including the water and power systems, MUNI and the Airport. This general

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(1) Scholarships first for residents of the Bayview-Hunters Point community and thereafter for all other residents of the City and County of San Francisco to attend classes and other educational activities at the Southeast Community Facility or other accredited institutions of education;

(2) Scholarships first for children residing in the Bayview-Hunters Point community and thereafter for all other resident children of the City and County of San Francisco to attend child care centers at the Southeast Community Facility or other State-licensed child care providers;

(3) Supplementary funding for job training programs and activities at the Southeast Community Facility;

(4) Supplementary funding for community agencies which address the needs as identified in Section 54.1, Findings.

(e) There is hereby established a reserve fund to consist of 10 percent of each year's budget surplus for the facility, as available, to be used for the purpose of facility maintenance only. This reserve fund will be maintained for a five-year period, and the use of this reserve fund will be reviewed at the termination of the five- year period.

configuration continued until the voters again reorganized City government through charter amendments adopted in November 1995.

Included among the many significant 1995 amendments to the charter was a provision authorizing the Mayor to transfer functions between city departments that were not otherwise assigned to departments by the charter (Charter sec. 4.132). On July 1, 1996, Mayor Brown, by letter to the Board of Supervisors, determined that all the functions, duties and assets of the City's sewer enterprise should be transferred to the Public Utilities Commission. Over the next year, Department of Public Works, Public Utilities Commission and Controller's Office staff developed memoranda of understanding that facilitated the transfer of sewer enterprise assets, functions and the personnel who performed such activities. As a consequence of the Mayor's exercise of his power to transfer functions, all sewer enterprise related assets, including the Southeast Community Facility, are now under the jurisdiction of the Public Utilities Commission.

Budget and Lease Approval Authority

The Facility's budget consists of the annual expenditures necessary to operate and maintain the Facility. Funds for such expenditures are derived from two sources: revenues from greenhouse, day care and skills training tenants, and revenues from sewer service charges necessary to cover expenditures not covered by rental revenues.

Prior to the Mayor's transfer determination, the Facility's budget was prepared by Facility staff and Department of Public Works staff, with review and comment by Facility Commissioners. The Public Works Department budget, including the Facility draft budget, was submitted to the Chief Administrative Officer, who then submitted the draft budget to the Mayor's Office in the normal course of business. The Board of Supervisors then reviewed and approved the annual budget.

Subsequent to the transfer, Public Utilities Commission staff work with Facility staff and the Facility Commission to develop the annual budget, rather than Department of Public Works staff. The budget is then approved by the Public Utilities Commission and the complete Public Utilities Commission budget is then submitted to the Mayor for Board approval.

Several times in the recent past, the Southeast Community Facility Commission has discussed seeking modification of its duties to include substantive control of budgets and expenditures related to Facility operations, using funds and revenues under the control of the Public Utilities Commission. As we has advised numerous times, the voter approved Charter provides to the Public Utilities Commission the exclusive authority to control all funds, facilities and operations related to the water, sewer and power utility services, subject to the Charter's budget procedures. While the Board of Supervisors has authority under the Charter to approve or disapprove the Public Utilities Commission 's budget, it cannot require the Public Utilities Commission to undertake specific expenditures related to Public Utilities Commission facilities, nor can it prohibit such specific expenditures or give that authority to another entity. Determining the appropriate uses of sewer service charge revenues with regard to the Facility's budget (which include both sewer service charges and lease receipts) and executing leases are matters under the jurisdiction of the Public Utilities Commission.

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Lease Revenues and Operational Expenditures

In 1987, the Department of Real Estate initiated the process of obtaining tenants for the Facility. Based on the purposes of the Facility and the availability of suitable tenants, the department set proposed rents suitable to attract and retain nonprofit and educational service providers. During the 27 years that the Facility has been operational, lease revenues have never equaled or exceeded operations costs. From fiscal year 1998 through fiscal year 2013, expenditures exceeded rental revenues by approximately $7.1 million; this amount was covered by sewer service revenues, in accordance with the State Board order and applicable law.

The Public Utilities Commission has maintained records of Facility operations since the sewer enterprise was transferred from the Department of Public Works to the Public Utilities Commission jurisdiction in 1996. Apparently, almost no relevant records for years prior to 1998 have been retained. Department of Public Works staff did not retain archived records after jurisdiction of the sewer system was transferred to the Public Utilities Commission. Facility staff also has no financial records dating back to 1987. The Department of Real Estate has found handwritten accounts of Facility rental receipts, by calendar year:

1987: $193,355	1993: $298,331
1988: $234,335	1994: $305,149
1989: $248,020	1995: $314,120
1990: $250,009	1996: $316,494
1991: $253,614	1997: $300,981
1992: $272,030	1998: $324,957

No records of operational expenditures prior to 1998 have been found. The Public Utilities Commission has retained lease revenues and expenditures information subsequent to 1998. The table below contains revenues and expenses data from fiscal years 1998 to 2013.

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Fiscal Year	Total Rent	Operating Expenses	Deficit
1998	$ 324,957	501,266	$ (176,309)
1999	$ 333,551	625,003	$ (291,452)
2000	$ 343,449	599,970	$ (256,521)
2001	$ 375,945	712,171	$ (336,226)
2002	$ 389,222	716,711	$ (327,489)
2003	$ 394,965	809,351	$ (414,386)
2004	$ 406,242	899,710	$ (493,468)
2005	$ 417,520	920,831	$ (503,311)
2006	$ 428,266	1,089,442	$ (661,176)
2007	$ 439,651	1,063,526	$ (623,875)
2008	$ 453,719	962,470	$ (508,750)
2009	$ 461,859	698,794	$ (236,935)
2010	$ 474,030	810,284	$ (336,254)
2011	$ 487,450	1,132,101	$ (644,651)
2012	$ 499,883	1,094,392	$ (594,509)
2013	$ 505,586	1,277,999	$ (772,413)
			$ (7,177,723)

SOUTHEAST COMMUNITY FACILITY COMMISSION
CITY and COUNTY of SAN FRANCISCO

Mark Farrell,
Acting Mayor

MEMORANDUM

TO: Honorable Supervisor Malia Cohen, San Francisco Board of Supervisors, District 10
Harlan L. Kelly, Jr., General Manager, San Francisco Public Utilities Commission
Todd Rufo, Director, San Francisco Office of Economic and Workforce Development
John Rahaim, Planning Director, San Francisco Planning Department
Francis Tsang, Deputy Chief of Staff, San Francisco Office of the Mayor

CC: The Honorable Southeast Community Facility Commissioners
The Honorable SFPUC Commissioners
Juliet Ellis, Assistant General Manager for External Affairs, San Francisco PUC
David Gray, Acting Community Benefits Director, San Francisco PUC
Shakirah Simley, Acting Executive Director, Southeast Community Facility
Amy Zock, Chair, SFPUC Citizens Advisory Council

FROM: Steve Good, Chair, Southeast Community Facility Commission
Diane Gray, Vice Chair, Southeast Community Facility Commission

DATE: February 28, 2018

RE: Private Developer's Campaign for Housing at 1550 Evans

Summary:
The City and County of San Francisco constructed the Southeast Community Facility at 1800 Oakdale Avenue, and the adjacent Greenhouses at 1150 Phelps Street, to mitigate the environmental and social impacts of the Southeast Treatment Plant's expansion in the 1970's and 1980's. The San Francisco Board of Supervisors created the Southeast Community Facility Commission in November 1987, which consists of seven members appointed by the Mayor to review and provide guidance regarding the strategic, financial and capital improvement plans, programming and operations for the Southeast Community Facility and Greenhouses. The Commission also promotes and advocates for special services and the improvement of the general economic, health, safety and welfare of residents in San Francisco's Southeast neighborhoods.

The Southeast Community Facility Commission, in partnership with the SFPUC and Southeast community, engaged in multiple, iterative community-led processes for almost six years to inform the site plans for a new Southeast Community Campus at 1550 Evans. Recently, BUILD Inc. began orchestrating a mock grassroots campaign for housing at 1550 Evans. BUILD Inc. is

the private developer for the India Basin project, which the company boasts as a "mixed use village with retail shops, apartments, and townhomes intricately linked to a six-acre park along San Francisco's eastern shoreline." Rather than provide below market rate housing at this shoreline oasis, BUILD wants to construct all of the required affordable housing offsite.

The SECF Commission rejects these alternative plans, which favor a private developer's interests over the views expressed by Southeast residents for more than half a decade. The SECF Commission calls on all City departments – including our Supervisor's Office, the Office of Economic and Workforce Development and the Planning Department – to require the inclusion of affordable housing on site at India Basin. Furthermore, the SECF Commission rejects building a 'residential island' surrounded by industrial uses. The Commission would also like to note that housing at the Third and Evans site is not aligned with the existing legal mitigation between SFPUC and the Southeast Community.

The SECF Commission calls upon the San Francisco Public Utilities Commission in accordance the Board of Supervisors along with relevant City agencies and advisory bodies to finally deliver on its promise to the Southeast. **Public land for many should be prioritized over the interest of private profits of a few.**

Background:
The San Francisco Board of Supervisors created the Southeast Community Facility (SECF) Commission in November 1987[1]; the Commission consists of seven members appointed by and serving at the pleasure of the Mayor. The purpose of the Commission is to review and provide guidance regarding the strategic, financial and capital improvement plans, programming and operations for the Southeast Community Facility (SECF) and Greenhouses. The SECFC also promotes and advocates for special services and the improvement of the general economic, health, safety and welfare of residents in San Francisco's southeast neighborhoods. The City and County of San Francisco constructed the existing SECF located at 1800 Oakdale Avenue, and the adjacent Greenhouses at 1150 Phelps Street, to mitigate[2] the environmental and social impacts of the Southeast Treatment Plant's expansion in the 1970's and 1980's. The SECF is owned by the city and operated and maintained by the San Francisco Public Commission (SFPUC) for the benefit of the Bayview-Hunters Point community. The SFPUC also receives guidance on community needs and programming options for the facility and greenhouses from the SECF Commission.

[1] Chapter 54 of the San Francisco Administrative Code, titled "Southeast Community Facility Commission" contains the following four laws: §54.1.Findings, §54.2.Establishment of Commission; Appointment; Terms; Meetings; Compensation; Executive Director, §54.3.Powers and Duties of the Commission, and §54.4.Surplus Funds. The details of Chapter 54 can be found at http://administrative.sanfranciscocode.org/54/
[2] The legal mitigation between the SFPUC and SECF entitled "Legal History and Status of the Southeast Community Facility and Commission": http://sfwater.org/modules/showdocument.aspx?documentid=5734

SECF Community Outreach:
In a 2011 community assessment, the SFPUC, SECF Commission, and SECF tenants with Bayview-Hunters Point residents and community leaders identified that the aging SECF required substantial physical improvements for better programming and to increase neighborhood usage. The decision was made to renovate the building in two phases. Phase 1 renovations were completed in 2014.

In 2015, SFPUC conducted a comprehensive facilities evaluation of the SECF to assess possibilities for enhancing the facility's programming and neighborhood usage for Phase 2. Results indicated a multi-million-dollar renovation would be required, but would result in minimal efficacy. The SECF Commission along with 1800 Oakdale tenants and key stakeholders explored the options of (1) renovating 1800 Oakdale or (2) building a new SECF on property at Third and Evans. SFPUC acquired the Third and Evans location in 2012 to consolidate Wastewater Enterprise Collection System Division staff, equipment, rolling stock, and materials. As community stakeholders positively viewed the option to build a new SECF, feedback suggested that a community-facing outreach process would help to determine the pros and cons of both options. In response, the SFPUC halted its existing plans to move its Wastewater operations to Third and Evans to undertake extensive public outreach.

In 2016, the SFPUC engaged[3] Bayview-Hunters Point residents for nine months to determine whether the community preferred proceeding with renovations to the SECF or construction of a new building. Outreach efforts, conducted in collaboration with 16 community partners, included:

- Door-to-door canvassing of 2,400 households in close proximity to the facility,
- Surveying 1,200 residents (including those in public housing),
- Attending 20 community events,
- Hosting a youth-led survey competition,
- Conducting interviews with13 focus groups, and
- Collecting over 1,000 in-depth surveys and 500 comments.

These outreach efforts revealed an overwhelming community preference (71 percent) for construction of a new SECF at the Third and Evans site. Residents also expressed strong desires for modern architecture, on-site parking, green buildings, and outdoor amenities including playgrounds, picnic areas, walking paths, and outdoor event spaces.

[3] Southeast Community Facility and Greenhouses: Summary of Stakeholders Preferences: http://peir.sfwater.org/Modules/ShowDocument.aspx?documentID=10949

Schematic design and planning for 1550 Evans began in 2017. The agency continues to gather residents' feedback, through twice-monthly SECF Committee meetings, monthly SECF Commission meetings, Southeast events, and outreach to community-based organizations. Per community preference, the new SECF at 1550 Evans is slated to open in 2021. Construction of the new facility is scheduled to begin in 2019. The SFPUC recently circulated a Request for Proposal (RFP) for an education partner to build an academic building adjacent to 1550 Evans.

Housing issue regarding 1550 Evans:
In February 2018, the SECF Commission learned of a newly-launched campaign to deviate from the community-guided proposal for the 1550 Evans project site. The campaign is led by Michael Hamman, a retired developer, former president of the Bayview Citizens Advisory Committee, and a member of India Basin Neighborhood Association. A Google petition demanding affordable housing at 1550 Evans circulated Bayview-Hunters Point neighborhood email lists around the same time.
Though presented as a 'grassroots' movement, the SECF Commission learned that BUILD Inc. is orchestrating the campaign for housing at 1550 Evans. BUILD Inc. is the private development company for the India Basin project, which the company boasts as a "mixed use village with retail shops, apartments, and townhomes intricately linked to a six-acre park along San Francisco's eastern shoreline." Rather than provide below market rate housing at this shoreline oasis, BUILD seeks to construct all of the required affordable housing offsite.

The Southeast Community Facility Commission strongly rejects this housing proposal, and any alternative plans proposed at the 1550 Evans not in accordance with already established community preferences. Further:

- The SECF rejects BUILD Inc.'s proposal to exclude affordable housing from their shoreline development and strongly encourages all City departments – including the Office of Economic and Workforce Development and the Planning Department – to require the inclusion of affordable housing on site.
- The proposed housing plan to build a 'residential island' in a primarily industrial zone across from the Southeast Treatment Plant is not in alignment with community priorities, neighborhood health, or sound urban planning.
- The proposed housing plan is not in accordance with the existing legal mitigation between the SFPUC and Southeast Community Facility Commission or the original vision put forth by the founders of the SECF.
- The proposed housing plans garner serious concerns in the Bayview-Hunters Point community, which already bears severe social and environmental impacts.[4]

[4] Bayview Hunters Point Environmental Justice Task Force/Bayview Hunters Point Factsheet: "Pollution Problems in Bayview Hunters Point": http://greenaction.org/wp-content/uploads/2016/03/Pollution-Problems-in-Bayview-Hunters-Point-Factsheet-April-29_2016.pdf

- These plans were developed without the knowledge or approval of the City-appointed advisory body set in place to guide this entire process.
- The proposers failed to complete an extensive community outreach process with Bayview-Hunters Point residents.
- The petition claims to name the planned housing site after SECF co-founder and former Commissioner, Dr. Espanola Jackson, without the knowledge and expressed consent of the Jackson family.
- Given the rapid displacement and slow addition of affordable units in District 10[5], the Commission has zero confidence in the ability on private developer to deliver upon their promise of 100% affordable housing for existing Southeast residents at 1550 Evans.
- The process of building housing (e.g. selling the land, re-zoning, community input, bid, design/development and environmental review, construction) would cause significant delays, acting as a bureaucratic death knell to the construction timeline of the new Southeast Community Center.

For almost six years, the SECF Commission, in partnership with the SFPUC and Southeast community, engaged in multiple, iterative community-led processes to reach the current vision of the 1550 Evans. The SECF Commission calls upon the San Francisco Public Utilities Commission in accordance the Board of Supervisors along with relevant City agencies and advisory bodies to finally deliver on its promise to the Southeast. **Public land for many should be prioritized over the interest of private profits of a few.**

Moving forward, all parties interested in the development of 1550 Evans must present to and work directly with the Southeast Community Facility Commission.

Regards,
Steve Good, Chair, Southeast Community Facility Commission
Diane Gray, Vice Chair, Southeast Community Facility Commission

[5] According to the SF Planning Department's "Housing Balance Report #3", over a 10-year "Housing Balance Period", District 10 only experienced a net gain of 758 units, with existing 376 housing units removed from protected status. http://default.sfplanning.org/publications_reports/HousingBalanceReport03-033116.pdf

MEMORANDUM

TO: John Rahaim, Planning Director, San Francisco Planning Department
Rich Hillis, Chair, San Francisco Planning Commission
Myrna Melgar, Vice Chair, San Francisco Planning Commission

CC: Harlan Kelly, General Manager, SFPUC

FROM: Steve Good, Chair, Southeast Community Facility Commission, VIA EMAIL

RE: File No. 180935 – Planning Code, Zoning Map: 1550 Evans Avenue Special Use District

DATE: November 1, 2018

Summary:
As the Chair of the Southeast Community Facility Commission, I am writing to urge the Planning Commission to remove any allowances for residential buildings from File No. 180935. Bayview-Hunters Point residents are clear that they do not want housing at this site. Instead, they want the site zoned for the construction of a new Southeast Community Facility, an academic and workforce development building, and three acres of open space. Permitting the housing language to remain in File No. 180935 threatens the ability for the City to timely deliver on this community project.

You may recall that dozens of Bayview-Hunters Point residents attended the March 29, 2018 Planning Commission meeting to oppose any proposals for housing at this site. Following this meeting, Director Rahaim attended the May 23, 2018 Southeast Community Facility Commission meeting to address proposals for housing at this site. Director Rahaim told those in attendance that the city is no longer interested in pursuing housing at 1550 Evans Ave. If this is truly the case, then there is no reason to keep housing as a permitted use in File No. 180935.

The City must respect the voice of the local community. In addition to amending File No. 180935, the Planning Department must also ensure that this project is being fast-tracked through the planning process (per Director Rahaim's remarks during the March 29, 2018 Planning Commission meeting).

Background:
The Southeast Community Facility Commission, in partnership with the San Francisco Public Utilities Commission and 16 Bayview-based community organizations, conducted an extensive and transparent community envisioning process for 1550 Evans Ave. Outreach began in January 2016 and ended in April 2016. The multi-pronged process included knocking on more than 2,400 doors; attending 20 community events; hosting 10 public presentations, 13 focus groups, and a youth charrette; and leveraging social media to earn more than 26,000 social media impressions. **This process revealed a strong and clear community preference for a new Southeast Community Facility at 1550 Evans Ave.** Residents also expressed strong desires for modern architecture, on-site parking, green buildings, and outdoor amenities at the site including playgrounds, picnic areas, walking paths, and outdoor event spaces.

Bayview-Hunters Point residents strongly objected to housing at 1550 Evans Ave. Residents believe:

1. Housing is not a use that complies with the original vision put forth by residents who fought for the existing legal mitigation between the SFPUC and the Bayview-Hunters Point residents (see State Water Board Order No. CWG 26-7).
2. The concept for housing at this site originated through a covert plan by City departments and BUILD Inc. This plan would have allowed BUILD Inc. to exclude affordable housing from its India Basin waterfront development. City departments should advocate for the inclusion of below-market-rate housing onsite, rather than facilitate the segregation of low-income residents from new residential projects and our city's shoreline.
3. Any proposal for housing at 1550 Evans Ave. would result in a residential island surrounded by industrial uses. This is not aligned with community priorities, neighborhood health, and sound urban planning.

4. Constructing housing at 1550 Evans Ave. would require an extensive process (e.g. selling the land, gathering community input, completing an environmental analysis, bidding the project, designing and developing the site plans, construction, etc.), which would significantly delay the fulfillment of this community promise and further frustrate relations between the City and Bayview-Hunters Point residents.
5. Given the rapid displacement of residents facilitated by new housing projects, as well as escalated construction and labor costs regionally, Bayview-Hunters Point residents have no confidence in the ability for the City or private developers to deliver upon promises of a development that is 100 percent affordable to existing low-income Bayview-Hunters Point residents.
6. Residents have little confidence in the City's ability to facilitate the construction of safe housing, which is largely related to the ongoing environmental and contamination problems at the former Hunters Point Naval Shipyard.
7. Bayview-Hunters Point residents lack access to vibrant and active parks and open space. Our neighborhood's Recreational Area Score is only 37, compared to a citywide average of 56. We also have fewer trees per road mile (47) than the rest of the city (59).
8. The City recently is transforming the former Francisco Reservoir into a new 3.9-acre park – including a multi-use main law, children's playground, dog park, community garden, and several view terraces. The City respected Russian Hill residents' preference for a new park as opposed to high-rise housing. Bayview-Hunters Point residents deserve respect too.

Conclusion:
The current language in File No. 180935 is a step backwards and represents another broken promise to this community. The Planning Commission and Planning Department should correct this error by removing any allowances for residential buildings from the proposed language. Moreover, the Planning Commission should remain aligned with Bayview-Hunters Point residents by urging the Board of Supervisors, SFPUC, and other relevant City agencies to deliver this project to residents in a timely fashion.

Please know I am available to meet and discuss any questions you have regarding 1550 Evans Ave. Thank you for your consideration of the community's interests in this project.

Sincerely,

VIA EMAIL
Steve Good
Chair
Southeast Community Facility Commission

Attachment:
Legal History of the Southeast Community Facility Commission
Memorandum: Private Developer's Campaign for Housing at 1550 Evans

Member, Board of Supervisors
District 4

City and County of San Francisco

KATY TANG

DATE:	November 15, 2018
TO:	Angela Calvillo Clerk of the Board of Supervisors
FROM:	Supervisor Katy Tang Chairperson, Land Use and Transportation Committee
RE:	Land Use and Transportation Committee COMMITTEE REPORTS

Pursuant to Board Rule 4.20, as Chair of the Land Use and Transportation Committee, I have deemed the following matter is of an urgent nature and request it be considered by the full Board on Tuesday, November 27, 2018, as a Committee Report:

180935 Planning Code, Zoning Map - 1550 Evans Avenue Special Use District

Ordinance amending the Planning Code and Zoning Map to create the 1550 Evans Avenue Special Use District; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302.

This matter will be heard in the Land Use and Transportation Committee at a Regular Meeting on Monday, November 26, 2018, at 1:30 p.m.

Supervisor Katy Tang
Chair, Land Use & Transportation Committee

City Hall · 1 Dr. Carlton B. Goodlett Place, Room 244 · San Francisco, California 94102-4689
(415) 554-7460 · TDD/TTY (415) 554-5227 · E-mail: Katy.Tang@sfgov.org · www.sfbos.org/Tang

BOARD of SUPERVISORS

City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

October 3, 2018

File No. 180935

Lisa Gibson
Environmental Review Officer
Planning Department
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Ms. Gibson:

On September 25, 2018, Supervisor Cohen submitted the substitute legislation:

File No. 180935

Ordinance amending the Planning Code and Zoning Map to create the 1550 Evans Avenue Special Use District; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

By: Erica Major, Assistant Clerk
Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning
Laura Lynch, Environmental Planning

BOARD of SUPERVISORS

City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

October 3, 2018

Planning Commission
Attn: Jonas Ionin
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Commissioners:

On September 25, 2018, Supervisor Cohen introduced the following legislation:

File No. 180935

Ordinance amending the Planning Code and Zoning Map to create the 1550 Evans Avenue Special Use District; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302.

The proposed ordinance is being transmitted pursuant to Planning Code, Section 302(b), for public hearing and recommendation. The ordinance is pending before the Land Use and Transportation Committee and will be scheduled for hearing upon receipt of your response.

Angela Calvillo, Clerk of the Board

By: Erica Major, Assistant Clerk
Land Use and Transportation Committee

c: John Rahaim, Director of Planning
Aaron Starr, Acting Manager of Legislative Affairs
Scott Sanchez, Zoning Administrator
Lisa Gibson, Environmental Review Officer
AnMarie Rodgers, Director of Citywide Planning
Laura Lynch, Environmental Planning
Joy Navarrete, Environmental Planning

BOARD of SUPERVISORS

City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

LAND USE AND TRANSPORTATION COMMITTEE

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee will hold a public hearing to consider the following proposals and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: **Monday, November 26, 2018**

Time: **1:30 p.m.**

Location: **Legislative Chamber, Room 250, located at City Hall**
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

Subjects: **File No. 180935.** Ordinance amending the Planning Code and Zoning Map to create the 1550 Evans Avenue Special Use District; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on these matters may submit written comments to the City prior to the time the hearing begins. These comments will be made part of the official public record in these matters, and shall be brought to the attention of the members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102. Information relating to these matters are available in the Office of the Clerk of the Board. Agenda information relating to these matters will be available for public review on Wednesday, November 21, 2018.

Angela Calvillo, Clerk of the Board

DATED/PUBLISHED/POSTED: November 16, 2018

Print Form

Introduction Form

By a Member of the Board of Supervisors or Mayor

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2018 SEP 25 PM 4:47
BY
Time stamp
or meeting date

I hereby submit the following item for introduction (select only one):

- [x] 1. For reference to Committee. (An Ordinance, Resolution, Motion or Charter Amendment).
- [ ] 2. Request for next printed agenda Without Reference to Committee.
- [ ] 3. Request for hearing on a subject matter at Committee.
- [ ] 4. Request for letter beginning :"Supervisor _____ inquiries"
- [ ] 5. City Attorney Request.
- [ ] 6. Call File No. _____ from Committee.
- [ ] 7. Budget Analyst request (attached written motion).
- [ ] 8. Substitute Legislation File No. _____
- [ ] 9. Reactivate File No. _____
- [ ] 10. Topic submitted for Mayoral Appearance before the BOS on _____

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- [ ] Small Business Commission
- [ ] Youth Commission
- [ ] Ethics Commission
- [ ] Planning Commission
- [ ] Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use the Imperative Form.

Sponsor(s):

Cohen

Subject:

[Planning Code, Zoning Map - 1550 Evans Avenue Special Use District]

The text is listed:

Ordinance amending the Planning Code and Zoning Map to create the 1550 Evans Avenue Special Use District; and affirming the Planning Department's determination under the California Environmental Quality Act, making findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1, and making findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Signature of Sponsoring Supervisor:

For Clerk's Use Only