



SAN FRANCISCO PLANNING DEPARTMENT

June 5, 2020

Ms. Angela Calvillo, Clerk
Supervisor Norman Yee
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 Packet of Planning Department Case Number:
2018-007883 GPA PCA MAP DVA
Balboa Reservoir Project
BOS File Nos: 200422, 200423
Planning Commission Recommendation: Approval**

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Dear Ms. Calvillo and Supervisor Yee,

On May 28, 2020 the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed General Plan Amendment Ordinance, Planning Code and Map Amendment Ordinance, and Development Agreement Ordinance for the Balboa Reservoir Project (the "Project"). This submittal packet includes the official transmittal of the Planning Commission's actions on these ordinances.

The proposed General Plan Amendments, Planning Code and Map Amendments, and Development Agreement were analyzed in the *Balboa Reservoir Project EIR* (the "EIR"). On May 28, 2020, the Commission certified the EIR with Motion No. 20730 and adopted CEQA findings with Motion No. 20731. The Draft EIR and the Response to Comments document on the Draft EIR are included as attachments to this transmittal.

Also included as an attachment to this transmittal for informational purposes is the Project Design Standards and Guidelines document (the "DSG"), which describes the Project's design standards and guidelines. The DSG was approved by the Commission on May 28, 2020, with Motion No. 20734.

At the May 28, 2020, hearing the Commission voted to recommend **approval** of the proposed General Plan Amendments, Map Amendments, and Development Agreement. The Planning Commission also recommended **approval with modifications** on the Planning Code Amendments. Those modifications include:

- 1) Support for Family-Friendly Development
 - Amend Section 249.88 (a) to clarify that the intent of the Balboa Reservoir Special Use District (SUD) is to establish a family- and child-friendly mixed-use residential neighborhood.

- Amend Section 249.88 (g)(6) to increase the portion of dwelling units with two bedrooms or more.
- Section 249.88 (g)(8)(I)(ii) to require a planted area in common usable open space.
- Section 249.88 (g)(10) to require parking spaces for oversized bicycles.

2) Corrections for Consistency and Clarity

- Amend Figure 249.88-1 Balboa Reservoir Land Use Map and Table 249.88-1 Balboa Reservoir Land Uses to remove incorrect references to Blocks M and P as these blocks are designated as privately owned streets.
- Amend Figure 249.88-2 Height Limit Map and Figure 249.88-3 Minimum Building Setbacks to correct Block G parcel lines.
- Amend Section 249.88 (g)(8)(E) Mass Reduction to correct the height reference to be consistent with the Height Limit Map.
- Section 249.88 (g)(8)(F)(i) to correct the dimension reference to be consistent with the site-wide step-back requirements.
- Section 249.88 (g)(8) to add a new section regarding obstructions.
- Section 249.88 (g)(12) to revise references to Section 169, Transportation Demand Management Program.

Please find attached documents relating to the Commission's actions. The original redlined version of the ordinances not already introduced at the Board will be delivered to the Clerk's office following this transmittal. Please note that the Board has 90 days to act on General Plan Amendments once they have been received by the Clerk of the Board.

If you have any questions or require further information, please do not hesitate to contact me.

Sincerely,



Aaron D. Starr
Manager of Legislative Affairs

cc: Jen Low, Aide to Supervisor Yee
John Malamut, City Attorney
Robb Kapla, City Attorney
Elizabeth A. Dietrich, City Attorney
Erica Major, Office of the Clerk of the Board
Leigh Lutenski, Office of Economic and Workforce Development
Joshua Switzky, Planning Department
Susan Exline, Planning Department

Seung Yen Hong, Planning Department

Attachments:

Planning Commission Hearing Staff Executive Summary

Planning Commission Resolution No. 20732 regarding General Plan Amendments

Signed Ordinance for the General Plan Amendments

Planning Commission Resolution No. 20733 regarding Planning Code and Map Amendments

Planning Commission Resolution No. 20735 regarding the Development Agreement

Draft Development Agreement (includes Design Standards and Guidelines as Exhibit P)

Draft EIR

Response to Comments on the Draft EIR