

Exhibit IV-1 Zoning Maps Changes – Case Report

For Hearing on April 17 2008

Case No: 2004.0160EMTZU
Resolution of Intention to Initiate amendments to Sectional Maps ZN01, ZN07 and ZN08; maps HT01, HT07, and HT08; and Map SU08 of the Zoning Maps of the City and County of San Francisco, pursuant to the Eastern Neighborhoods Area Plans Amendments of the General Plan and the San Francisco Planning Code.

Case Planners: Claudia Flores (558-6473), Ken Rich (558-6345)

Date: April 10, 2008

Reviewed By: Amit Ghosh, John Rahaim

Applicant: San Francisco Planning Department

The San Francisco Planning Department is proposing to amend the Zoning Maps of the City and County of San Francisco in order to implement land use policy changes contained in the four Eastern Neighborhoods Area Plans, comprised of the East South of Market, Showplace Square/Potrero Hill, Central Waterfront and Mission Area Plans.

For background on the Eastern Neighborhoods Area Plans and project location, see the accompanying General Plan Amendments staff report.

Proposed amendments to the Zoning Map, and related amendments to the Planning Code, can be initiated by a resolution of intention adopted by the Planning Commission, per Sections 106, 302 and 306 of the Planning Code. Pursuant to Planning Code 302(c), if the Commission adopts the Resolution of Intention today (at this April 17, 2008 Planning Commission Hearing), hearings on the Zoning Map and related Planning Code amendments will be scheduled for the Planning Commission's regularly scheduled meeting on or after May 15, 2008.

Preliminary Staff Recommendation:

Staff recommends approval of a draft Resolution of Intention to initiate amendments to the Zoning Maps, including amendments to Sectional Maps ZN01 and HT01, ZN07 and HT07, ZN08 and HT08, and Map SU08SU of the Zoning Maps of the City and County of San Francisco.

This Staff Report includes information under the following headings:

- Zoning Map Changes Description
- Summary of Proposed Zoning Map Amendments
- Environmental Review
- Related Actions
- Attachments

Zoning Map Changes Project Description:

As part of ongoing community planning work in the Eastern Neighborhoods, the Department is proposing amendments to the Zoning Maps that would apply new districts and district revisions as outlined in the proposed Mission, Showplace Square/Potrero Hill, Central Waterfront and East SoMa Area Plans, as well as related Planning Code amendments. The proposed changes to the Zoning Maps specify the application of proposed Planning Code amendments to specific parcels. The accompanying proposed Zoning Map amendments will establish 13 new zoning districts as listed below.

The draft Resolution of Intention to Amend the Zoning Map is included as **Exhibit IV-2** and the proposed Zoning Maps amendments are contained in a **draft Ordinance**, included as **Exhibit IV-3**.

The Proposed Zoning Map Amendments include:

- Shifting some RH and RM zoned parcels in the Mission to the already existing RTO district
 - Changes to the height and bulk sectional maps.
 - 13 new zoning districts as listed below
1. PDR-1-General
 2. PDR-1-Design
 3. Life Science and Medical Special Use District
 4. Innovative Industries Special Use District
 5. Valencia Street NCT
 6. Small Scale Neighborhood Commercial District (NCT-2)
 7. SoMa NCT
 8. South Beach Downtown Residential (SB-DTR)
 9. Mixed Use-General (MUG)
 10. Mixed Use-Residential (MUR)
 11. Mixed Use-Office (MUO)
 12. Urban Mixed Use (UMU)
 13. Mission Street NCT

Summary of Proposed Zoning Map Amendments:

PDR-1-G (SEC. 210.10): These districts are intended to retain and encourage existing production, distribution, and repair activities and promote new business formation. This district allows for more intensive production, distribution, and repair activities than PDR-1-B and PDR-1-D but less intensive than PDR-2. Uses in this district are generally conducted within enclosed structures. Small-scale retail and office uses are permitted, as are other activities.

PDR-1-D (SEC. 210.9): These districts are intended to retain and encourage clusters of design-related businesses. This zone allows for less intensive design- production, distribution, and repair activities. These uses generate less external noise, odors, and vibrations and engage in fewer trucking activities than those permitted in PDR-2 districts. Uses in this district are generally conducted completely within enclosed structures. Moderate-scale retail and small office uses are permitted, as are other activities.

Life Science Special Use District (SEC 249.36): The purpose of the Life Science Special Use District is to support uses that benefit from proximity to the University of California – San Francisco (UCSF) campus at Mission Bay. Specifically, these uses include medical office and life science (biotechnology).

Innovative Industries Special Use District (SEC.249.37): The purpose of this district is to provide affordable office space to businesses and organizations which are engaged in incubator, innovative and micro enterprise businesses.

Valencia Street NCT (SEC. 726.1.): This amendment converts the existing Valencia Street Neighborhood Commercial District into an NCT District by changing controls around parking and residential density; revises district purpose accordingly; adds updated references.

Small Scale Neighborhood Commercial District (NCT-2) (Sec. 734.1.): This Districts are Mixed Use districts that support neighborhood-serving commercial uses on lower floors and housing above. These districts are well-served by public transit and aim to maximize residential and commercial opportunities on or near major transit services

SoMa NCT (735.1.): This amendment establishes a new SoMa Neighborhood Commercial Transit District (SoMa NCT), located along the 6th Street and Folsom Street corridors in the South of Market. This section includes a district description, building standards, and use controls. The SoMa NCT District is Mixed Use districts that support neighborhood-serving commercial uses on lower floors and housing above. The aim of the district is to maximize residential and commercial opportunities near major transit services.

South Beach Downtown Residential (SB-DTR) (Sec. 829.): This amendment creates a new South Beach Downtown Residential District (SB DTR), including a district description, building standards, and use controls. This District is adjacent to the southern edge of the downtown, generally bounded by the Bay Bridge, Bryant Street, the Embarcadero, and 2nd Street, and is primarily comprised of the former South Beach Redevelopment Area. High-density residential uses and supporting commercial and institutional uses are allowed and encouraged within the limits set by height, bulk, and tower spacing controls.

MUG (SEC. 840): The Mixed Use-General (MU-G) generally maintains the same boundaries as the portion of the Service/Light Industry/Residential District (SLR) within the East SoMa Plan Area. The MUG is intended to maintain and facilitate the growth and expansion of small-scale light industrial, wholesale distribution, arts production and performance/exhibition activities, general commercial and neighborhood-serving retail and personal service activities while protecting existing housing and encouraging the development of housing at a scale and density compatible with the existing neighborhood.

MUR (SEC. 841.): The Mixed Use – Residential District (MU-R) generally maintains the same boundaries as the portion of the Residential Service District (RSD) within the East SoMa Plan Area. The MUR is intended to serve as a major housing opportunity area within the eastern portion of the South of Market. The district controls are intended to facilitate the development of high-density, mid-rise housing, including family-sized housing and residential hotels. The district is also designed to encourage the expansion of retail, business service and commercial and cultural arts activities.

MUO (SEC. 842.): The Mixed Use – Office (MU-O) District generally maintains the same boundaries as the portion of the Service/Secondary Office District (SSO) within the East SoMa Plan Area. The MUO is intended to encourage office uses and housing, as well as small-scale light industrial and arts activities.

UMU (SEC. 843.): The Urban Mixed Use (UMU) District includes portions of land formerly zoned C-M, M-1, and M-2 in the Mission, Showplace Square/Potrero Hill, and Central Waterfront Plan Areas. The UMU is intended to promote a vibrant mix of uses while maintaining the characteristics of this formerly industrially-zoned area. It is also intended to serve as a buffer between residential districts and PDR districts in the Eastern Neighborhoods.

Mission Street NCT (SEC. 736.1.): This amendment converts the existing Neighborhood Commercial District that covers Mission into an NCT District by changing controls around parking and residential density; revises district purpose accordingly; adds updated references.

Proposed amendments to the Zoning Maps are included in a draft Ordinance attached in **Exhibit IV-3**.

Environmental Review:

The Department published the draft Environmental Impact Report on June 20th, 2007. The Planning Commission will consider certification of the Eastern Neighborhoods Environmental Impact Report and adoption of CEQA findings at a hearing on or after May, 15 2008, prior to considering related General Plan, Zoning Code and Zoning Map Amendments.

Related Actions:

In conjunction with these Zoning Map amendments, the Department is proposing amendments to the General Plan, to the Planning Code as well as Interim Historic Preservation Procedures to implement the Eastern Neighborhoods Area Plans. These proposed actions are covered in separate Staff Reports.

Attachments:

- **Exhibit IV-2 Draft Resolution**
- **Exhibit IV-3 Draft Ordinance**

Exhibit IV-2 Zoning Map Amendments Resolution

SAN FRANCISCO

PLANNING COMMISSION

RESOLUTION NO. _____

WHEREAS, Section 4.105 of the Charter of the City and County of San Francisco mandates that the Planning Commission shall periodically recommend to the Board of Supervisors proposed amendments to the Zoning Maps; and

The San Francisco Planning Department is seeking to implement the four Eastern Neighborhoods Area Plans, comprised of the East South of Market, Mission, Central Waterfront and Showplace Square/Potrero Hill Area Plans, which seek to reduce land use conflicts between industry and other competing uses such as office and housing in areas designated as Production, Distribution and Repair (PDR), retain existing jobs in the area, and encourage diverse and affordable housing, mixed-used areas, and complete neighborhoods.

As a means to implement both the goals of the General Plan that are specific to the Eastern Neighborhoods Area Plans and the citywide effort to encourage new housing at appropriate locations affordable to a range of city residents while preserving sufficient land for necessary production, distribution and repair (PDR) businesses and activities, the Department is proposing Zoning Maps amendments that would apply new districts and district revisions as outlined in the proposed Mission, Showplace Square/Potrero Hill, Central Waterfront and East SoMa Area Plans, and related proposed Planning Code Amendments. These changes correspond to a number of conforming amendments to Sectional Sectional Maps ZN01, ZN07 and ZN08; maps HT01, HT07, and HT08; and Map SU08 of the Zoning Maps of the City and County of San Francisco. The amendments would include changes to permitted land use and height and bulk controls, reclassifying properties into newly created districts throughout the Planning Areas.

The Zoning Map governs land use and height and bulk permitted in the areas and a number of changes are proposed. Thus, conforming amendments to the Zoning Map would be required in order for development to proceed in the area consistent with the Eastern Neighborhoods Area Plans of the General Plan.

The proposed Zoning Maps amendments specify the application of Planning Code amendments to specific parcels. These amendments contain proposals for changes to standards from those currently established by the Planning Code, including but not limited to those for land use, height and bulk, building design, open space, density, residential demolition and parking.

The Proposed Zoning Map Amendments would include:

- Shifting some RH and RM zoned parcels in the Mission to the already existing RTO district
- Changes to the height and bulk sectional maps.
- 13 new zoning districts as listed below
 1. PDR-1-General
 2. PDR-1-Design
 3. Life Science and Medical Special Use District
 4. Innovative Industries Special Use District
 5. Valencia Street NCT
 6. Small Scale Neighborhood Commercial District (NCT-2)
 7. SoMa NCT
 8. South Beach Downtown Residential (SB-DTR)
 9. Mixed Use-General (MUG)
 10. Mixed Use-Residential (MUR)
 11. Mixed Use-Office (MUO)
 12. Urban Mixed Use (UMU)
 13. Mission NCT

The proposed zoning map changes to land use and height and bulk districts are included in a draft Ordinance, attached hereto as **Exhibit IV-3**. The City Attorney's Office has reviewed the draft ordinance and approved it as to form.

In related actions, the Department is proposing amendments to the Planning Code and to the General Plan, which include adding four new area plans, the East South of Market, Central Waterfront, Mission and Showplace Square / Potrero Hill Area Plans, and making related amendments to the Commerce and Industry, Recreation and Open Space, the South of Market Area Plan, the Northeastern Waterfront Area Plan, the Central Waterfront Area Plan and the Land Use Index to implement the four Eastern Neighborhoods Plans.

The Planning Commission will consider certification of the Eastern Neighborhoods Environmental Impact Report on or after May **15**, 2008 prior to considering relevant amendments to the General Plan, Planning Code and the Zoning Map. It will also consider adopting California Environmental Quality Act Findings at that hearing.

The Planning Commission will consider finding that the Eastern Neighborhoods Zoning Map Amendments are, on balance, in conformity with the General Plan and the eight Priority Policies of Planning Code Section 101.1 and with the General Plan as proposed to be amended for the reasons set forth in Planning Commission Resolution No. _____ which accompanies this Resolution, and incorporates said findings herein by reference.

NOW, THEREFORE BE IT RESOLVED, That pursuant to Planning Code Section 302 (b), the Planning Commission Adopts a Resolution of Intention to Initiate amendments to the Zoning

Map of the City and County of San Francisco, including amendments to Sectional Maps ZN01, ZN07 and ZN08; maps HT01, HT07, and HT08; and Map SU08

AND BE IT FURTHER RESOLVED, That pursuant to Planning Code Section 306.3, the Planning Commission authorizes the Department to provide appropriate notice for a public hearing to consider the above referenced Zoning Map amendments contained in an ordinance approved as to form by the City Attorney hereto attached as **Exhibit IV-3** to be considered at a publicly noticed hearing on or after May 15, 2008.

I hereby certify that the foregoing Resolution was ADOPTED by the City Planning Commission on _____, 2008.

Linda Avery
Commission Secretary

[Zoning Map Amendments in connection with the Eastern Neighborhoods Area Plans.]

Ordinance amending Zoning Map Sheets ZN01, ZN07, ZN08, HT01, HT07, HT08 and SU08 of the City and County of San Francisco Planning Code with revised use districts and height and bulk districts and creating two special use districts within the four Eastern Neighborhoods Planning Areas comprised of the East South of Market, Mission, Showplace Square/Potrero Hill and Central Waterfront Area Plans; and making various findings, including CEQA findings and findings of consistency with the General Plan and Planning Code Section 101.1.

Note: Additions are single-underline italics Times New Roman;
deletions are ~~strikethrough italics Times New Roman~~.
Board amendment additions are double underlined.
Board amendment deletions are ~~strikethrough normal~~.

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

Section 1. Findings. The Board of Supervisors of the City and County of San Francisco hereby finds and determines that:

(a) Under 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. _____ recommending the approval of this Zoning Map Amendment and incorporates 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.

(b) Under Planning Code Section 101.1, the Board of Supervisors finds that this ordinance is consistent with the Priority Policies of Planning Code Section 101.1(b) of the Planning Code and with the General Plan as proposed to be amended in companion legislation and hereby adopts the findings of the Planning Commission, as set forth in

1 Planning Commission Resolution No. _____. A copy of said resolution is on file with
2 the Clerk of the Board of Supervisors on File No. _____ and is incorporated herein by
3 reference.

4 (c) In accordance with the actions contemplated herein, this Board adopted
5 Resolution No. _____, concerning findings pursuant to the California Environmental
6 Quality Act (California Public Resources Code sections 21000 et seq.). A copy of said
7 Resolution is on file with the Clerk of the Board of Supervisors in File No. _____ and is
8 incorporated by reference herein.

9 Section 2. Under Sections 106 and 302(c) of the Planning Code, the following
10 amendments to the Zoning Maps, duly approved by resolution of the Planning Commission,
11 are hereby adopted as an amendment to Zoning Map Sheets ZN01, ZN07 and ZN08 as
12 indicated in the Eastern Neighborhoods Zoning Map, on file with the Planning Department, in
13 File No. _____, and summarized in the table below, for the purpose of rezoning the Eastern
14 Neighborhood Plan Areas. These consist of the East SoMa, Mission, Showplace Square –
15 Potrero Hill and Central Waterfront Area Plans, as further defined in Ordinance No. _____, a
16 copy of which is on file with the Clerk of the Board in File No. _____, and is incorporated
17 herein by reference. Maps of the Eastern Neighborhoods Plan Areas are attached hereto. A
18 complete list of affected Assessor Block and Lot numbers is on file with the Clerk of the Board
19 of Supervisors in File No. _____ and can be obtained from the Planning Department at 1650
20 Mission Street, Fourth Floor and on the Planning Department's website at
21 <http://easternneighborhoods.sfplanning.org>.

22

23 Current zoning to be superceded	Proposed new zoning
24 SLR	MUG

25

1	RSD	MUR
2	SSO	MUO
3	Portions of M-1, M-2, C-M	UMU
4	Portions of M-1, M-2	DTR-SB
5	SPD	Revised SPD
6	portions of NC-3	NCT- Mission
7	NC-Valencia	NCT-Valencia
8	Portions of RM and RH zoned parcels	RTO
9	NC-2	NCT-2
10	Portions of M1 and M2	PDR-G
11	Portions of M1 and M2	PDR-D
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

Section 3. Under Sections 106 and 302(c) of the San Francisco Planning Code, the following change in height and bulk classification, duly approved by resolution of the Planning Commission, is hereby adopted as an amendment to Maps HT01, HT07 and as indicated in the Eastern Neighborhoods Height Map, on file with the Planning Department, in File No._____, and summarized in the table below, for the purpose of rezoning the Eastern Neighborhood Plan Areas. These consist of the East SoMa, Mission, Showplace Square – Potrero Hill and Central Waterfront Area Plans, as further defined in Ordinance No._____, a copy of which is on file with the Clerk of the Board in File No._____, and is incorporated herein by reference. Maps of the Eastern Neighborhoods Plan Areas are attached hereto. A complete list of affected Assessor Block and Lot numbers is on file with the Clerk of the Board of Supervisors in File No. _____ and can be obtained from the Planning Department at 1650 Mission Street, Fourth Floor and on the Planning Department's website at <http://easterneighborhoods.sfplanning.org>.

Current height to be superceded	Proposed new height
40 Feet	45 feet, 50 feet, 58 feet, 65 feet or 85 feet
50 Feet	55 feet, 58 feet, 65 feet, or 85 feet
65 Feet	85 feet
80-90 Feet	85 feet
105 Feet	40 feet, 45 feet, 65 feet, or 155-190 feet (for existing towers only).
150+ Feet	85 feet, 105 feet, or 200 feet

Section 4. Under Sections 106 and 302(c) of the Planning Code, the following amendments to the Zoning Maps, duly approved by resolution of the Planning Commission, are hereby adopted as an amendment to Zoning Map Sheet SU08 as indicated as indicated in the Eastern Neighborhoods Zoning Map, on file with the Planning Department, in File No._____, and summarized in the table below, for the purpose of rezoning the Eastern Neighborhood Plan Areas. These consist of the East SoMa, Mission, Showplace Square – Potrero Hill and Central Waterfront Area Plans, as further defined in Ordinance No._____, a copy of which is on file with the Clerk of the Board in File No._____, and is incorporated herein by reference. Maps of the Eastern Neighborhoods Plan Areas are attached hereto. A complete list of affected Assessor Block and Lot numbers is on file with the Clerk of the Board of Supervisors in File No. _____ and can be obtained from the Planning Department at 1650 Mission Street, Fourth Floor and on the Planning Department's website at <http://easternneighborhoods.sfplanning.org>.

Proposed new Special Use District
Life Science and Medical Special Use District
Innovative Industries Special Use District

Block

Lot

Block

Lot

Block

Lot

Section 5. Effective Date. The approval under this Ordinance shall take effect upon the effective date of the amendments to the Planning Code approved under Board of Supervisors Ordinance No. _____, a copy of which is on file with the Clerk of the Board of Supervisors in File No. _____ and is incorporated herein by reference.

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

By: _____
John D. Malamut
Deputy City Attorney