

CHAPTER III

Project Description

A. Overview and Project Sponsor's Objectives

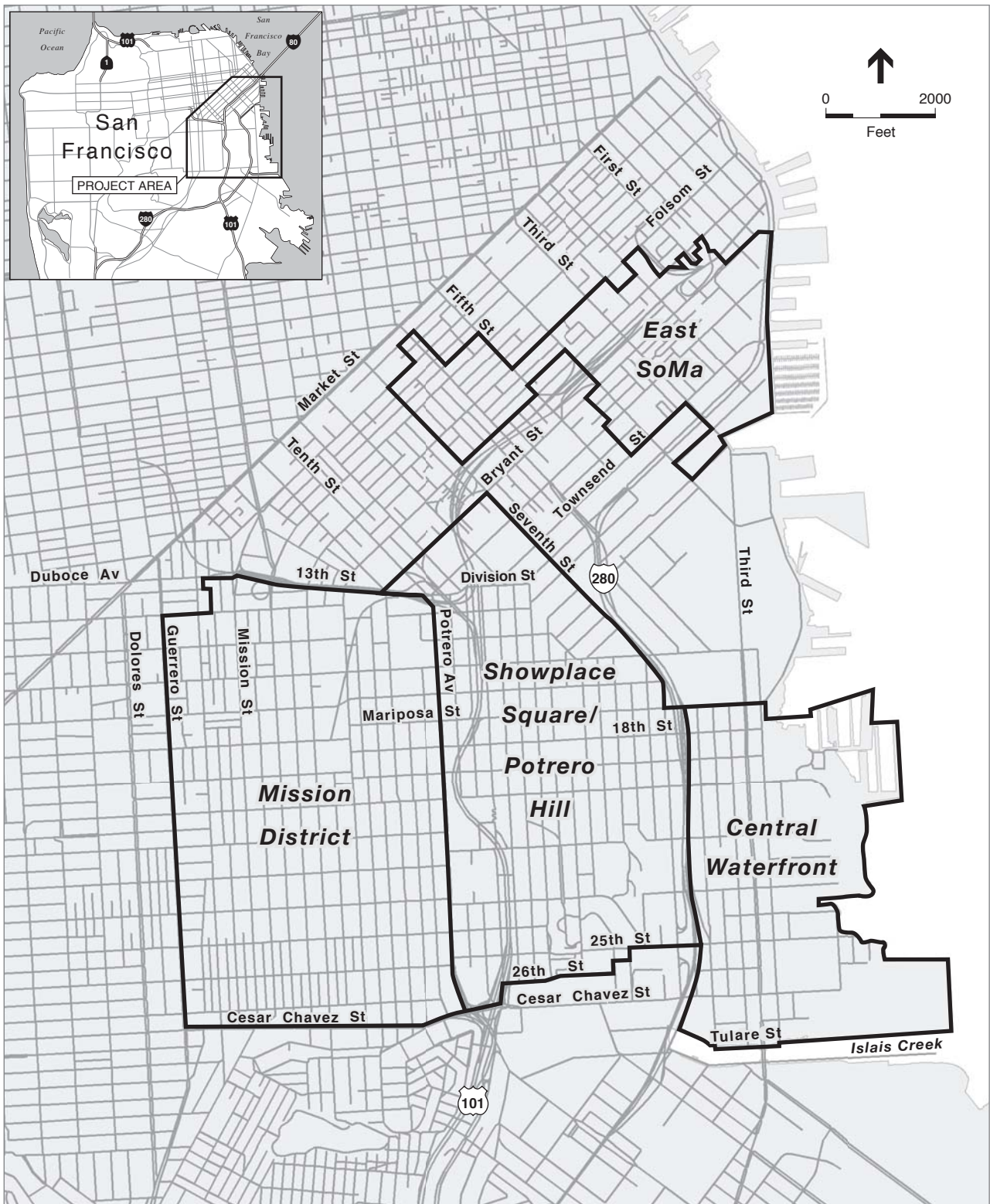
Overview

To encourage new housing while preserving sufficient lands for necessary production distribution and repair (PDR) (generally, light industrial) businesses and activities, the San Francisco Planning Department proposes changes in the Planning Code (zoning) controls, as well as amendments to the General Plan, for an approximately 2,200-acre area on the eastern side of San Francisco.⁶ The proposal would cover all or part of three “Eastern Neighborhoods” included in the Department’s February 2003 draft *Rezoning Options Workbook*: the eastern portion of the South of Market (“East SoMa”), the Mission, and Showplace Square/Potrero Hill. It would also include the Central Waterfront, which was the subject of the draft Central Waterfront Neighborhood Plan, published in December 2002 as part of the Better Neighborhoods planning process, because the Central Waterfront is adjacent to the Eastern Neighborhoods planning area and shares similar land use issues. The project area, including the four neighborhood subareas, is shown in **Figure 1**. For the purposes of this Environmental Impact Report, these four subareas are referred to collectively and interchangeably as the “Eastern Neighborhoods” or the “project area.”

The project is intended to permit housing development in some areas currently zoned for industrial use while protecting an adequate supply of land and buildings for PDR employment and businesses. PDR uses are, generally, light industrial in nature. The Planning Commission, by resolution in 2004, grouped PDR uses into 11 broad categories: Publishing, Audio/Visual, Arts, Fashion, Transport, Food/Event, Interior Design, Construction, Equipment, Motor Vehicles and Other.⁷ In addition to zoning changes, the project would include revisions to the existing Central

⁶ This acreage represents the gross area, including streets. The project area totals approximately 1,500 acres of net area, counting only individual parcels.

⁷ Appendix D to Resolution 16727, Establishing Policies and Procedures for Development Proposals in Sections of the SoMa, Mission, and Showplace Square; February 12, 2004. Available for review by appointment at the Planning Department, 1650 Mission Street, Suite 400, in Case File No. 2004.0160E. More specifically, the 11 PDR categories include Publishing (including printing and paper manufacture and wholesaling), Audio/Visual (photo services, graphic design, radio/TV stations; sound and film recording), Arts, Fashion (garment/fabric manufacture and wholesale), Transport (people/goods/courier), Food/Event (catering/wholesale/processing/distribution), Interior Design (furniture/jewelry manufacture/wholesale/trade/showrooms), Construction, Equipment (appliance and equipment wholesale/repair, and manufacturing), Motor Vehicles (towing/parking/wholesale/repair), and Other (kennels, chemical & leather repair, waste management, utilities, warehouse).



SOURCE: ESA

Case No. 2004.0160E: Eastern Neighborhoods Rezoning and Area Plans (203091)

Figure 1
Project Location

Waterfront and South of Market Area Plans within the San Francisco General Plan and the preparation and adoption of new area plans for East SoMa, the Mission, Showplace Square/Potrero Hill and the Central Waterfront. As well, there may be other changes to the General Plan to bring it in conformance with any proposed plans.

A key attribute of the proposed rezoning effort would be the introduction of new use (zoning) districts, including districts that would permit at least some PDR uses in combination with commercial uses, districts mixing residential and commercial uses, residential and PDR uses, and new residential-only districts.⁸ The new districts would replace existing industrial, commercial, and residential single-use districts, except in East SoMa, which has existing mixed-use districts.

Project Sponsor's Objectives

The city of San Francisco Planning Department is the sponsor of the Eastern Neighborhoods Rezoning and Area Plans project. The City's overriding goal as sponsor is to develop new zoning controls for the industrially zoned Eastern Neighborhoods to create housing opportunities while protecting an adequate supply of land for PDR businesses (and, thereby, PDR jobs). The purpose of the community planning process, which is ongoing, is to work collaboratively to design rezoning controls and establish area plans that realize both neighborhood and citywide land use goals. Four main land use goals guide the development of the rezoning options as well as the design of neighborhood specific plans and policies. These citywide land use goals and the project sponsor's objectives for the project are as follows:⁹

- *Reflect Local Values:* To develop a rezoning proposal that reflects the land use needs and priorities of each neighborhoods' stakeholders and that meets citywide goals for residential and industrial land use.

⁸ PDR uses are organized into core, medium, and light activities based on a number of factors including the following: the total amount of building space for the business; the amount of space needed per worker; the amount of space required for equipment and storage, both inside and outside; the type of loading facilities required; the amount of trucking activity generated; hours of operation, as well as some of the physical environmental issues such as noise, odors, lighting, and the treatment of hazardous materials. **Light PDR** uses (such as auto repair, small catering services, graphic design, small radio stations, or small messenger operations) primarily involve the assembly, packaging, repairing or processing of previously prepared materials, as well as repair and service businesses that provide direct services to neighborhood residents and businesses. These uses are generally compatible with residential use. **Medium PDR** businesses (such as printers and publishers, showrooms, landscaping and horticultural services, film producers, and catering) focus more on production and distribution than light PDR businesses but do not have the volume of heavy trucking found in **Core PDR** activities. These businesses require larger ground floor spaces for storage or processing of larger items. The distinction between medium and core PDR (such as small trucking operations; apparel manufacturing; distribution centers for produce including vegetables, meat, seafood, and flowers; manufacturing of canned food; suppliers of materials used in the construction industry such as lumber, pipes, electrical supplies, and large equipment rentals; paper manufacturing and large publishing operations) is that the medium PDR buildings are generally smaller, and involve less trucking activity. *Source: Appendix D to Planning Commission Resolution 16727, adopted February 12, 2004.*

⁹ The community planning process and the development of Area Plans, including a refined statement of individual neighborhood goals and objectives, is ongoing. Though the final wording of neighborhood goals may differ from those presented here, the citywide land use goals published in the 2003 *Rezoning Options Workbook* and listed here will encompass the specifics therein.

- *Increase Housing*: To identify appropriate locations for housing in the City's industrially zoned land to meet a citywide need for more housing, and affordable housing in particular.
- *Maintain Some Industrial Land Supply*: To retain an adequate supply of industrial land to meet the current and future needs of the City's production, distribution, and repair businesses and the city's economy.
- *Improve the Quality of All Existing Areas with Future Development*: To improve the quality of the residential and nonresidential places that future development will create over that which would occur under the existing zoning.

A compilation of draft objectives and policies from each of the four draft area plans is included in Appendix B of this EIR.

B. Background

The development boom of the late 1990s resulted in a variety of land use conflicts and concerns about the potential impact of the increasing number of residential uses in the City's industrial areas on the potential displacement of industrial uses in the City, rising land costs that could contribute to business and job flight from the City, conflicts over incompatible uses, and the supply of affordable housing within the City. In response to these concerns, the Planning Department conducted a citywide land use survey, proposed interim controls on industrially zoned lands (see Section IV.B, Plans and Policies), and initiated the Citywide Action Plan, a framework for balancing job growth, housing needs, and quality of life. The City initially imposed temporary zoning controls in response to these concerns and, in 2002, began a community planning process in the Eastern Neighborhoods to address the broad range of issues involved in formulating permanent controls on the City's last remaining industrially zoned lands and its surrounding residential and commercial neighborhoods as well as to identify appropriate locations for housing and to determine the amount and location of industrial lands necessary for San Francisco's continuing role as an economic hub and employment center of the region. In February 2003, the Planning Department published a draft document entitled *Community Planning in the Eastern Neighborhoods: Rezoning Options Workbook*. The *Rezoning Options Workbook* included four neighborhoods that make up much of the City's eastern lands: Bayview-Hunters Point, Showplace Square/Potrero Hill, the Mission, and South of Market. A separate Redevelopment Agency planning process was also begun for the Visitacion Valley neighborhood, which was thus not included in the draft *Rezoning Options Workbook*.¹⁰

¹⁰ Part of Visitacion Valley is now part of a Redevelopment Agency survey area. For more information related to Visitacion Valley Planning efforts, see: http://www.sfgov.org/site/planning_index.asp?id=44209 and http://www.sfgov.org/site/sfra_page.asp?id=33654.

Subsequent to publication of the draft *Rezoning Options Workbook*, the San Francisco Redevelopment Agency produced a draft Redevelopment Plan for the Bayview-Hunters Point project area, which is bounded generally by U.S. Highway 101, César Chávez Street, Cargo Way, India Basin, Fitch Street and Earl Avenue, Candlestick Cove, and Jamestown Avenue.¹¹ A Final EIR analyzing the effects of implementation of the Redevelopment Plan was published in 2006, the Bayview Hunters Point Redevelopment Plan was approved by the Board of Supervisors in May 2006, and the ordinance creating the Plan was signed by the Mayor in June 2006. Accordingly, the Bayview-Hunters Point is not included in the area proposed for rezoning as part of the Eastern Neighborhoods Rezoning program, as zoning changes in that neighborhood will be accomplished in the context of implementation of the Redevelopment Plan.

Also following the release of the draft *Rezoning Options Workbook*, some residents of the western portion of the South of Market Area (Western SoMa) indicated to the Planning Department that they felt additional planning was needed prior to rezoning of their neighborhood. By 2004, Western SoMa had become the focus of its own neighborhood planning effort, covering an area bounded by Division, Thirteenth, Howard, Seventh, Harrison, Fourth, Townsend, Seventh, and Bryant Streets. On November 17, 2004, the San Francisco Board of Supervisors established the Western SoMa Citizens' Planning Task Force by Resolution 731-04. The advisory task force, which has a three-year time frame, was established to inform the Board of Supervisors and Planning Commission on planning issues for Western SoMa and to carry out a number of planning-related duties. Western SoMa is now the subject of a Special Use District (SUD), approved by the Board of Supervisors in July 2006, in Resolution 204-06. As approved, the SUD encompasses an area generally bounded by Mission, Fourth, Townsend, and Division Streets and includes land use controls that require conditional use authorization for new "formula retail uses" (commonly known as chain stores). It is anticipated that recommendations made by the Western SoMa Citizens' Planning Task Force could be incorporated into future land use controls that could be added to the SUD. Accordingly, the plan area for the proposed Eastern Neighborhoods Rezoning excludes Western SoMa.

The Planning Department is currently working to develop area plans for each of the three remaining Eastern Neighborhoods: East SoMa, the Mission, and Showplace Square/Potrero Hill, and draft plans or portions thereof for each neighborhood were published in late 2006.

Meanwhile, in December 2002, the Planning Department published the draft Central Waterfront Neighborhood Plan as part of the Better Neighborhoods 2002 planning process. The Better Neighborhoods Program calls for building relatively higher-density housing in neighborhoods well-served by transit and other urban services; neighborhood stores that can satisfy basic needs without reliance on a car; and streets and public spaces that serve all members of the community

¹¹ The Bayview-Hunters Point project area includes three existing redevelopment plan areas (Hunters Point, India Basin, and Bayview Industrial Triangle) and excludes most of the largely residential neighborhood on either side of Third Street between about Palou and Williams Avenues.

and enliven neighborhoods. The draft Central Waterfront Neighborhood Plan aims to help determine what the neighborhood's role in the City should be—a new residential neighborhood, a place dedicated to economic activity, or a mixture of the two. Because many of the concerns that affect the Eastern Neighborhoods are also applicable to the Central Waterfront, and because of the Central Waterfront's proximity to the Eastern Neighborhoods study area, the Planning Department has determined that a single EIR that will encompass planned rezoning and land use changes in both the remaining Eastern Neighborhoods and the Central Waterfront area. The Central Waterfront thus is considered one of the Eastern Neighborhoods for purposes of the EIR.

At present, the four Eastern Neighborhoods that are the subject of this EIR are governed by temporary zoning policies enacted by the Planning Commission. In general, the temporary zoning policies follow the spirit of the proposed project, in that they recognize the need for new housing opportunities and a mix of housing types, while acknowledging that a balanced economy requires retaining sufficient land for PDR businesses that provide business services to the City, as well as relatively higher-wage employment. The resolutions outlining these interim controls and policies are summarized in Section IV.B., Plans and Policies.

Planning Department staff and the Planning Commission continue working to refine the proposed rezoning and area plans during preparation of this EIR. As discussed in Chapter I, Introduction, the intent of this EIR is to analyze a broad range of potential effects associated with the rezoning options in the *Rezoning Options Workbook* in order to provide adequate CEQA review for the proposal that eventually emerges as the preferred option. The analysis in this EIR is, therefore, generally based on the three options presented in the *Workbook*, with certain modifications made by Planning staff based on community input.¹² Therefore, the EIR will not evaluate any project-level proposals, but rather be programmatic in its analysis.

C. Project Components

Location

The project would include amendments to the Planning Code and Zoning Maps in four Eastern Neighborhoods, as indicated in Figure 1:

- **East SoMa** (the eastern portion of the South of Market district), bounded generally by Folsom Street on the northwest, the Rincon Hill Plan area (essentially, Second Street) on the east, Townsend Street on the south, and Fourth Street on the west, with an extension to the northwest bounded by Harrison, Seventh, Mission, Sixth (both sides), Natoma, Fifth, and Folsom Streets;

¹² For example, in response to public comments, proposed height limits in parts of East SoMa were increased under Option C, and some additional areas were reserved for EBD zoning in Showplace Square under Option B.

- the **Mission**, bounded by 13th and Division Streets on the north, Potrero Avenue on the east, César Chávez Street on the south, and Guerrero Street on the west;
- the **Showplace Square/Potrero Hill** districts, generally bounded by Bryant Street and 10th Street on the northwest, Seventh Street on the northeast, Interstate Highway 280 (I-280) on the east, 25th and 26th Streets on the south, and Potrero Avenue on the west; and
- the **Central Waterfront**, bounded by Mariposa Street on the north, San Francisco Bay on the east, Islais Creek on the south, and I-280 on the west.

Existing Use Districts (Zoning)

Existing zoning in the project area includes areas zoned for light and heavy industrial uses, in the Central Waterfront, Northeast Mission, Showplace Square, and portions of East SoMa (see **Figure 2**):

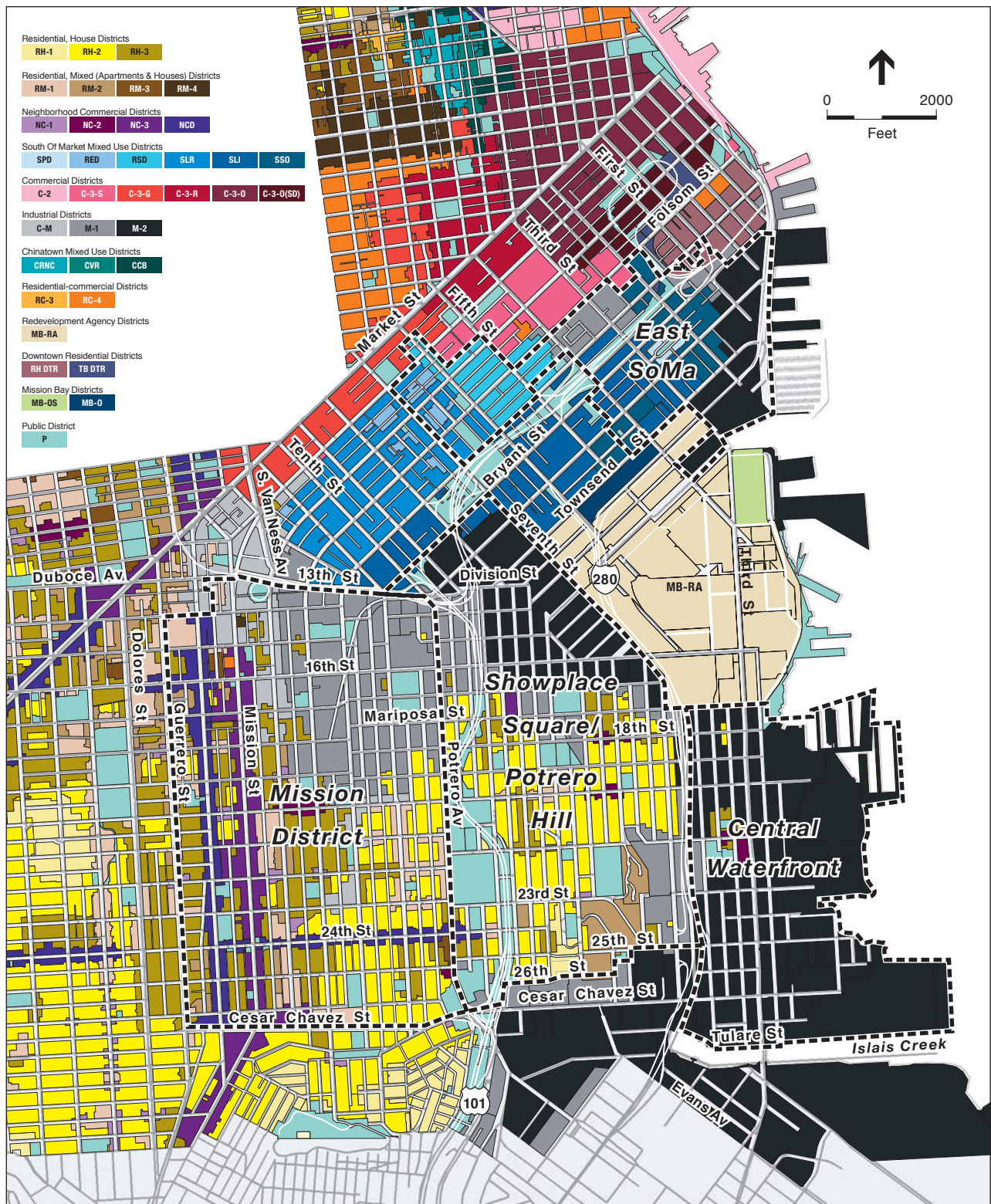
- **Light Industrial District (M-1)**: most industries are permitted with certain requirements as to enclosure, screening and minimum distance from Residential Districts;
- **Heavy Industrial District (M-2)**: the least restrictive as to use; heavier industries are permitted, with fewer requirements as to screening and enclosure than in M-1 Districts, though many uses are permitted only with Conditional Use authorization¹³ and/or at a considerable distance from Residential Districts;
- **Heavy Commercial (C-M)**: wholesaling, business services and some light manufacturing and processing are permitted with requirements as to enclosure within buildings and screening of outdoor uses; and
- **Downtown Support Commercial District (C-3-S)**: wholesaling, printing, building services, secondary office space, parking and unique housing resources.¹⁴

In addition, a variety of commercial and mixed-use light industrial designations characterize the existing zoning patterns within East SoMa:

- **Service/Light Industrial (SLI)**: designed to protect and facilitate the expansion of existing light industrial, commercial, manufacturing, live/work and arts uses, group

¹³ Conditional Use authorization refers to the approval process for land uses that are permitted but not as principal uses that are allowed “as of right.” Section 303 of the Planning Code states that Conditional Use authorization may be granted to projects where it can be demonstrated that the proposed use is “necessary or desirable for, and compatible with” the neighborhood or community; that the use will “not be detrimental to the health, safety, convenience or general welfare” of residents and workers; and that the use and its intensity is consistent with the General Plan and Priority Policies. As opposed to principally permitted uses, the Planning Commission, when considering project approval, may impose specific conditions on the proposed project or use.

¹⁴ This designation applies only in a small area of the western extension of East SoMa, between Mission and Howard and Fifth and Sixth Streets.



SOURCE: San Francisco Planning Department

Case No. 2004.0160E: Eastern Neighborhoods Rezoning and Area Plans (203091)

Figure 2
Existing Zoning

- housing and dwelling units are protected, development of group housing and low-income affordable dwelling units are permitted with Conditional Use authorization;
- **Service/Secondary Office (SSO)** (small-scale light industrial, home and business services, arts activities, live/work units, and small-scale, professional office space and large-floor-plate “back office” space for sales and clerical work forces, dwelling units and group housing are permitted with Conditional Use authorization;
 - **Service/Light Industrial/Residential Mixed-Use District (SLR):** ground floor commercial/service/light industrial activity including home and business service, wholesale distribution, arts production and performance/exhibition activities, live/work use and neighborhood-serving retail, designed to protect existing housing and encourage the development of housing and live/work space over ground floor;
 - **Residential Enclave District (RED):** clusters of low-scale, medium density, predominantly residential neighborhoods along the narrow side streets of the South of Market;
 - **Residential/Service Mixed-Use District (RSD):** serves as a buffer between the higher-density, predominantly commercial area of Yerba Buena Center to the east and the low-scale, predominantly service/industrial area west of Sixth Street; and
 - **South Park District (SPD):** intended to preserve the scale, density and mix of commercial and residential activities within the South Park neighborhood.

There are areas zoned for residential use at various densities¹⁵ in the Dogpatch enclave of the Central Waterfront, on Potrero Hill, and in the southeast portion and western edge of the Mission. These areas include:

- **Residential, House District (RH-1, RH-2, RH-3):** intended to recognize, protect, conserve and enhance areas characterized by dwellings in the form of houses, usually with one, two or three units to the lot with separate entrances, and limited scale; and
- **Residential, Mixed District (RM-1, RM-2, RM-3, RM-4):** intended to recognize, protect, conserve and enhance areas characterized by a mixture of houses and apartment buildings, covering a range of densities and building forms, the RM district is designed to

¹⁵ In general, residential densities in San Francisco can be divided into five categories, as indicated in Table I-27 of the *General Plan* Housing Element. These categories, with applicable zoning districts and number of units permitted per acre (and estimated population per acre based on the citywide average of 2.3 persons per household), are: Low Density (RH-1, RH-1(D)): 14 un./ac. (32 persons/acre); Moderately Low Density (RH-2, RH-3): 36 un./ac. (83 persons/acre); Medium Density (RM-1, C-1, C-2, M-1, M-2, NCDs): 54 un./ac. (124 persons/acre); Moderately High Density (RM-2, RM-3, RC-2, RC-3): 91 un./ac. (209 persons/acre); and High Density (RM-4, RC-4, C-3, C-M): 283 un./ac. (651 persons/acre).

provide unit sizes and types suitable for a variety of households, often containing supporting nonresidential uses.

Mixed-Use corridors that allow residential uses above commercial, including designated neighborhood commercial districts, exist along Third and 22nd Streets in the Central Waterfront; 18th and 20th Streets on Potrero Hill; Mission, Valencia, and 24th Streets in the Mission; and in the mixed-use district around South Park in East SoMa. These districts include:

- **24th Street–Mission and Valencia Street Neighborhood Commercial Districts:** designed to permit moderate-scale buildings and uses, protect rear yards, and encourage ground-level neighborhood-serving commercial with housing above;
- **Neighborhood Commercial District (NC-1, NC-2, NC-3):** clusters of neighborhood-, small- and moderate-scale shopping districts, with residential use encouraged above the ground story in most districts; and
- **Medium and High Density Residential-Commercial Combined District (RC-3, RC-4):** characterized by structures combining residential uses with neighborhood-serving commercial uses.

Portions of the project area are covered by area plans within the *San Francisco General Plan*, including East SoMa, nearly all of which is encompassed within the South of Market Plan;¹⁶ the Central Waterfront, which is entirely contained within the existing Central Waterfront Plan; and the Showplace Square area, which is also within the Central Waterfront Plan area. These plans are discussed in depth in Section IV. B, Plans and Policies. No existing area plans cover Potrero Hill (south of 17th Street) or the Mission.

Proposed Use Districts

The proposed names of certain use districts that would be adopted as part of the project have been changed by Planning staff subsequent to publication of the *Rezoning Options Workbook*. This EIR attempts to use the names most recently put forward, with reference to the prior names for consistency with the *Workbook*. In general, the change in names has not substantially altered the intent of a proposed use district. **Table 1** provides correspondence between the proposed use district names set forth in the *Rezoning Options Workbook* and the most current names for zoning districts with the same or comparable controls.

For East SoMa, the Mission, and Showplace Square/Potrero Hill the Planning Department has developed three rezoning options, designated Options A, B, and C in the *Rezoning Options Workbook*. (The draft Central Waterfront neighborhood proposes a single rezoning option, which is described separately below.) Options A, B, and C vary by the degree to which they would

¹⁶ The southeastern edge of East SoMa is within the Rincon Point-South Beach Redevelopment Plan area.

TABLE 1
CORRESPONDENCE TABLE FOR PROPOSED ZONING DISTRICTS

Rezoning Options Workbook Names	Currently Proposed Names
Residential Commercial	Mixed-Use Residential (MUR)
Core PDR	Employment and Business Development (EBD)
Residential/PDR	Urban Mixed-Use (UMU)
	Design and Showroom District (Design)
	Arts District (Arts)
PDR/Large Commercial	No longer contemplated for study area
Residential - Medium Density	Residential - Medium Density
Neighborhood Commercial Transit (NC-T)	Neighborhood Commercial Transit (NC-T)
Residential Enclave District (RED)	Residential Enclave District (RED)
Neighborhood Commercial Moderate	Neighborhood Commercial Moderate
Residential Transit Oriented (RTO)	Residential Transit Oriented (RTO)
Mixed-Use Residential (MUR)	Mixed-Use Residential (MUR)
PDR	EBD
Heavy PDR ¹	Heavy PDR
Pier 70 Mixed-Use	Pier 70 Mixed-Use

¹ Heavy PDR uses are generally those that require substantial separation from other uses due to heavy truck traffic, noise, and/or other operational conditions that preclude these uses operating near many other uses.

SOURCE: San Francisco Planning Department, 2007.

permit lands currently zoned for industrial uses to be converted to residential and mixed-use districts: in general, Option A would permit the least amount of such conversion, while Option C would permit the greatest conversion. Under all three options, new single- and mixed-use zoning districts would be introduced to the Planning Code. Most of the existing Heavy Industrial (M-2) and Light Industrial (M-1) use districts in the Eastern Neighborhoods would be replaced with either mixed-use residential districts (MUR), new Urban Mixed-Use (UMU) Districts that would permit residential and PDR uses, or with new Employment and Business Development (EBD) Districts that would permit PDR uses only. These districts would encourage the retention and expansion of PDR uses while in some cases also allowing limited commercial or residential uses.

Some existing commercial districts would be replaced, where commercial activity would continue to be permitted, with new mixed-use residential/commercial districts or with mixed-use PDR/commercial districts, although some areas would be designated neighborhood commercial as currently defined in the Planning Code. Finally, existing residential districts could be replaced, generally with new single-use residential districts. Proposed new zoning districts, described below, have evolved since this analysis was begun, and may continue to do so. However, the overall intent and the general provisions of the controls have remained consistent.

- **Employment and Business Development (EBD) (formerly “Core PDR”):** This district would establish more restrictive non-residential zoning to replace industrial districts where currently almost all uses are permitted as of right or conditionally. This district would encourage conservation of the existing building stock to retain appropriate space in appropriate locations for production, distribution, and repair business activity. There would be controls on demolition of existing industrial space, and new construction would be limited to PDR space—space suitable for a variety of types of businesses but in which large-scale office or retail uses would not be allowed. Incubator space for businesses, including PDR businesses that can afford the higher cost of new development, is envisioned. Compared to existing zoning, this designation would be more restrictive because there would be more stringent controls on office, retail, and housing development: housing would be prohibited, and only small office and retail uses would be allowed.
- **Residential-Transit Oriented (RTO):** This residential district would allow generally moderate-scale buildings, but would not have a maximum permitted residential density. Instead, densities would be limited only by height and bulk controls. The RTO district would also have reduced parking requirement in recognition of transit proximity. Small commercial uses would be permitted, on corner lots only.
- **Mixed-Use Residential (MUR):** This zoning district would promote high-density housing and a flexible mix of smaller neighborhood-serving retail and commercial uses, including some PDR uses, appropriate for development to take advantage of major transit investments. Restrictions on the size of non-residential uses would prohibit the development of large-scale retail and office uses.
- **Neighborhood Commercial Transit (NC-T):** This district would have similar controls to the MUR district, but would not permit most PDR uses.
- **Neighborhood Commercial (Moderate Scale):** This district would have similar controls to the existing NC-3 (Neighborhood Commercial-Moderate Scale) district.
- **Urban Mixed-Use (UMU) (formerly “Residential/PDR”):** The Urban Mixed-Use district would encourage transitional development patterns between business and employment districts and predominantly residential neighborhoods, thereby buffering potentially incompatible land uses. By contrast to the other new districts, new development in the UMU districts would be expected to be a true mix of uses—combining new housing with smaller scale retail and commercial use and those types of production, distribution, and repair activities that can coexist with housing. Retail, office,

and housing uses would be allowed, but non-PDR development would be required to also provide PDR space, at specified ratio(s), as part of new projects.^{17,18}

- **Pier 70 Mixed-Use District:** This district in the Central Waterfront would be designed to permit adaptive reuse of the old Union Iron Works buildings near 20th and Illinois Streets. Residential use would be prohibited in this district, and office use would be allowed only as an accessory to principally permitted uses.
- **Heavy PDR:** This district, also in the Central Waterfront only, would mostly cover lands under jurisdiction of the Port of San Francisco that are, and are intended to remain, in heavy commercial and industrial use.

In addition to the above proposed new zoning districts, the *Rezoning Options Workbook* included a potential Design PDR Use Area overlay zone in the central portion of Showplace Square, where only design-related PDR uses would be permitted, to help preserve the existing cluster of design uses.¹⁹ Moreover, in the new area plans and implementing zoning amendments, specifics of building size and residential density controls would be tailored to existing conditions and to appropriate future development patterns in each neighborhood.

Figure 3, p. 15, depicts the proposed rezoning options at a general level of detail for each of the three rezoning options. These three options, while based on the options set forth in the *Rezoning Options Workbook*, reflect revisions and refinements developed by Planning staff through approximately spring 2006. Accordingly, some of the proposed zoning revisions vary from those presented in the *Workbook*.

Since early 2006, Planning staff and the community have continued to refine the proposed rezoning and to develop area plans for the Eastern Neighborhoods. Because this effort has been aimed at achieving relative consensus on a single rezoning proposal for each neighborhood, there has been no further development of the three side-by-side options that are presented and analyzed

¹⁷ The Planning Department presentation of the December 2006 draft Showplace Square/Potrero Area Plan (on the internet at: http://www.sfgov.org/site/uploadedfiles/planning/Citywide/pdf/Showplace_12_5_06_presentation.pdf) indicated that the UMU designation would require one square foot of PDR space for every four square feet of non-PDR development. The 2006 draft Showplace Square/Potrero Area Plan also includes a separate Arts District with similar controls to those proposed in the UMU zone, but which is intended to encourage arts-related PDR uses and student housing, and which would require a much higher ratio of non-residential-to-residential development: five square feet of “arts-PDR” use for every one square foot of new residential construction; however, student housing would be exempted from this provision.

¹⁸ Two mixed-use districts, PDR-Medium Commercial and Light PDR, were also included in the *Rezoning Options Workbook*. However, these districts were proposed for areas in the Bayview-Hunters Point neighborhood which was subsequently studied in a separate Redevelopment Plan. Accordingly, the Bayview-Hunters Point neighborhood is not included in the area proposed for rezoning as part of the Eastern Neighborhoods Rezoning program and as such these districts are not analyzed in this EIR. A third mixed-use district, PDR/Large Commercial, previously proposed for a small area on Division Street, is no longer under consideration by Planning staff for application to the project area.

¹⁹ Subsequent drafts of the Showplace Square/Potrero Area Plan issued in 2006 delineated a separate Design & Showroom District with similar controls to those proposed in the overlay zone. In this Design & Showroom District, demolition of PDR space would be controlled, office and retail uses would be limited in size, and residential use would be prohibited.

in this EIR. It is assumed that the ultimate rezoning proposal would fall within the range of the three options analyzed herein.

The following sections discuss the proposed rezoning options by neighborhood. In the Mission, in addition to the three rezoning options, this EIR also includes two community-based concepts for the area around the Northeast Mission Industrial Zone (NEMIZ)—the *People’s Plan for Jobs, Housing, and Community*, put forth by the Mission Anti-Displacement Partnership (March 22, 2005), and a plan from the Mission Coalition for Economic Justice & Jobs (MCEJJ), published as *An Alternative Future for the North East Mission Industrial Zone* (March 2003).

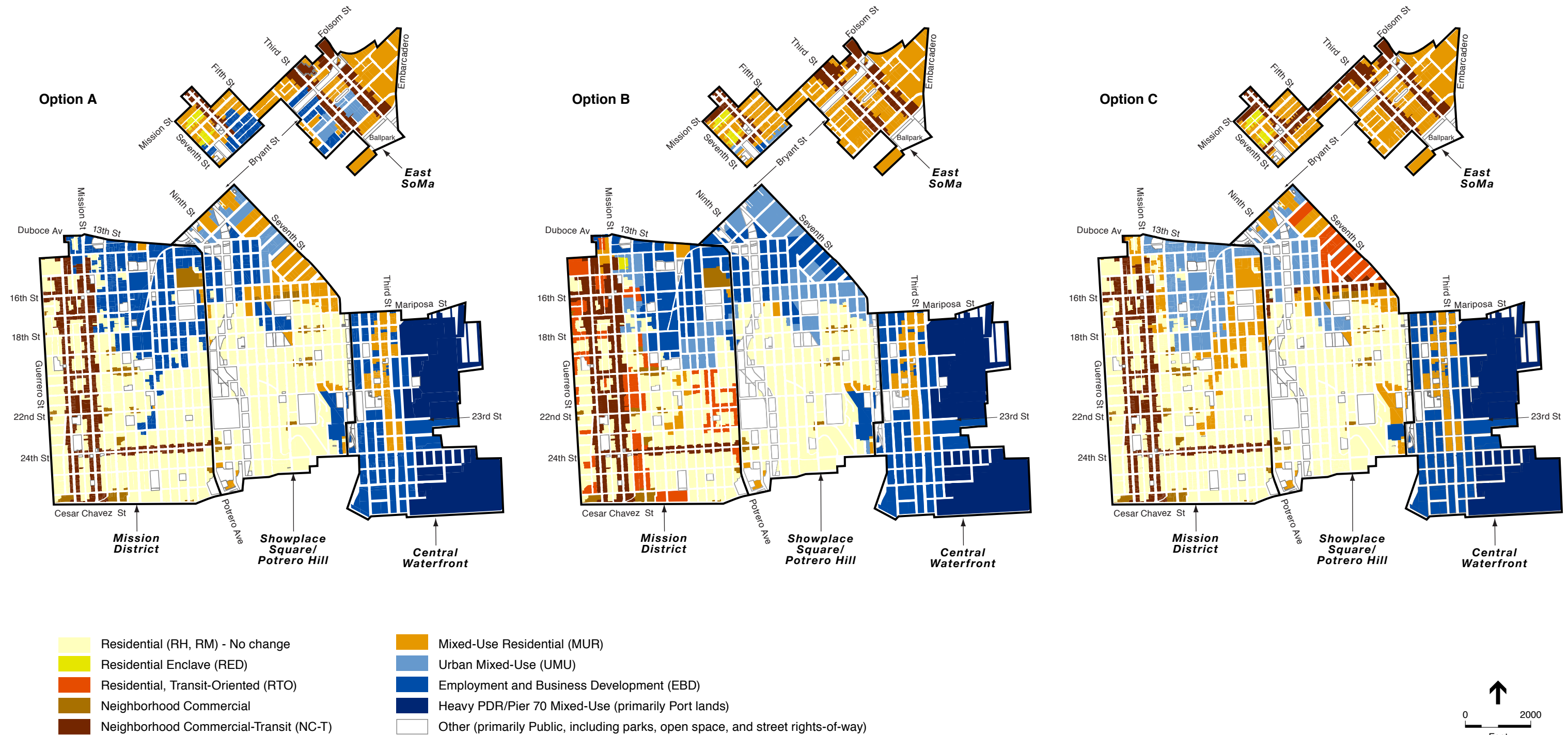
East SoMa

The proposed rezoning options would change the majority of zoning in East SoMa from light industrial, service-secondary office (generally, “back office” space), and residential-service districts to the MUR district, and apply Neighborhood Commercial Transit (NC-T) districts along transit corridors along Second, Third, and Sixth Streets in all three options, replacing areas of SSO (Service/Secondary Office) and SLI (Service/Light Industrial) zoning.²⁰ Option A would create UMU districts south and west of South Park and MUR districts north of South Park, with EBD and MUR districts west of Third Street, between Folsom and Bryant Streets. In the westerly extension of East SoMa, between Fifth and Seventh Streets north of Harrison, EBD zoning would prevail south of Folsom, with MUR north of Folsom and existing Residential Enclave Districts (RED) remaining between Sixth and Seventh Streets. Under Option B, MUR zoning would predominate as far west as Fourth Street, and between Fourth and Sixth Streets north of Harrison in the westerly extension of East SoMa. An additional Neighborhood Commercial Transit district is proposed on Mission Street from Sixth to Seventh Streets, with small UMU areas on Folsom and Harrison and a very small EBD zone on Harrison near Sixth. As with Option A, existing RED zones would remain. Under Option C, a Neighborhood Commercial Transit district is proposed for virtually the entire length of Folsom Street between Third and Seventh Streets. Most of East SoMa would be zoned MUR, with no EBD or UMU districts. Existing RED zones would remain.

Mission

The residential neighborhoods that occupy most of the western and southern parts of the Mission would not be affected by the proposed rezoning. The zoning districts, while they would in some instances have different names, would continue to limit the majority of the neighborhood to low- and medium-density residential use. Neighborhood Commercial designations would continue to

²⁰ The South of Market area already contains a number of mixed-use zoning districts as a result of implementation of the South of Market Plan in 1987.



SOURCE: San Francisco Planning Department

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Figure 3
Proposed Use Districts

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apply along existing commercial corridors. The most conspicuous zoning changes would occur in the northeast Mission, also known as the Northeast Mission Industrial Zone, or NEMIZ.²¹

Option A would generally preserve light industrial zoning in the Northeast Mission, changing the designation from M-1 (Light Industrial) to EBD, which would prohibit housing and impose limitations on office uses. The Potrero Center shopping center site at 16th and Bryant Streets would be rezoned to NC-S (Neighborhood Commercial-Shopping Center; an existing zone). Consistent with existing uses, a retail site on the west side of Harrison Street at Division would be rezoned to MUR. Zoning on Mission, Valencia and 24th Streets would change from Neighborhood Commercial to Neighborhood Commercial Transit. Finally, discrete areas along César Chávez Street near South Van Ness Avenue and near Valencia Street would be designated Neighborhood Commercial (Moderate Scale).

Option B would retain the core of the NEMIZ for PDR uses, but redesignate the western edge between Capp Street and South Van Ness Avenue as UMU. Option B would designate substantial areas east and northwest of the Mission-Valencia corridor as Residential Transit Oriented (RTO) zoning, with residential density controlled only by height and bulk limitations and with reduced parking requirements. Areas near San Francisco General Hospital would also be zoned RTO. It would also redesignate a number of individual blocks and parts of blocks in the southeast portion of the NEMIZ as UMU, which would allow both PDR and residential uses. The Potrero Center shopping center site at 16th and Bryant Streets would be rezoned to NC-S (Neighborhood Commercial Shopping Center), an existing zone, and commercial sites on both sides of Harrison Street at Division Street would be rezoned to NC-2 (Small-Scale Neighborhood Commercial), also an existing zone. As with Option A, small areas along César Chávez Street near South Van Ness Avenue and near Valencia Street would be designated Neighborhood Commercial (Moderate Scale).

Option C would set the stage for the greatest land use changes in the NEMIZ, with no exclusive EBD zoning. The western two-thirds of the NEMIZ would be designated UMU, while a several-block swath on the eastern edge would be designated MUR. As under Options A and B, small areas along César Chávez Street near South Van Ness Avenue and near Valencia Street would be designated Neighborhood Commercial (Moderate Scale).

As noted, two community-based variants have been put forth for the Northeast Mission. The *People's Plan* proposes a zoning scheme that is similar to Option B, but with a somewhat different geographic area on the eastern edge of the NEMIZ designated for Mixed Residential/PDR (equivalent to the UMU district). It would also create some special overlay zones. The *People's Plan* would designate the core of the NEMIZ for PDR uses, with area designated both Core PDR and Light PDR. It would designate the southeastern part of the

²¹ The NEMIZ is the area of larger, mostly industrial buildings from the Central Freeway south to about 20th Street and from Potrero Avenue west to approximately South Van Ness Avenue.

NEMIZ, generally east of Florida Street and south of 16th Street, as Mixed-Use/PDR. This mixed-use area would encompass blocks farther to the north and east, including the sites of the Potrero Center and the Muni facility, than would Option B. The *People's Plan* also proposes Mixed PDR/Residential at the northern edge of the district, between 14th and Division, including a big-box overlay district, where a number of large-format retail uses have located. The *People's Plan* also proposes a new PDR Auto-Service Overlay District centering on South Van Ness Avenue extending from Division Street to 18th Street, which would require no net loss of Auto-Service PDR floor space.

The MCEJJ proposal calls for more flexibility in permitted land uses in the NEMIZ, including the creation of a subarea-specific “NEMIZ Mixed-Use” zoning district, generally south of 16th Street, which would allow for a broad mix of uses similar to existing industrial zoning. In this district, a monitoring program would be required for Core PDR uses to ensure minimal conflicts with other uses, and both office and residential uses would be permitted on the upper stories. Only large retail (greater than 15,000 square feet) and parking lots would be prohibited; large offices and residential use also would be prohibited at the ground floor. The MCEJJ plan proposes a broadening of the definition of PDR uses to accommodate more and different types of business activity than would be accommodated by any of the proposed rezoning options, and proposes that medium PDR uses be permitted in mixed-use districts, alongside residential use. The MCEJJ plan also specifically proposes that existing uses in the NEMIZ be permitted to remain and to expand.²² In addition to retail, this plan would allow some upper-story offices.

Showplace Square/Potrero Hill

Option A would retain the heart of Showplace Square for PDR uses, designating approximately 16 blocks between Potrero, De Haro, Division, and 17th Streets as an EBD district. The Seventh Street corridor (between Seventh and Eighth Streets), would be designated either UMU or MUR. The MUR designation would also be applied to part of the area between 16th and Mariposa Streets, along with some Neighborhood Commercial zoning along 17th Street. The EBD zoning designation would be applied to two areas: the several-block cluster around Mariposa and Carolina Streets and the southeast corner of the neighborhood, between Pennsylvania and Texas Streets, south of 22nd Street. The north side of 22nd Street, for several blocks between Missouri and the I-280 freeway, would be re-designated from M-1 to MUR.

Option B would differ from Option A in that it would add the EBD zoning designation to a portion of the Seventh Street corridor between Berry and Daggett Streets.²³ Compared with

²² Under the proposed rezoning, certain uses would become “nonconforming” uses that would be permitted to continue operation but not to expand. For example, some PDR (light industrial) uses that are currently permitted in an M-1 or M-2 use district would become nonconforming if their locations were rezoned to a MUR or UMU use district, where some PDR uses would not be permitted.

²³ Subsequent drafts of the Showplace Square/Potrero Area Plan issued in 2006 delineated a separate Arts District in part of the Seventh Street corridor, near the California College of the Arts campus. This district would encourage compatible arts activities, a category of PDR use.

Option A, Option B would reduce the two areas of EBD zoning around Mariposa and Carolina Streets and reduce slightly the EBD zoning in the southeast corner of the neighborhood, replacing portions of each with UMU. Option B also proposes UMU north of Division Street and on blocks between 16th and 17th Streets.

In Option C, the heart of Showplace Square would be designated UMU rather than EBD, allowing residential uses but requiring replacement or retention of PDR floor space. The Seventh Street corridor would be zoned primarily Residential Transit Oriented, with areas of UMU and MUR at the northern end. The only area designated EBD would be the block between 23rd, 24th, Texas and Pennsylvania Streets. The area immediately to the north would be designated MUR. Option C would also designate areas of 16th Street as Neighborhood Commercial-Transit, while areas on 17th Street would be zoned Neighborhood Commercial (Moderate Scale).

No zoning changes are proposed for the existing residential areas of Potrero Hill under any of the rezoning options. Zoning would be changed on a triangular parcel along Arkansas Street between 18th and 19th Streets from M-1 (Light Industrial) to MUR (Options A and C) or UMU (Option B), to reflect current land uses.

Central Waterfront

In the Central Waterfront, the community has worked with Planning Department staff to develop a single preferred rezoning option and a draft neighborhood plan that would result in an amendment of the *General Plan* Central Waterfront Area Plan. Under this proposal, existing residential and Neighborhood Commercial areas (centered on the existing Dogpatch residential enclave around Tennessee, Minnesota, and 22nd Streets) would be retained, and a new Mixed-Use Residential district would extend south to 25th Street and north to Mariposa Street one block east and west of Third Street; in both cases, these “extensions” would convert lands now zoned for heavy industry to allow housing and commercial (retail) activity.

The EBD District would encompass those parts of the Central Waterfront that contain PDR buildings, existing PDR clusters, or are most suited to PDR uses because of the character of surrounding uses. This district would cover most of the rest of the Central Waterfront not under Port of San Francisco jurisdiction. Pier 70 east of Illinois and north of 20th Street is under study by the Port of San Francisco, and could be rezoned from M-2 to mixed-use zoning at some point in the future; however, existing M-2 zoning is anticipated to remain in the short term.

As an additional potential component of the project (under Option A only), in anticipation that the Potrero Power Plant may not remain operational through 2025, the Planning Department contemplates that additional new housing could be developed at or near the power plant site, east of Illinois Street between 22nd and 24th Streets. No specific residential zoning district is proposed for the power plant site, however.

Proposed Height Limits

Existing height limits are primarily 40 and 50 feet, with areas of East SoMa allowing buildings up to 220 feet tall (see **Figure 4**). The proposed rezoning options would not substantially change existing height limits. However, some increases and decreases are proposed.

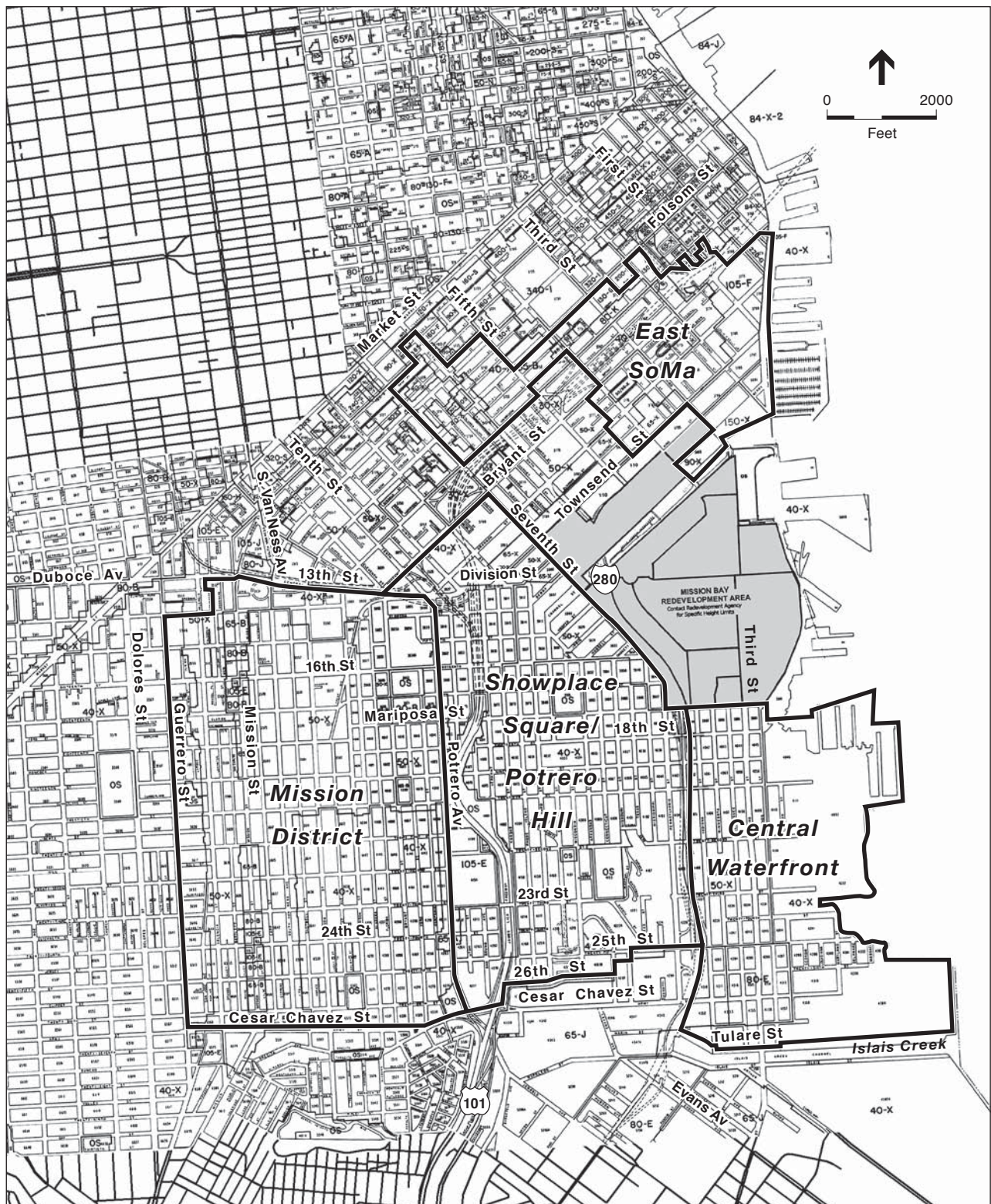
Figure 5, p. 23, depicts the proposed height limits at a general level of detail for each of the three rezoning options.

East SoMa

Existing height limits in East SoMa are highly varied and specific to different street types and subareas. Lots directly fronting South Park have a height limit of 40 feet, and surrounding blocks have height limits of 40 and 50 feet. The South Beach area, between Spear and Third Streets and adjacent to the Embarcadero, has height limits of 105 feet, while SBC Park has a height limit of 150 feet. North of Harrison Street and the I-80 freeway and east of Fourth Street, height limits range from 80 feet to 200 feet. In the western portion East SoMa, height limits vary, but are primarily 40 and 50 feet. West of Sixth Street, 40-foot limits are typical on the residential side streets and alleys, with 50-foot limits on larger streets such as Howard and Seventh. East of Sixth Street, several blocks are designated 40-X/85-B; under this designation, heights of up to 85 feet are conditionally permitted if buildings meet special criteria related to shadow, wind, and the provision of additional affordable housing. The height limit along much of Sixth Street is 85 feet. Along Folsom Street, height limits are 40 and 50 feet. However, part of Folsom is in the 40-X/85-B district, and a number of existing structures along Folsom, particularly east of Fifth Street, appear to have been constructed above the base height and taken advantage of the conditionally permitted height, as they are six or more stories.

Height limits would be increased along many of the primary streets in the neighborhood, maintained around South Park, and lowered on certain residential alleys. Option C includes more extensive height limit increases than the other two options in some locations. The proposed height limits in East SoMa form a somewhat complex pattern, but include the following:

- Heights on a number of arterial streets in the western part of the neighborhood would be increased to 85 feet. Under all three options, height limits along Folsom and Howard Streets between Fourth and Sixth Streets would increase to 85 feet as of right from the current 40-X/85-B designation, which allows 40 feet as-of-right and 85 feet with Conditional Use authorization. Parts of Fifth and Sixth Streets would also be changed from the 40-X/85-B designation to an 85-foot height limit. West of Sixth street, Options A and B include height limit increases of up to 55 and 65 feet along major streets, while Option C includes more extensive increases, allowing up to 85 feet in height along portions of Howard, Folsom, and Seventh Streets.



SOURCE: San Francisco Planning Department

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Figure 4
Existing Height and Bulk Limits

- All three options would increase heights on Fourth Street between Bryant and Townsend from 50 feet to 65 and 85 feet.
- Option C would increase height limits along the stretch of Harrison Street between Third and Fourth Streets from 40 to 85 feet, while Options A and B would keep the limit at 40 feet.
- Under all three options, heights in most of the area between First, Third, Bryant and Brannan (except for parcels directly fronting on South Park) would increase from 50 to 65 feet.
- Under all three options, height limits surrounding South Park would remain the same as existing, with minor height increases on a few sites bordering Second and Third Streets. Additionally, Option C would increase height limits from 40 to 55 feet on three parcels across the street from the park.

Mission

Existing height limits in the Mission are predominantly 40 and 50 feet. Forty-foot height limits cover the existing residential neighborhood south of 20th Street and east of South Van Ness Avenue as well as the far northeast area of the NEMIZ. Fifty-foot height limits predominate in the rest of the NEMIZ. The Mission Street commercial corridor has greater height allowances; most of Mission Street has height limits of 65 feet, and greater heights of 80 or 105 feet are allowed near the BART stations at 16th and 24th Streets and Mission.

The proposed rezoning options could result in increases in height limits along selected stretches of the Mission's commercial corridors, with decreases along residential alleys. Under all three options, heights would be increased from 50 to 65 feet along Mission Street between 19th and 21st Streets. At the 16th and Mission BART station, the current 105-foot height limit would be extended slightly to include the half block next to the station, affecting a few parcels that currently have only a 50-foot height limit. Height limits on Valencia Street would increase from 50 to 55 feet to facilitate taller ground-floor spaces. Height limits would also increase along the eastern part of 24th Street from the current 40-foot limit, variously to 45 and 55 feet. Heights would be decreased from 50 to 40 feet along the alleyways between Mission and Valencia Streets and along Capp Street.

In the northeast Mission, changes to height limits would be minor. Most of the northeast Mission currently has a 50-foot height limit, although the northern edge of the district is established at 40 feet and a few blocks that include the Muni facility south of Franklin Square have height limits of 65 and 80 feet. Options A and C would retain most blocks at 50 feet, although lots fronting 16th Street and stretches of the other east-west streets (14th, 15th, 17th, Mariposa, 18th, 19th, and 20th), as well as Potrero Avenue, would be increased to 55 feet. Option B would establish the



SOURCE: San Francisco Planning Department

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Figure 5
Proposed Height Limits

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height limit through most of the northeast Mission at 55 feet. Under all three options, the area around the Potrero Center, would be subject to more substantial height limit increases, with 85 feet allowed at the center itself and 65 feet on surrounding blocks.

Under the *People's Plan*, height limits would increase to 65 feet on Mission Street, most of Potrero Avenue, and the NEMIZ generally east of Florida Street. The rest of the NEMIZ (south to 20th Street) and Valencia Street and South Van Ness Avenue would see height increases to 55 feet, while the residential remainder of the Mission would have a 45 foot height limit.

The MCEJJ proposal does not specify proposed height limits.

Showplace Square/Potrero Hill

Almost the entire Showplace Square/Potrero Hill neighborhood has a height limit of 40 feet, except in and near the Seventh Street corridor, where some height limits are set at 50 feet. Many existing taller buildings predate the adoption of current height limits.

Under Options A and C, height limits would increase from 40 and 50 feet to 65 feet between Seventh and Eighth Streets from Brannan southeast to Hooper Street. Near the core of Showplace Square, between approximately Division, 15th, Henry Adams, and Carolina Streets, height limits would increase from 40 and 50 feet to up to 80 feet. Surrounding blocks would have a 50-foot height limit. Under Option B, most of the area north of 16th Street would be within a 65-foot Height District. On the southern edge of Showplace Square, the 16th and 17th Street corridors would have a height limit of 45 feet.

Under all three zoning options, the remainder of Potrero Hill would retain the existing 40-foot height limit.

Central Waterfront

The existing height and bulk districts in the Central Waterfront are assigned to fairly large geographic areas. East of Illinois Street, the height limits is 40 feet. In the area west of Illinois Street and north of 25th Street, which encompasses the mixed-use area and Dogpatch neighborhood, the height limit is 50 feet. West of Michigan and south of 25th Street, height limits are 80, 65, or 40 feet.

Under the proposed project, a more fine-grained height scheme would be created. In general, height limits would be 65 to 85 feet south of 22nd Street between Illinois Street and the neighborhood's western edge, with the exception of the Dogpatch enclave between 20th and Tubbs Streets, where height limits would be lowered to 40 and 45 feet.²⁴ North and west of

²⁴ According to the Draft Central Waterfront Plan (p. 122), a height limit of 45 feet (with a maximum 4 stories) along 22nd Street (between Third and Indiana Streets) and along Third Street (across from the American Can Company buildings) would allow an extra 5 feet for higher ground floor ceilings for retail and commercial uses, providing

Dogpatch, the height limit would be 45 to 55 feet. The project thus would permit greater height limits along the primary vehicular streets including Mariposa, 18th, 22nd, 24th, Third and Illinois Streets. The project also would increase height limits to 65 feet along the northern length of Third Street and Illinois Streets to be compatible with existing buildings, to reflect the higher heights planned in the Mission Bay area to the north, and to encourage higher density development in support of the Third Street light rail corridor. Height limits within 100 feet from the water's edge would be reduced to 40 feet, consistent with Bay Conservation and Development Commission requirements. Height limits around the 22nd Street Caltrain station, including the Muni Woods Yard on Indiana Street, would be increased to 65 feet to encourage higher density, transit-oriented development opportunities in the event that the facility is no longer needed or can be redeveloped to include transit facilities and mixed-use housing. Minimum height limits would be established for new buildings along Third, Mariposa, 22nd, and 24th Streets to create a "comfortable sense of enclosure for pedestrians," to increase commercial and housing opportunities that take advantage of transit services, and to increase the vitality and sense of safety of the street environment.

Area Plans and Proposed Policies

In conjunction with the proposed rezoning, the Planning Department is developing Area Plans for East SoMa, the Mission, Showplace Square/Potrero Hill, and the Central Waterfront for inclusion in the General Plan. (Included would be revisions to the existing Central Waterfront and South of Market Area Plans.) These plans go beyond establishing new use districts to address policy-level issues pertaining to transportation, urban design (including building heights and urban form), open space, housing and community facilities. While the retention of existing and establishment of new PDR uses is a critical aspect of the Eastern Neighborhoods Rezoning effort, a key goal of the rezoning process is to encourage the creation of cohesive neighborhoods, particularly where new housing is being encouraged. The plans also propose public benefits and other implementation programs to address physical impacts identified by this EIR and socioeconomic impacts addressed in related studies (see Chapter I, Introduction, for more information). Building on the community planning process to date, the Department has undertaken a public process to develop these plans, along with the proposed zoning changes.

Each Area Plan, once approved, is expected to undergo public review and revision prior to presentation to the Commission for adoption. In September 2006, Ordinance No. 265-06 amended the San Francisco Administrative Code by adding mechanisms to provide for inter-agency cooperation in implementing community improvements in the Eastern Neighborhoods. The amendment calls for the Planning Department, upon adoption of each Area Plan, to prepare a "Community Improvements Plan" and an "Implementation Program" based on findings from the Public Benefits analysis (see discussion in Chapter I, Introduction). Each neighborhood-specific

greater flexibility and encouraging "more elegant and functional spaces." By imposing a four-story limit on 45-foot-high buildings, it is believed that such configurations would be encouraged.

Implementation Program will summarize estimated costs, propose specific funding strategies and identify responsible agencies required to implement such strategies. Agencies identified in this program, for example the County Transportation Authority, the Municipal Transportation Agency (which includes Muni and the Department of Parking and Traffic), the Public Utilities Commission, and the Recreation and Park Department, would participate in a committee charged with preparation of a Progress Report which would be publicly heard and submitted to the Board of Supervisors annually. Ultimately, a consolidated version of this report would be incorporated into the City's annual budget until full implementation of the community improvements is under way.

As of March 2007, draft Area Plans and draft policy language therein for all four neighborhoods had been published and reviewed through the community process. Draft Plans and policies for each neighborhood, at their respective stage of development as of January 2007, are included in Appendix B.

Implementation of policies listed in the draft area plans could have potential physical environmental effects. For example, development of new public buildings or facilities could alter the physical environment in such a way as to result in a significant impact with respect to CEQA (see Section IV.A, Land Use). This Program EIR embodies consideration of a number of potential physical changes that are anticipated under the range of proposed rezoning controls. However, in as much as the draft area plans and policies are evolving, the details of which could change, project-level analysis of specific implementation programs would be considered speculative at the time of publication of the EIR. Therefore, the EIR will not evaluate or serve as approval for any project-level proposals, or for any specific alterations of infrastructure such as changes in traffic lanes, bus routes, or bicycle lanes, or other changes to circulation patterns, development of new open spaces, or creation of new community facilities.

D. Approvals Required

Environmental Impact Report

The Planning Department will distribute the Draft EIR to state agencies through the State Clearinghouse, to local agencies, and to interested members of the public. Following publication, this Draft EIR will undergo a 60-day public review period, including a public hearing before the Planning Commission, during which comments on the information presented herein will be accepted. Following the public review period, responses to written and oral comments received from the public and agencies will be prepared in a Comments and Responses document. The Comments and Responses document will also include any staff initiated changes to the Draft EIR. The Draft EIR, together with the Comments and Responses document, make up the Final EIR and will be taken together to the Planning Commission. The Commission will then consider certification of the Final EIR under the California Environmental Quality Act, including

consideration of whether the EIR is adequate and accurate. No approvals may be issued before the city certifies the EIR as final. Certification of the Final EIR may be appealed to the Board of Supervisors.

Other Approvals

Approval and implementation of the proposed Eastern Neighborhoods Rezoning and Area Plans would require the following actions, with acting bodies shown in italics:

- Adoption of new neighborhood-level Area Plans within the *San Francisco General Plan*, including amendment of the *General Plan* [various elements and Area Plans] to conform to the concepts of the proposed rezoning program (the project), as outlined above. *Planning Commission recommendation; Board of Supervisors Approval*
 - Determination of consistency of the proposed rezoning with the General Plan and Planning Code Section 101.1 Priority Policies. *Planning Commission recommendation; Board of Supervisors Approval*
 - Amendment of the Planning Code Zoning Maps to change mapped use districts and height limits throughout the Plan area, as well as text revisions to certain associated Planning Code sections. *Planning Commission recommendation; Board of Supervisors Approval*
-