



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary General Plan Amendment Initiation

HEARING DATE: AUGUST 23, 2018

Project Name: **Downtown Area Plan Amendment for 1650, 1660, and 1670 Mission Street**

Case Number: **2018-007507GPA [Board File No. TBD]**

Staff Contact: Aaron Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, 415-558-6362

Recommendation: **Initiate and Schedule for Adoption on or After September 27, 2018**

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

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

The action before this Commission is initiation of the code amendments described below. Initiation does not involve a decision on the substance of the amendments; it merely begins the required 20-day notice period, after which the Commission may hold a hearing and take action on the proposed Code amendments.

PLANNING CODE AMENDMENT

The proposed Ordinance would amend the San Francisco General Plan to revise Map 1 of the Downtown Area Plan to include 1650, 1660, 1670, and 1680 Mission Street, Assessor's Block No. 3512, Lot Nos. 005, 006, 008, 009, and 010 in the C-3-G, Downtown General Area Plan (Exhibit B).

The Way It Is Now:

1650, 1660, 1670, and 1680 Mission Street are zoned NCT-3 or P, respectively, and are therefore not included in Map 1 of the Downtown Area Plan (Exhibit D).

The Way It Would Be:

Map 1 of the Downtown Area Plan would be amended to include 1650, 1660, 1670, and 1680 Mission Street.

BACKGROUND

On May 5, 2018 the San Francisco Real Estate Division submitted an ordinance to the Clerk of the Board (BF 180474) to rezone the subject properties to C-3-G. The purpose of this proposed General Plan amendment is to ensure that the Real Estate Division's proposed rezoning is consistent with the General Plan.

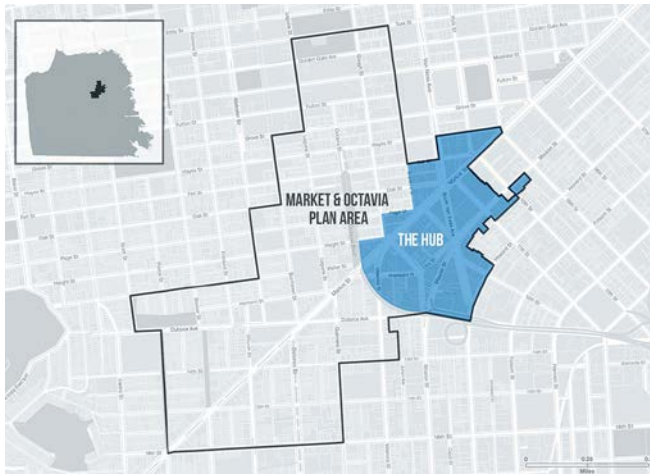
The purpose of the Real Estate Division's proposed ordinance is to align the zoning with the existing and historical use of the properties. The properties have long been used for office space and are currently used as City offices; however, title recently transferred from the City to a private owner for all the properties except 1650 Mission, which is still owned and occupied by City departments.

ISSUES AND CONSIDERATIONS

Existing Uses and New Ownership

The current zoning districts of the subject properties are not well-suited to its uses and new ownership. NCT-3 districts do not allow General Office uses, and P districts are reserved for “land that is owned by a governmental agency and in some form of public use, including open space.” The C-3-G district aligns better with the existing ownership and uses, including citywide governmental office. The Planning Code provides that C-3-G districts are “composed of a variety of uses,” including office, and that “many of these uses have a Citywide or regional function.”

The Hub Neighborhood



The subject parcels are included in what is known as the Hub neighborhood. In the early 2000s, the Hub neighborhood was included within the boundaries of the 2008 Market and Octavia Area Plan. In the Plan, the Hub was envisioned as a "vibrant new mixed-use neighborhood." The plan also created the Van Ness and Market Downtown Residential Special Use District (SUD). This SUD encourages the development of a transit-oriented, high-density, mixed-use residential neighborhood around the intersections of Market Street and Van Ness Avenue and Mission Street and Van Ness. Following the

Plan's adoption in 2008, most the housing imagined in the Hub was stalled due to the recession.

In today's current economic climate, this area is now receiving concentrated attention from the development community. The Hub is also in the midst of major infrastructure improvements, such as Van Ness Avenue Bus Rapid Transit. In light of these recent changes, the Planning Department is studying this portion of the Market and Octavia Plan, and considering plan amendments to better ensure that the area's growth supports the City's goals for housing, transportation, the public realm, and the arts. Currently, the Planning Department is proposing to modify the zoning within the Hub boundary and create one zoning district with consistent land use controls across the area. Consistent with this ordinance, the Planning Department is proposing to replace the NCT-3 zoning across the Hub project area, including the subject parcels zoned NCT-3, with a uniform C-3-G designation (see Exhibit C).

RECOMMENDATION

The Department recommends that the Commission approve the resolution to initiate the General Plan Amendments for consideration on or after September 27, 2018.

BASIS FOR RECOMMENDATION

At the September 27th hearing, the Commission will review an Ordinance introduced by The San Francisco Real Estate Division (BF 180474) that proposes to rezone the subject properties to C-3-G. In order for the proposed rezoning to be consistent with the General Plan, Map 1 of the Downtown Area Plan must be modified to include the subject lot. General Plan amendments can only be initiated by the Planning Commission and cannot be initiated by elected officials or other City departments. The Department is proposing to amend the General Plan to implement The Real Estate Division's proposed rezoning.

Pursuant to Planning Code Sec. 340, proposed amendments can be initiated by resolution by the Planning Commission. If the Planning Commission approves the resolution, the Department would subsequently provide public notice as required by Planning Code Sec. 306.3, and schedule a public hearing on the proposed General Plan amendment for September 27th hearing, a date which would be concurrent with the Commission's decision on the Real Estate Division's proposed rezoning. An initiation action does not commit the Commission to any action at the adoption hearing, but rather allows the full range of commission actions at their later hearing. By authorizing this initiation today, the Commission would be permitted to consider the adoption of the proposed General Plan amendment along with the adoption of the Real Estate Division's rezoning later in the month; without today's initiation, the proposed General Plan Amendment could not be considered and, if adopted, the rezoning would conflict with a map in the General Plan.

REQUIRED COMMISSION ACTION

The proposed Ordinance is before the Commission so that it may initiate the proposed Ordinance and schedule a time for the ordinance to be heard for adoption.

ENVIRONMENTAL REVIEW

The proposal to amend the Planning Code is anticipated to result in no physical impact on the environment. Evaluation under CEQA will be complete prior to the adoption hearing.

PUBLIC COMMENT

As of the date of this report, the Planning Department has not received any public comment regarding the proposed Ordinance.

RECOMMENDATION:	Initiate and Consider Adoption on or after September 27, 2018
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Attachments:

- Exhibit A: Draft Planning Commission Resolution
- Exhibit B: Map 1: Downtown Land Use and Density Plan
- Exhibit C: Proposed Rezoning in the Hub Neighborhood
- Exhibit D: Zoning Map Showing Subject Properties
- Exhibit E: Proposed Ordinance



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Resolution

HEARING DATE: AUGUST 23, 2018

Project Name: **Downtown Area Plan Amendment for 1650, 1660, and 1670 Mission Street**
Case Number: **2018-007507GPA [Board File No. TBD]**
Staff Contact: **Aaron Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, 415-558-6362**
Recommendation: **Initiate and Schedule for Adoption on or After September 27, 2018**

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INITIATING AMENDMENTS TO THE SAN FRANCISCO GENERAL PLAN TO REVISE MAP 1 OF THE DOWNTOWN AREA PLAN TO INCLUDE 1650, 1660, 1670, AND 1680 MISSION STREET, ASSESSOR'S BLOCK NO. 3512, LOT NOS. 005, 006, 008, 009, AND 010 IN THE C-3-G, DOWNTOWN GENERAL AREA PLAN; ADOPTING FINDINGS, INCLUDING ENVIRONMENTAL FINDINGS, PLANNING CODE SECTION 302 FINDINGS, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.

WHEREAS, The Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider initiation of the proposed Ordinance on August 23, 2018; and,

WHEREAS, the proposed amendments would amend the General Plan to revise Map 1 of the Downtown Area Plan to include 1650, 1660, 1670, and 1680 Mission Street, Assessor's Block No. 3512, Lot Nos. 005, 006, 008, 009, and 010 in the C-3-G, Downtown General Area Plan; and

WHEREAS, The San Francisco Real Estate Division submitted Board File 180474, which would rezone the subject properties to C-3-G; and

WHEREAS, the proposed amendments to the General Plan are in response to Board File 180474; and

WHEREAS, the proposed amendments would ensure that the Zoning Map and the General Plan are consistent should BF 180474 be approved; and

WHEREAS, the Environmental Review will be completed prior to the Commission taking action on this Ordinance; and

WHEREAS, the 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 Commission has reviewed the proposed Ordinance; and

MOVED, that pursuant to Planning Code Section 302(b), the Commission adopts a Resolution to initiate amendments to the Planning Code;

AND BE IT FURTHER RESOLVED, that pursuant to Planning Code Section 306.3, the Commission authorizes the Department to provide appropriate notice for a public hearing to consider the above referenced Planning Code amendments contained in the draft ordinance, approved as to form by the City Attorney in Exhibit A, to be considered at a publicly noticed hearing on or after **September 27, 2018**.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on August 23, 2018.

Jonas P. Ionin
Commission Secretary

AYES:

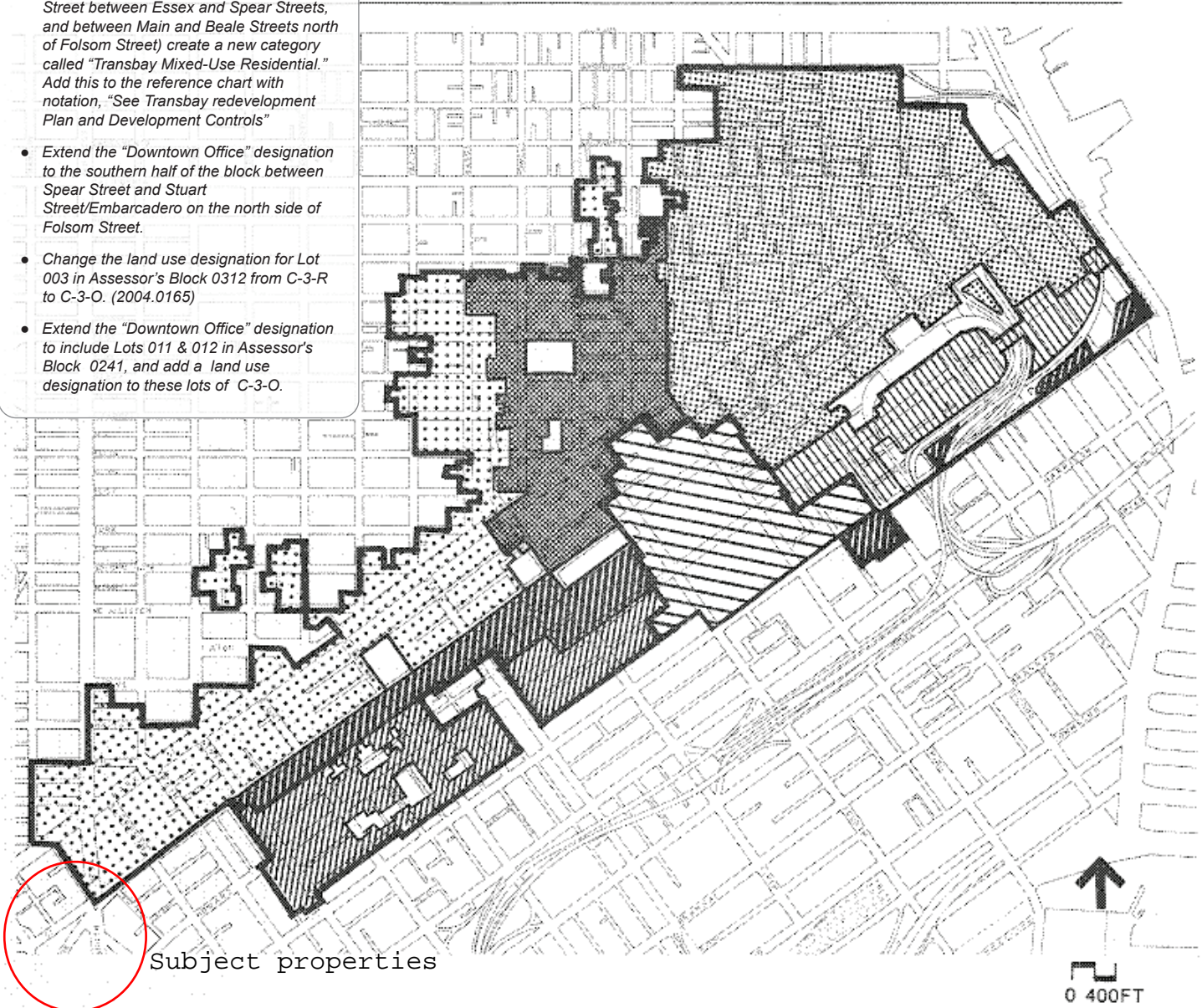
NOES:

ABSENT:

ADOPTED:

MAP TO BE EDITED

- For public parcels on former freeway ramps in the Transbay (along Folsom Street between Essex and Spear Streets, and between Main and Beale Streets north of Folsom Street) create a new category called "Transbay Mixed-Use Residential." Add this to the reference chart with notation, "See Transbay redevelopment Plan and Development Controls"
- Extend the "Downtown Office" designation to the southern half of the block between Spear Street and Stuart Street/Embarcadero on the north side of Folsom Street.
- Change the land use designation for Lot 003 in Assessor's Block 0312 from C-3-R to C-3-O. (2004.0165)
- Extend the "Downtown Office" designation to include Lots 011 & 012 in Assessor's Block 0241, and add a land use designation to these lots of C-3-O.



Subject properties



DOWNTOWN LAND USE AND DENSITY PLAN

Map 1

Predominant Commercial Use Type	Building Commercial Intensity Density*	Height	Appropriate Zoning District
Downtown Office	FAR 9:1		C-3-O
Downtown Office	6:1		C-3-O (SD)
Downtown Retail	6:1		C-3-R
Downtown General Commercial	6:1		C-3-G
Downtown Service	5:1		C-3-S
Downtown Service, Industrial Housing Conservation	2:1 office, 5:1 other		C-3-S (SU)
Mixed Use	See Yerba Buena Center Redevelopment Plan		

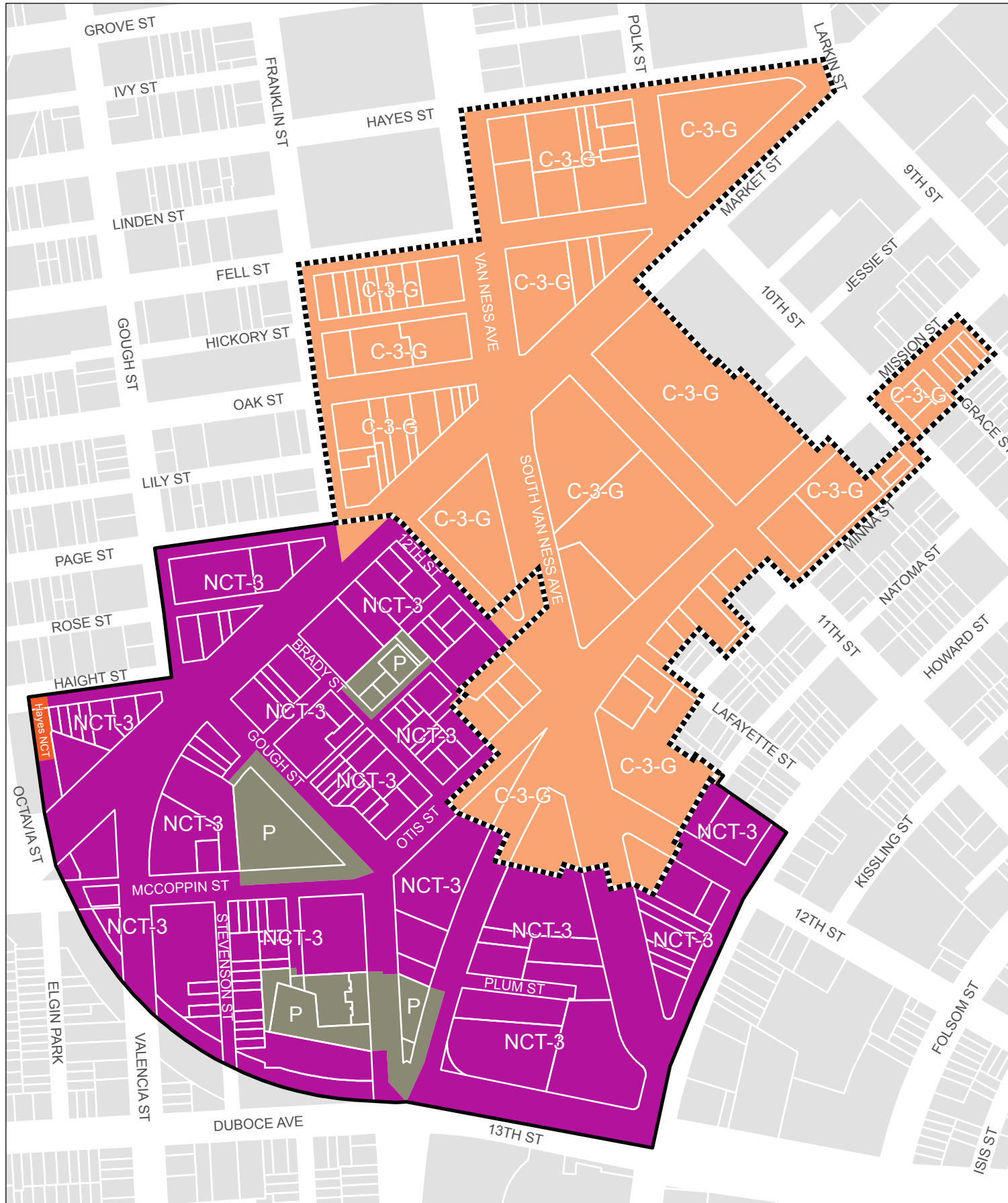
*Unused FAR may be transferred from preservation sites to development sites up to a maximum FAR of 18:1 in the C-3-O and C-3-O (SD) districts and up to one and one half times the basic FAR in the C-3-R, C-3-G and C-3-S districts. See Preservation of the Past Chapter.

NOTE: The notations shown in italics represent recent amendments to the General Plan. This map is intended only as a temporary placeholder, and will be replaced by final maps illustrating these amendments in graphic form.

HUB LAND USE PROPOSAL

Exhibit C

DRAFT APRIL 2018

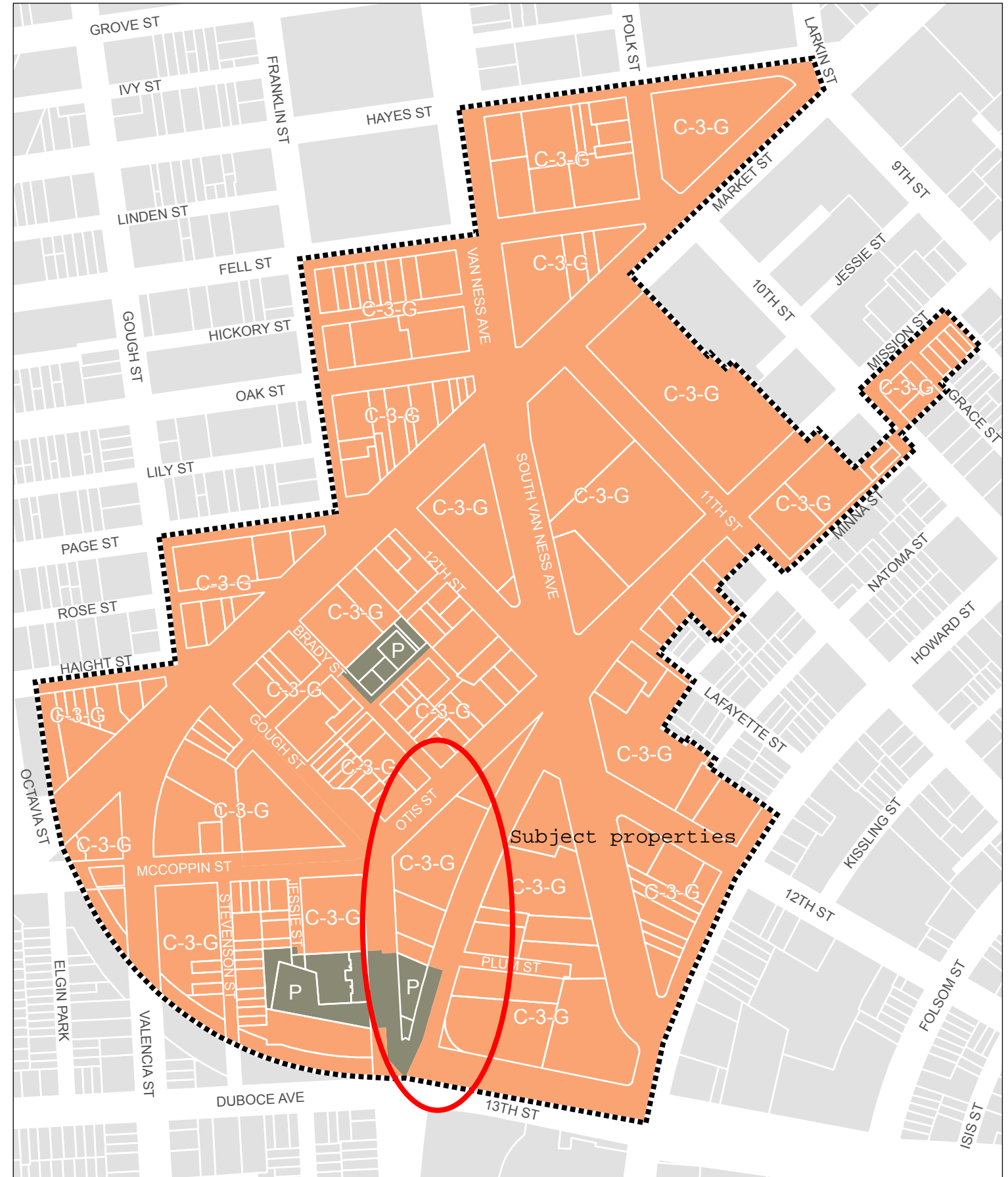


EXISTING



HUB PLAN AREA BOUNDARY

Van Ness & Market
Downtown Residential
Special Use District



PROPOSED



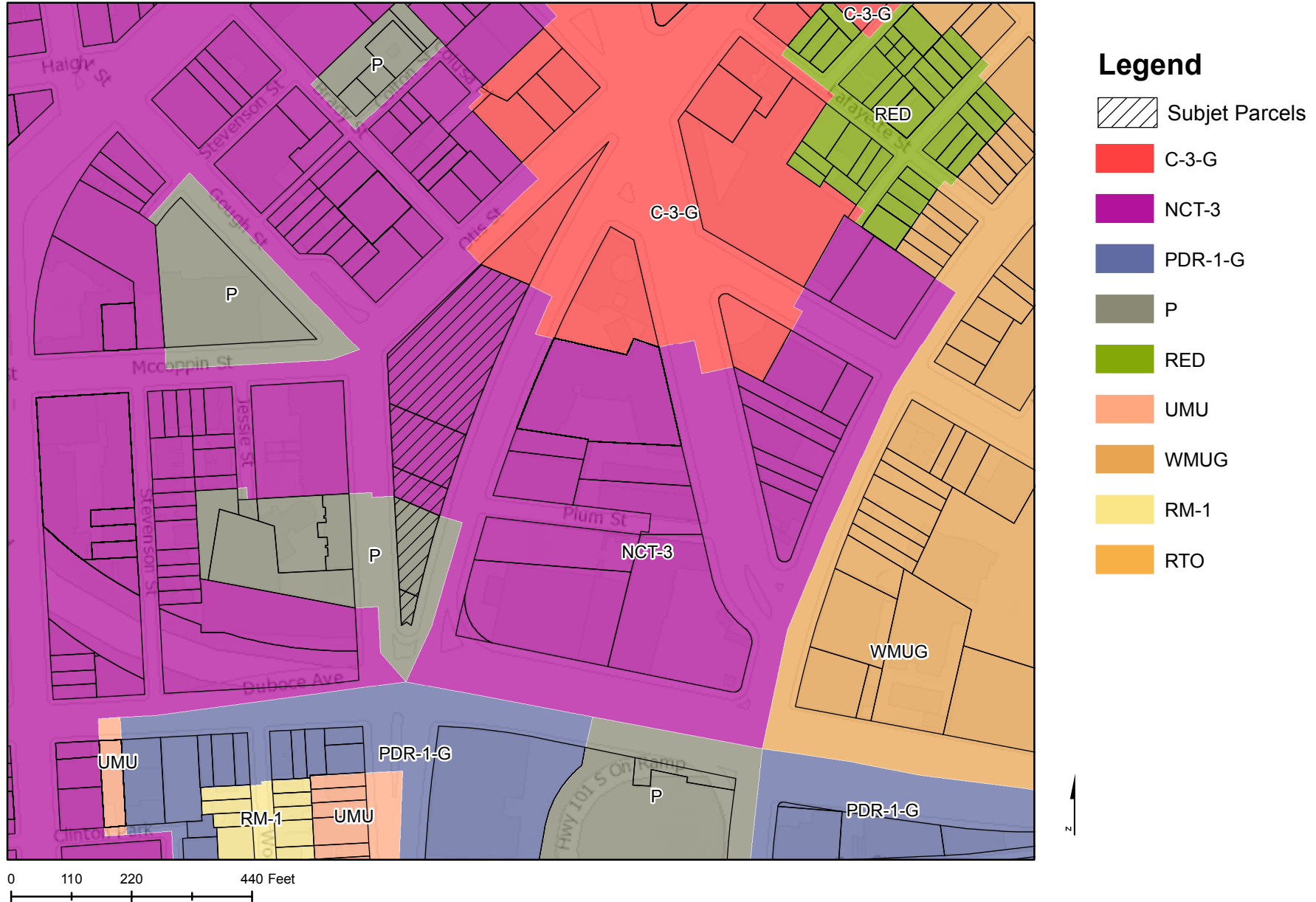
HUB PLAN AREA BOUNDARY

Van Ness & Market
Downtown Residential
Special Use District





Proposed Rezoning for 1650-1680 Mission Street



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BOARD of SUPERVISORS



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San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

May 22, 2018

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

Dear Commissioners:

On May 15, 2018, the Real Estate Division introduced the following legislation:

File No. 180474

Ordinance amending the Planning Code by revising the Zoning Map to rezone 1650, 1660, and 1670 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 005, 006, and 008, from their current designation as NCT-3 (Moderate-Scale Neighborhood Commercial Transit District) to C-3-G (Downtown General Commercial), and to rezone 1680 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 009 and 010, from its current designation as P (Public) to C-3-G; 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 general 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

A handwritten signature in cursive script, appearing to read "Erica Major".

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

1 [Planning Code, Zoning Map - Rezoning 1650-1680 Mission Street]

2
3 **Ordinance amending the Planning Code by revising the Zoning Map to rezone 1650,**
4 **1660, and 1670 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 005, 006,**
5 **and 008, from their current designation as NCT-3 (Moderate-Scale Neighborhood**
6 **Commercial Transit District) to C-3-G (Downtown General Commercial), and to rezone**
7 **1680 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 009 and 010, from its**
8 **current designation as P (Public) to C-3-G; affirming the Planning Department's**
9 **determination under the California Environmental Quality Act; making findings of**
10 **consistency with the General Plan, and the eight priority policies of Planning Code,**
11 **Section 101.1; and making findings of public necessity, convenience, and general**
12 **welfare under Planning Code, Section 302.**

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

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

21 Section 1. Environmental and Land Use Findings.

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

1 (b) On _____, the Planning Commission, in Resolution No. _____,
 2 adopted findings that the actions contemplated in this ordinance are consistent, on balance,
 3 with the City's General Plan and eight priority policies of Planning Code Section 101.1. In this
 4 Resolution, the Planning Commission also found that the Zoning Map amendments will serve
 5 the public necessity, convenience, and general welfare under Planning Code, Section 302.
 6 The Board adopts each of these findings as its own. A copy of said Resolution is on file with
 7 the Clerk of the Board of Supervisors in File No. _____, and is incorporated herein by
 8 reference.

9
 10 Section 2. The Planning Code is hereby amended in accordance with Planning
 11 Code Section 106 by revising Sectional Map ZN07 of the Zoning Map as follows:

Description of Property		Zoning District To Be Superseded	Zoning District Hereby Approved
Block	Lot		
3512	005	NCT-3 (Moderate-Scale Neighborhood Commercial Transit District)	C-3-G (Downtown General Commercial)
3512	006		
3512	008		
3512	009	P (Public)	C-3-G (Downtown General Commercial)
3512	010		

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Section 3. 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: 

JOHN D. MALAMUT
Deputy City Attorney

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LEGISLATIVE DIGEST

[Planning Code, Zoning Map - Rezoning 1650-1680 Mission Street]

Ordinance amending the Planning Code by revising the Zoning Map to rezone 1650, 1660, and 1670 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 005, 006, and 008, from their current designation as NCT-3 (Moderate-Scale Neighborhood Commercial Transit District) to C-3-G (Downtown General Commercial), and to rezone 1680 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 009 and 010, from its current designation as P (Public) to C-3-G; 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 general welfare under Planning Code, Section 302.

Existing Law

The City's Zoning Map, part of the Planning Code, assigns zoning districts and height and bulk districts to property across the City. Assessor Block No. 3512, Lot Nos. 005, 006, and 008, which are located at 1650, 1660, and 1670 Mission Street, are zoned NCT-3 (Moderate-Scale Neighborhood Commercial Transit District). Assessor Block No. 3512, Lot Nos. 009 and 010, which are located at 1680 Mission Street, is zoned P (Public).

Amendments to Current Law

This Ordinance would amend the Zoning Map to accommodate the sale and disposition of City-owned office buildings and would rezone Assessor Block No. 3512, Lot Nos. 005, 006, and 008 (1650, 1660, and 1670 Mission Street) and Assessor Block No. 3512, Lot Nos. 009 and 010 (1680 Mission Street) to C-3-G (Downtown General Commercial). The legislation would adopt environmental findings, findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1, and public necessity findings in accordance with Planning Code Section 302.