

*A. Kirby*3/1/18

56 Mason Bristol Hotel Building Permits (NOT Food/Bev Handling)

2011

- 10/27/11 2011 1027 7792APPL remodel 19 rms 2nd fl 58 rms RH \$102k
 10/27/11 2011 1027 7792ISSUE remodel 19 rms 2nd fl 58 rms RH \$102k
 work never done - OTC w/o Plan Rev - cancelled see 6/11/13

2012

ALL TENANTS HAD BEEN REMOVED BEFORE 2012 - 56 Mason Bristol Hotel vacant

- 9/26/12 2012 0926 0723 APPL replace 57 interior windows on 3 fls, doors 58 TOURIST rms \$16k
 10/30/12 2012 0926 0723 ISSUE replace 57 interior windows on 3 fls, doors 58 TOURIST rms \$16k
 work never done - w/o Plan Rev
- 11/7/12 2012 1107 3879 APPL remodel 19 rms@ fl 3,4, lobby PH 57 TOURIST rms \$238k
 11/7/12 2012 1107 3879 ISSUE remodel 19 rms@ fl 3,4, lobby PH 57 TOURIST rms \$238k
 work never done - w/o Plan Rev - cancelled see 6/11/13

2013

- 1/30/13 2013 0130 9114 APPL remodel main fl res hotel, fl2-4, 5fl pnthse 57 TOURIST rms \$750k
 work never done - APPROVED BY PLANNING OTC
- 2/1/13 2013 0201 9330 APPL replace 75 street facing windows in kind 57 TOURIST rms \$100k
 see 11/7/14 below

2/5/13 APPL FILED AT PLAN DEPT 2013.0254H - Window replacement - THIS DR

- 4/18/13 2013 0418 4933 APPL soft demo, remove lath/plaster ~200 sq ft@58 TOURIST rms \$45k
 4/18/13 2013 0418 4933 ISSUE soft demo, remove lath/plaster ~200 sq ft@58 TOURIST rms
 w/o Plan Rev
- 5/8/13 2013 0130 9114 ISSUE remodel main fl res hotel, fl2-4, 5fl pnthse 57 TOURIST rms\$750k
- 6/11/13 2012 1107 3879 CANCELLED remodel 19 rms@ fl 3,4, lobby PH 57 TOURIST rms \$238k
- 6/11/13 2011 1027 7792CANCELLED remodel 19 rms 2nd fl 58 rms RH \$102k
- 12/27/13 2013 1227 5112 APPL new fire alarm system 58 RH - \$18k
 withdrawn

2014

- 4/22/14 2014 0422 3867 **APPL** DisAcc rm/dr fl2>4,m reduce suites, rem'v kitchenette **59 RH \$1m**
OTC w/o Plan Rev
- 11/7/14** 2013 0201 9330 **CP-ZOC** Outstanding code enf replace 75 street fac'g windows **TOURIST**
permit lost by prior planner
- 12/9/14 2014 1209 3349 **APPL** remove all Wifi antennas 58 RH - \$500

2015

- 1/20/15 2014 1209 3349 **COMPLETE** remove all Wifi antennas 58 RH - \$500
- 1/22/15 2014 0422 3867 **ISSUE** DisAcc rm/dr fl2>4,m reduce suites, rem'v kitchenette **59 RH \$1m**
- 10/15/15 2015 1015 9731 **APPL** 402 sprinkler heads/bsmt, 1, 2,3,4 penthouse **58 RH \$231k**
OTC w/o Plan Rev
- 10/16/15 2015 1016 9987 **APPL** final inspect work 2012 926 0723 58 TOURIST - \$1
- 10/16/15 2015 1016 9987 **ISSUED** final inspect work 2012 926 0723 58 TOURIST
OTC w/o Plan Rev

2016

2017

- 1/10/17 2017 0110 6871 **APPL** renew 201209260723 finish work, compt 201233761 **58 TOURIST**
- 1/10/17 2017 0110 6871 **ISSUED** renew 2012 0926 0723 finish work, complaint 201233761
OTC w/o Plan Rev
- 1/18/17 2013 1227 5112 **WITHDRAWN** new fire alarm system **58 RH - \$18k**
- 1/18/17 2017 0118 7384 **APPL** fire alarm system whole bldg **58 RH \$30k**
- 1/18/17 2017 0118 7384 **ISSUED** fire alarm system whole bldg **58 RH \$30k**
- 1/18/17 2017 0118 7427 APPL window repair, restore 72 windows RH \$65k
PERMIT FOR 3/1/18 Discretionary Review
- 5/26/17 2015 1015 9731 **ISSUED** 402 sprinkler heads/bsmt, 1, 2,3,4 penthouse **58 RH \$231k**
- 8/24/17 2017 0824 5810 **APPL** Title 24 for lighting ref **2014 0422 3867 - 48 RH \$1**
- 8/29/17 2017 0824 5810 **ISSUED** Title 24 for lighting ref **ED ref 2014 0422 3867 - 48 RH \$1**
- 9/28/17 2017 0917 9825 **Re-roofing APPL** - \$45k

9/29/17 2017 0929 9912 **APPL** 49 sprinkler heads/attic, 87 in 2,3,4 fl per 2015 1015 9731 RH
9/29/17 2017 0929 9912 **ISSUED** 49 sprinkler heads/attic, 87 in 2,3,4 fl per 2015 1015 9731 \$37k

10/2/17 2017 0917 9825 Re-roofing **ISSUED**
10/31/17 2017 0917 9825 Re-roofing **COMPLETE**

10/5/17 2017 1003 0460 **APPL** 90 sprinkler heads/base't, 94/1st fl NO change res rm count RH
10/10/17 2017 1003 0460 **ISSUED** 90 sprinkler heads/base't, 94/1st fl NO change res rm count RH

10/06/17 2017 1006 0643 **APPL** Install Fire Alarm Karaoke Lounge ref 2017 0118 7384 - \$15k
10/06/17 2017 1006 0643 **ISSUED** Install Fire Alarm Karaoke Lounge ref 2017 0118 7384

2018

1/25/18 2018 0125 9492 **APPL** Recommence Work Appd under 2013 0130 9114 - \$350,000 RH
1/25/18 2018 0125 9492 **ISSUED** Recommence Work Appd under 2013 0130 9114 - \$350,000
OTC w/o Plan Rev

IN MY VIEW: By Patrick Maley

Chariot permit endangers public transit

To: PLANNING COMMISSION

RE: CONNECT SF

As a regular Muni commuter, I'm extremely disappointed with the San Francisco Municipal Transportation Agency's decision to move forward with its permit program for the Chariot private bus service. Far from "complementing" Muni service, the new rules essentially give the exclusive right for Chariot to compete directly with Muni. Of the 14 current routes competing with Muni, all but three would be "grandfathered" in — that is, they can run as is and even intensify in the future.

Many of Chariot's operations are illegal; drivers have few legal places to pick up and discharge passengers, so they double park, pull into crosswalks and public bus stops and block driveways. In fact, Chariot has been observed blocking hospital entrances and preventing paratransit vehicles from accessing passenger unloading zones. Rather than "addressing traffic violations," the regulations send Chariot the tacit message that traffic violations will be ignored.

Moreover, the SFMTA could

be charging a lot more for the right to use city streets as places of enterprise, but it isn't. In 2012, San Francisco cab drivers sued the SFMTA over the cost of medallions — a fee of \$250,000 per vehicle — in Moonsey vs. SFMTA. The cab drivers lost. But the SFMTA is only proposing to charge Ford, which owns Chariot, \$240,000 for the entire cost of its fleet, which around 150 vehicles now. Ford just received a 14 percent tax cut from the federal government. Why is the SFMTA consenting to another giveaway at the local level?

Chariot's website states the core of its mission is "universal access to better transportation." In reality, Chariot's business model is about marketing a luxury brand to affluent city dwellers who do not want to mix with other San Franciscans. Chariot's vehicle type, pricing and marketing are all set up to facilitate this experience. Its fares are high enough that it can effectively exclude riders it doesn't want, particularly the 53 percent of Muni riders who live in households

earning less than \$50,000 a year. Unlike Muni, it doesn't provide free or discounted fares to seniors, children or low-to-moderate income rider; Chariot's rates range from \$3 to \$5 a ride. It also requires the use of a smartphone, an average cost of \$567, and requires a service plan at an average monthly cost of \$140.

In this way, Chariot's price discrimination creates a barrier to many of the people most in need of public transit. Clearly, Chariot's mission is not providing "universal access" but making a profit per ride on commuters who would rather ride in a segregated van.

Ford knows private cars sales are declining, so it intends to move into the privatized transit business. It found a willing market with new San Franciscans who don't want to ride with people who are poorer, older or of a different color than them — and now they have found a willing agency in the SFMTA. This is Jim Crow 2.0.

Patrick Maley is a public transportation advocate in San Francisco.

Gannon Tidwell

From: Marcy Marsh <1marcar@earthlink.net>
Sent: Wednesday, February 28, 2018 8:41 AM
To: Jeffrey Horn
Cc: Gannon Tidwell
Subject: Project at 4230 18th Street

Hi Jeff,

I just wanted to let you know that I'm withdrawing my opposition to this project. I've met with Mr. Tidwell and his associate, and we've reached what I believe to be a good-faith agreement. I trust that he and his associates will do everything they can to accomadate our needs, including -- most importantly -- noise abatement. We will stay in contact with one another during the entire process. I'm confident that we can make it all work out in a friendly and honest way.

Marcy Marsh

cc: Gannon Tidwell

WE ARE SOMA Coalition

WHO WE ARE

A people-driven coalition of organizations and individuals prioritizing SOMA's existing community and most vulnerable people to ensure a Central SOMA Plan that **stabilizes, preserves and empowers** all of its community members.

We aim to work together with SOMA's diverse community members, government agencies, and the private sector to ensure a Central SOMA Plan that stabilizes, preserves, and empowers our existing SOMA community, especially in the areas of affordable housing, community facilities, resident services, open spaces, cultural preservation, pedestrian and public safety, health, and living wage jobs.

WHAT IS IMPORTANT TO US

SOMA has been and continues to be home to thousands of lower-income and working-class residents. Over the past twenty years, SOMA has bore the brunt of the most development and population growth in San Francisco, with little prioritization made to the existing community residents. It has caused many families to be displaced by gentrification. With San Francisco's current critical housing shortage, more emphasis should be placed on housing production, especially affordable housing production, preservation, and land dedication, and less on commercial development. As proposed, the Planning Department's Central SOMA Plan prioritizes office development over housing. The amount of Central SOMA land zoned for office development priority should be limited and the land zoned for housing development priority should be greatly increased. The Department's Plan does not achieve Proposition K's official 50% affordable housing goal that former Mayor Lee endorsed and City voters approved in 2014.

Market rate development threatens to displace not only longtime residents and small businesses, but community-serving institutions as well. SOMA is home to many community organizations that on a daily basis support, nurture and love our community. The Central SOMA Plan needs to invest in community facilities that serve low-income residents and other underserved groups in the neighborhood. Funding should be allocated to identify and activate sites for existing and future, non-profit service organizations that address: workforce development, tenant and housing advocacy, services for youth, seniors, and the homeless, violence prevention and safety, and cultural preservation and the arts. We believe that in addition to the capital needs of community organizations, this plan should stabilize the existing community with programming support. WE ARE SOMA wants the Central SOMA plan to address the population growth by ensuring that our community organizations can thrive and support both existing and new residents. We believe the plan should also include support for community organizations serving SOMA's most vulnerable populations.

Cultural preservation must prioritize and address culturally and historically relevant facilities and populations that are important to SOMA residents. SOMA is home to two cultural districts - SOMA

Pilipinas and the Leather & LGBTQ Cultural District. Cultural preservation is not only about preserving historic buildings but also supporting the living culture of these historic communities that have contributed so much to fabric and resilience of SOMA communities. The Central SOMA Plan needs to support the specific strategies and missions of these two cultural districts around anti-displacement, cultural celebration, and community and economic development. The preservation of historic buildings must also be identified by the SOMA community.

From entry level positions in hospitality and property services to professional positions in high tech and finance, development projects under the Central SOMA Plan promise to create up to 40,000 new jobs in a neighborhood where low-income residents need more secure work with higher wages. For this development to be accountable and equitable, SOMA residents must be employed with living wages and fair working conditions. Specifically, developers must commit to: targeted hiring, retention and promotion goals for disadvantaged residents of the local community; funding linguistically and culturally appropriate workforce training; signing Card Check Neutrality Agreements for all hotel projects; signing agreements for union construction for all general contractor and subcontractor jobs in all phases of construction for all projects including office buildings, hotels and housing; and signing a "Responsible Contractor Agreement" for all projects including office buildings, hotels and housing. If these community accountability targets are not met, hotels should be excluded from the Central SOMA Plan.

SOMA is simultaneously home to the majority of new growth and population in San Francisco and the least amount of public open space. In addition, existing public open space is severely under resourced. While we support the creation of new parks and facilities to address population growth in the Central SOMA area, a significant investment needs to be made in the existing public open spaces that are already addressing and will share the burden of future population growth. WE ARE SOMA demands that the Central SOMA plan invest in the Gene Friend Rec Center and Victoria Manalo Draves Park (VMD) in addition to planned new parks. We demand that funds be invested in making sure that the parks are accessible to existing community members by supporting community guides, funds for free programs and participation in sports leagues and improved amenities such as a dog park at VMD.

Finally, we want to ensure that the vision and implementation of the Central SOMA Plan stays rooted in the SOMA community. We want to see a governing body that represents the vibrancy and diversity of SOMA, that represents the people of SOMA and that has real power to set policy and direct funding to the areas and goals that are most needed.

Stabilizing, preserving, and empowering the existing community of SOMA is WE ARE SOMA's main concern. The zoning and policies around the Plan are also to be addressed further. Our first area of concern is addressing the Proposed Central SOMA Plan Draft Public Benefits Program. Below are WE ARE SOMA's Points of Agreement and Additional Provisions.

**POINTS OF AGREEMENT FOR CHANGES AND ADDITIONAL PROVISIONS TO
"Central SOMA Plan - DRAFT PUBLIC BENEFITS PROGRAM"**

AFFORDABLE HOUSING

- New SOMA CAC must review annual MOH plan for use of Central SOMA housing funds (Table 3)
- Where height limits are increased, also increase Inclusionary Affordable Housing on-site requirement to 30% rental/33% condo + x% for off-site/fee out (Table 14)
- No reduction to Eastern Neighborhoods Impact Fee for compliance with Prop X (Table 14)

PARKS & RECREATION

- Proposed plans prioritization of Gene Friend Recreation Center & Victoria Manalo Draves Park are in alignment with group priorities (Table 6)
- Include Dog Run in Under Freeway program (Table 6)
- New SOMA CAC must review specific proposals for POPOS and use of park funds (Table 6)

COMPLETE STREETS

- Alleyway neighborhood improvement projects must also be included (Table 7)
- New SOMA CAC must review specific proposals for use of streets funds (Table 7)

SCHOOLS AND CHILDCARE

- All funds from SOMA developments must be used for new facilities and improvement to existing facilities in SOMA (Table 9)

CULTURAL PRESERVATION

- Funding for development of Cultural District Centers, 25,000 sq ft each, must be included for 50,000 sq ft total - \$40,000,000 including cost of acquiring space (Table 10)
- Central Market's US Mint Restoration is lower priority than all SOMA projects (Table 10)

COMMUNITY SERVICES

- Double proposed fee to \$3.50/ft for commercial projects and \$2.60/ft for residential projects to cover costs of acquiring the space, not just tenant improvement costs (Table 11)
- New SOMA CAC must review specific proposals for use of fee funds (Table 11)

MISSING FROM DCP DRAFT PROGRAM

- Increase in Annual funding for essential SOMA community services & Cultural Districts
- Employment & Training programs was completely left out. This needs to be included and reflect local hire and local employment programs

THE DEPARTMENT OF CITY PLANNING'S CENTRAL SOMA PLAN:

A VISION OF OFFICE-FIRST DOWNTOWN EXPANSION FOR THE TECH INDUSTRY INTO SOMA

KEY OUTCOMES:

- 8+ Million Sq Ft of New Tech Office Space On 107 Acres of "Mixed Use Office" Zones = 20,000 Total New Housing Units Needed @ 2,500/Million, with 50% Lower/Middle Income Affordable, For Jobs/Housing Balance
- DCP Central SOMA Plan Proposes 7,000 Housing Units on 27 acres of "Mixed Use Residential/General" Zones with 2,452 Low-Income Affordable and just 218 Middle Income Affordable = 2,670 total Affordable units
 - That is 43% Market Rate Housing Balance + 27% Lower/Middle Income Housing Balance = 35% Housing Balance Overall
- Complete Displacement of Rent-Sensitive Small Businesses of All Kinds – including Legacy and Community Heritage Businesses – due to Lack of Affordable Space with no incentives for BMR commercial spaces
- Widespread Displacement of PDR/Arts Due to Reduction of Protective Zoning from 60 acres to just 7 acres without Affordable BMR relocation space
- No Community Empowerment and No Community Financial Support

OVERALL: A SEGREGATED AND HOMOGENIZED FUTURE SOMA DETERMINED BY MARKET FORCES AND LAND OWNER/DEVELOPER AGENDAS

... OR ...

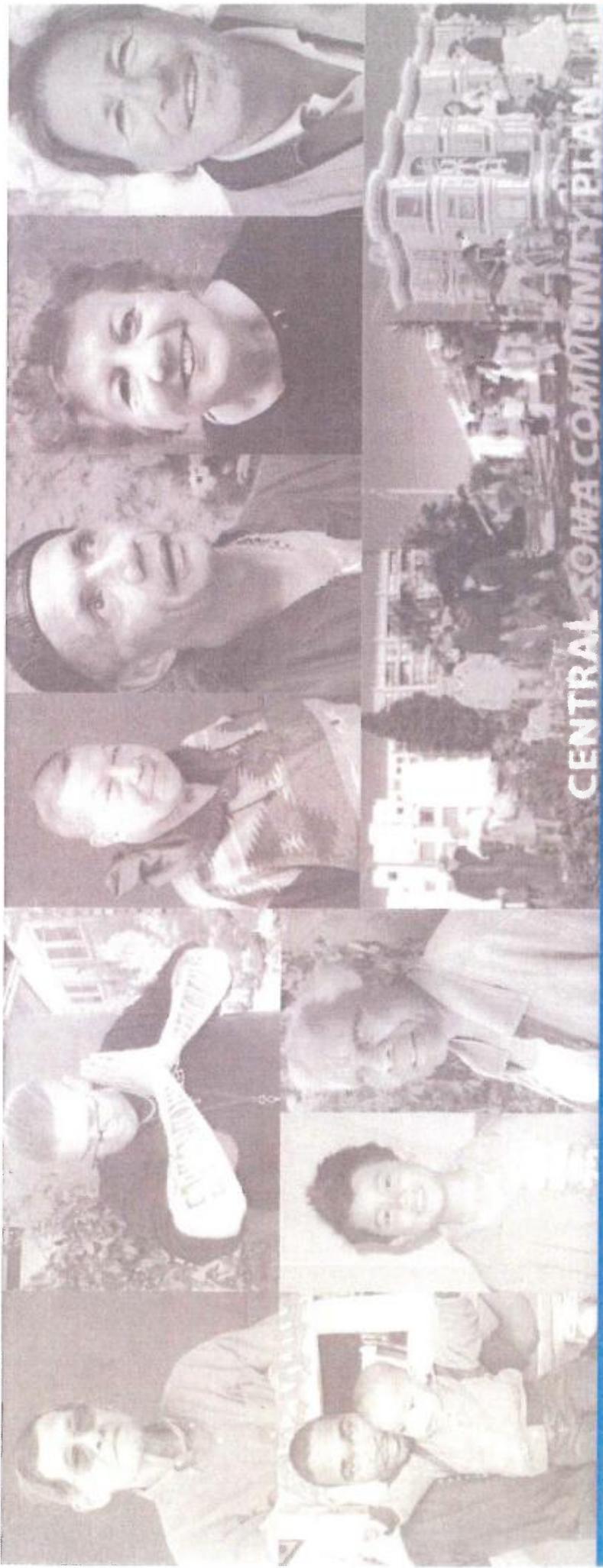
TODCO'S CENTRAL SOMA COMMUNITY-FIRST PLAN:
A VISION OF COMPREHENSIVE AFFORDABLE SOMA NEIGHBORHOOD-BUILDING FOR US ALL

KEY OUTCOMES:

- 5+ Million Sq Ft of New Tech Office Space On 49 Acres on "Major Development Sites" and "Mixed Use Office" Zones = 12,500 Housing Units Needed @ 2,500/Million, with 50% Lower/Middle Income Affordable, For Jobs/Housing Balance
- TODCO Central SOMA Plan Proposes 10,900 Housing Units on 71 acres of "Mixed Use Residential/General" Zones with at least 2,400 Low-Income Affordable and 1,200 Middle Income Affordable = 3,600 total Affordable units
 - That is 117% Market Rate Housing Balance + 58% Lower/Middle Income Housing Balance = 87% Housing Balance Overall
- Protection of Rent-Sensitive Small Businesses of All Kinds – including Legacy and Community Heritage Businesses and Neighborhood Retail – via incentives for BMR commercial spaces
- Reduced Displacement of PDR/Arts Due to Reduction of Retention of 21 acres of Protective Zoning and incentives for Affordable BMR relocation space
- Full Community Empowerment with a powerful Community Advisory Board and Community Financial Support

OVERALL: AN INCLUSIVE AND DIVERSE 21ST CENTURY SOMA DETERMINED BY PUBLIC INTEREST AND COMMUNITY GOALS

March 1, 2018



THE TODCO CENTRAL SOMA COMMUNITY-FIRST PLAN

Our Alternative Community Vision and Action Plan to Create, Renew,
and Build Our 21st Century South of Market Neighborhood
March 2018 Draft

TODCO Group
South of Market Neighborhood Builders
230 4th Street San Francisco, CA 94103
<http://www.todcocentralisomacommunityplan.org>



ZONING

COMPARING LAND USE PRIORITIES

SF Department of City Planning's Central SOMA Plan
Versus TODCO's Central SOMA Community Plan

PRIORITY USE	CURRENT 1990 AND 2010 ZONING	DCP PROPOSED ZONING	TODCO PROPOSED ZONING
OFFICE	33.8 acres (21.1%)	106.8 acres (66.5%)	48.8 acres (30.4%)
RESIDENTIAL	45.5 acres (28.3%)	27.0 acres (16.8%)	70.7 acres (44.1%)
SERVICE ARTS LIGHT INDUSTRIAL	60.2 acres (37.5%)	7.1 acres (4.4%)	21.3 acres (13.3%)
PUBLIC	21.0 acres (13.1%)	19.6 acres (12.2%)	19.6 acres (12.2%)
TOTAL	160.5 acres	160.5 acres	160.5 acres

Source: TODCO, February 2018.

ZONING

COMPARING LAND USE PRIORITIES

SF Department of City Planning's Central SOMA Plan Versus TODCO's Central SOMA Community Plan



Source: TODCO, February 2018. Adapted from SF Department of City Planning

Source: SF Department of City Planning, August 2017

TODCO

DEPARTMENT OF CITY PLANNING

PROP K

CENTRAL SOMA'S 50% AFFORDABLE HOUSING PLAN

Achieve the 50% "Prop K" goal approved by San Francisco voters in 2014. Half of all future SOMA housing development will be affordable – 33% for low/moderate-income and 17% for middle-income – at least 3,500 more affordable housing units:

- » In all the up-zoned locations, set an additional SOMA middle income inclusionary housing requirement starting in 2020 greater than citywide baselines
- » In 2020: 20% citywide + 10% additional = 30% total inclusionary rental housing required.
With 16% low/moderate income and 14% middle income
- » In 2020: 22% citywide + 11% additional = 33% total inclusionary ownership housing required.
With 12% moderate income and 21% middle income
- » Use multiple approaches to secure sites for new low/moderate income housing development: parcel set-aside requirements for large development-agreement projects, site acquisitions, and city eminent domain if needed
- » Target SOMA projects' housing fees to fund future SOMA low/moderate-income housing development, including residential hotels acquisition/rehabilitation and purchase of existing rental housing for preservation, including "Small Sites"
- » Pass a new \$1 billion citywide affordable housing bond to augment SOMA's housing funding – including a \$340 million new middle-income housing program for rental apartment subsidies within market-rate projects for middle-income households
- » Prioritize occupancy for local community heritage districts' residents

ZONING

EXPAND AREAS REZONED FOR HOUSING DEVELOPMENT PRIORITY (MUR/MUG)

For Improved Central SOMA Jobs/Housing Balance



Source: TODCO, February 2018. Adapted from SF Planning.

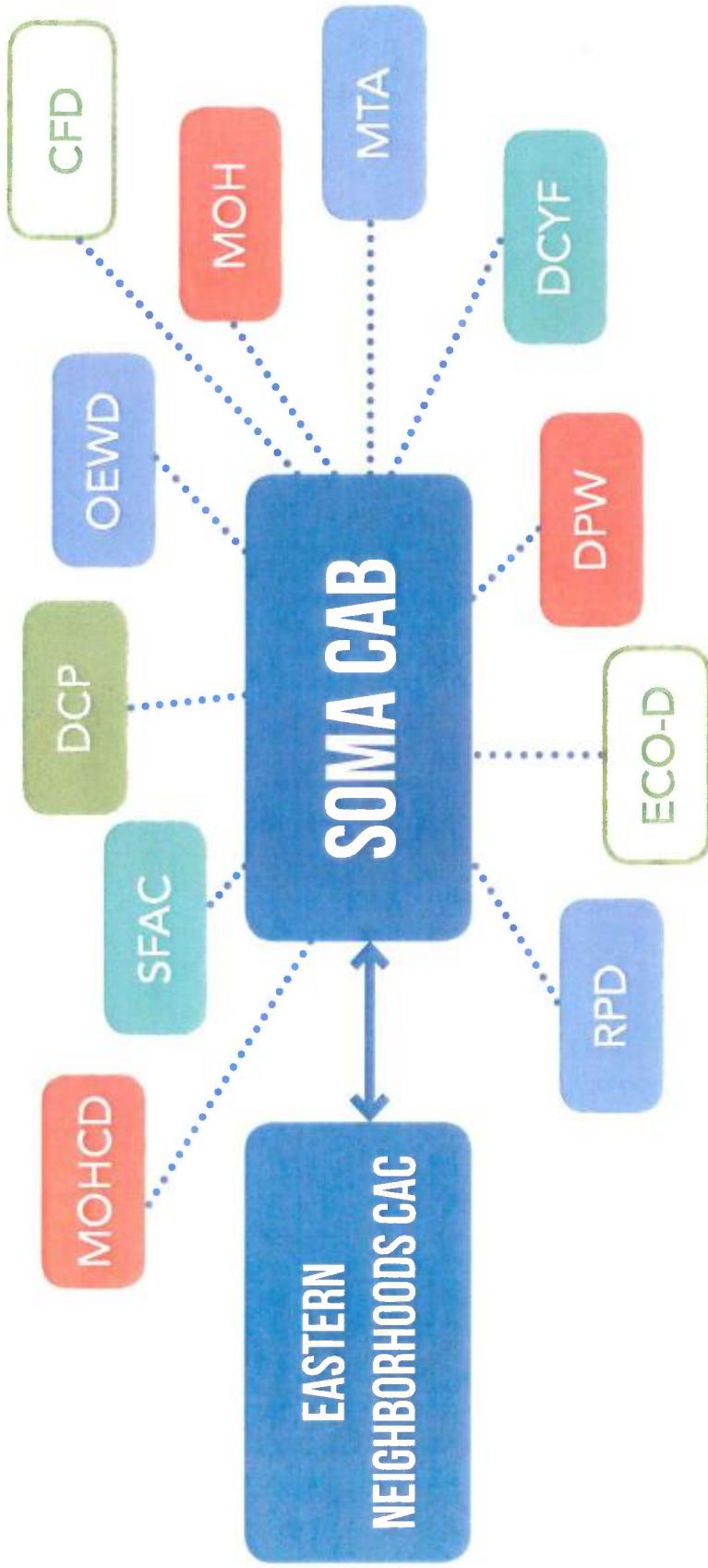
CFD

CIVIC FUNDING RESOURCES AND COMMUNITY EMPOWERMENT

- » Maximize community facilities district funding for community-building facilities
- » Include the new Yerba Buena Gardens Conservancy for CFD funding
- » Include the new I-80 Freeway Eco-District for CFD funding
- » Apply \$300,000,000+ community benefit fees to SOMA community-building projects
- » Establish a South of the Freeway Community Benefit District
- » Dedicate annual funding to the Filipino and LGBTQ cultural heritage districts and the SOMA Stabilization Fund
- » Establish a multipurpose SOMA community advisory board to prioritize and monitor civic use of financial resources

CFD

ESTABLISH A MULTIPURPOSE SOMA COMMUNITY ADVISORY BOARD TO PRIORITIZE AND MONITOR CIVIC USE OF SOMA FINANCIAL RESOURCES



Empower a diverse community stakeholder CAB to advise/ coordinate/monitor the disparate public and community benefit programs in SOMA within a single public forum

PROP X2

FUTURE CENTRAL SOMA PDR/ARTS AND SMALL BUSINESSES – STRONGER PROTECTIONS AND NEW AFFORDABLE SPACES

- » Strengthen Proposition X's PDR/arts replacement requirements
- » Add zoning incentives to build and keep affordable PDR/arts space in today's SALL district
- » Require new affordable PDR/arts/neighborhood retail space in new office developments
- » Protect PDR/arts and nighttime entertainment
- » Expand use of SOMA's \$1% for art funds
- » Start new affordable housing for artists program
- » Build a 21st century San Francisco Flower Mart project
- » Prop X2 expansion initiative – amend the voter-approved 2016 Proposition X initiative

ZONING

GIVE PROPM OFFICE DEVELOPMENT PRIORITY TO PROJECTS THAT INCLUDE 0.5 FAR AFFORDABLE SPACE

For PDR/Arts, Heritage Businesses, Neighborhood Retail,
Childcare Centers, Community Services and Public Recreation Facilities



PDR Small Business



Heritage Business



Neighborhood Retail



Community Arts

RETAIL

NEIGHBORHOOD RETAIL AND SMALL BUSINESS CHARACTER

- » Require two floors of neighborhood commercial uses in new projects along Folsom and Fourth Streets to emphasize neighborhood scale and pedestrian activity at busy transit locations
- » Require storefronts in new projects to be occupied within two years to maintain neighborhood streetlife
- » Prohibit food/beverage formula retail to encourage independent local spots
- » Make most other formula retail a conditional use to ensure community compatibility
- » Permit supermarkets and food markets to meet residents needs
- » Allow compatible PDR/arts activities to occupy retail spaces to add variety
- » Require micro-business retail spaces < 1000 ft in new projects to encourage small start-ups
- » Allow SOMA Legacy and Heritage Districts businesses to occupy SOMA PDR spaces to maintain community character
- » Reduce city taxes/fees for Legacy and Heritage Districts small businesses to assist them financially
- » Require compensation for the negative impacts of new developments on adjacent small businesses to ensure their survival

NEIGHBORHOOD

FUTURE CENTRAL SOMA NEIGHBORHOOD LIFE – STREETS, ALLEYS, SPACES, AND PLACES

- » **Central SOMA Streets**
 - Transform Folsom/Howard Streets and Fifth Street to become neighborhood-oriented thoroughfares
 - Expand central SOMA traffic calming and pedestrian safety improvements to connect SOMA's pedestrian networks
- » **Central SOMA Alleys**
 - Re-imagine alleyways to become functional everyday life activity places
 - Apply alleyway life toolkit possible improvements
- » **Neighborhood Public Open Spaces**
 - Require new neighborhood POPOS to provide welcoming community spaces
 - Add new Bluxome Linear Park POPOS to re-purpose a historic industrial alley
 - Add new Freelon Alley Neighborhood Park POPOS to enliven a major new development district
- » **Neighborhood Community Recreation**
 - Build new SF Parks Department Bluxome pool/recreation center to add a missing community amenity
 - Add tot lots and dog runs to ensure a family friendly neighborhood
- » **Neighborhood's Environmental Restoration**
 - Use Eco-District transformation of the I-80 freeway to convert wasted spaces to productive community purposes
 - Re-envision the Bay Bridge Fifth Street Gateway to make a bold SOMA identity statement

ZONING

CENTRAL SOMA HOUSING-FIRST LAND USE ZONING WITH NEIGHBORHOOD SCALE DEVELOPMENT HEIGHT LIMITS

- » Minimize areas rezoned for office development priority (MUO)
- » Give Prop M office development priority to projects that include 0.5 FAR affordable spaces
- » Maintain a meaningful area for PDR/arts/commercial buildings (SALI)
- » Expand areas rezoned for housing development priority (MUR/MUG)
- » Allow student housing in one location
- » Anticipate widespread use of the State 35% Housing Density Bonus resulting in buildings taller than the adopted height limits

RAN

ZONING

TODCO PROPOSED ZONING

Prioritize Housing Development and Re-Zone to Allow Office Use on Major Development Sites Only



Source: TODCO, February 2018. Adapted from SF Planning.

ZONING

Maintain a Meaningful Area for PDR/ARTS/ COMMERCIAL ONLY (SAL)

For More Affordable Small Business Spaces and Small New Office Buildings with 1.5 FAR Affordable PDR Space

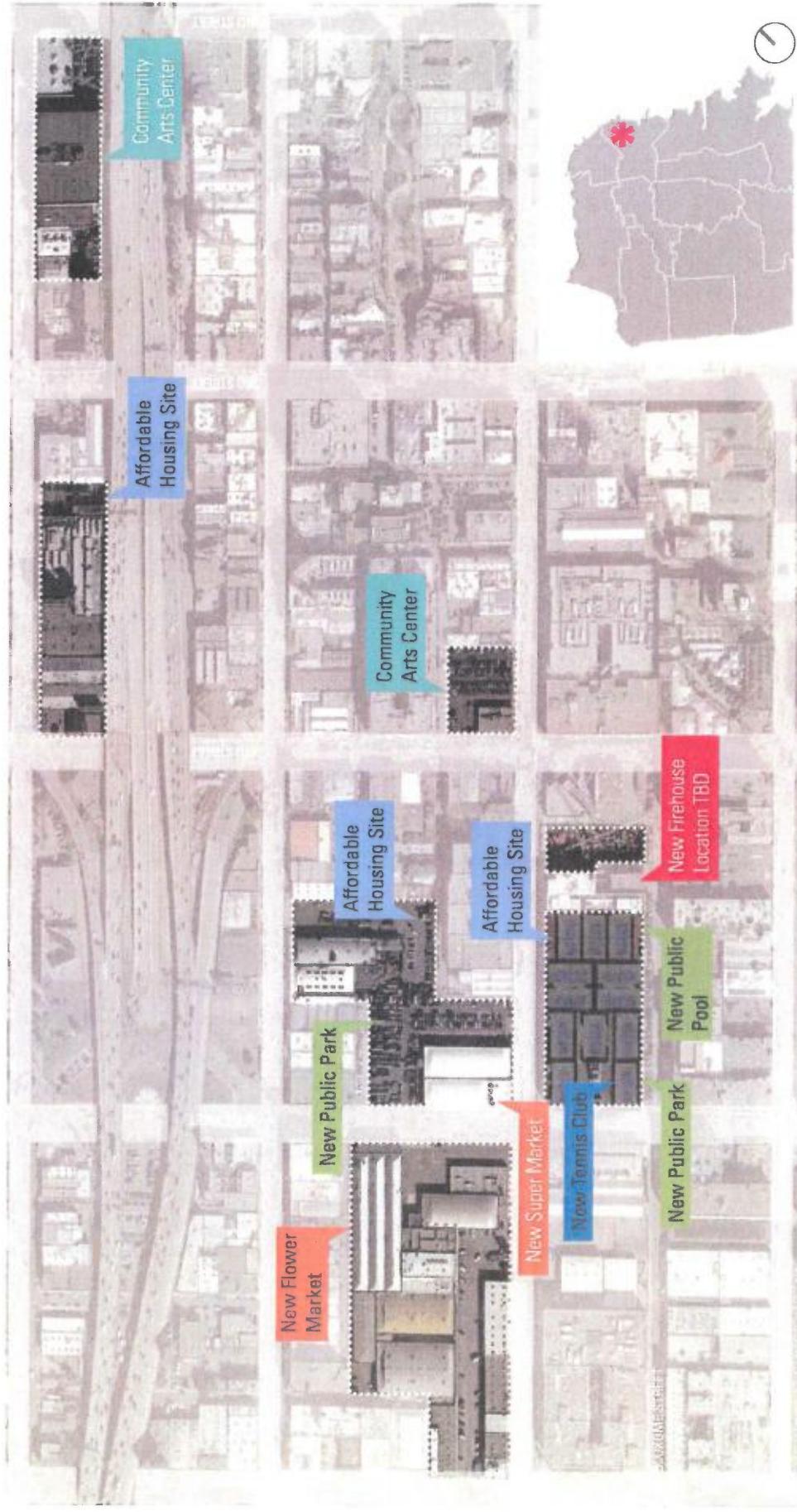


Source: TODCO, February 2018. Adapted from SF Planning.

ZONING

MINIMIZE AREAS REZONED FOR OFFICE DEVELOPMENT PRIORITY (MUD)

For a Limited Group of Major Development Sites Only



NOTE: Items in **black text** are as now proposed. Items in white text are potential.

Source: TODCO, 2017

ZONING

ALLOW STUDENT HOUSING IN ONE LOCATION

To Mitigate the Significant Housing Impact of the
Academy of Art's SOMA Campus



Source: TODCO, February 2018. Adapted from SF Planning.

ZONING

ANTICIPATE WIDESPREAD USE OF THE STATE 35% HOUSING DENSITY BONUS UP-ZONING

Leave Current Height Limits Unchanged Except for the Major Development Sites



Source: TODCO, February 2018. Adapted from SF Planning.

**EXHIBIT IV.1 - DRAFT
IMPLEMENTATION MATRIX
WITH TODCO ADDS/ALTERNATES**

MARCH 1 2018 DRAFT

CENTRAL SOMA PLAN IMPLEMENTATION MATRIX: TODCO COMMUNITY-FIRST PLAN VS. DCP OFFICE/DEVELOPMENT-FIRST PLAN

GOAL #1 - ACCOMMODATE A SUBSTANTIAL AMOUNT OF JOBS AND HOUSING

#	OBJECTIVE	#	POLICY	#	IMPLEMENTATION MEASURE	IMPLEMENTATION MECHANISM	TIMELINE	LEAD AGENCY
1.1	Ensure there is sufficient land area where space for jobs and housing can be built	1.1.1	Retain zoning that supports capacity for new jobs and housing. Retain zoning that supports continued SOMA economic/social diversity	1.1.1.1	Maintain existing MUG, SOMA NCT, and South Park Zoning. Convert MUO zoning to CMUO zoning. Retain RED and SALL areas that are not Major Development Sites.	Ongoing implementation of existing Zoning Map	Complete	Planning
	Expand areas where housing development is prioritized	1.1.2	Limit zoning that restricts capacity for development. Limit zoning that maximizes commercial development to Major Development Sites only	1.1.2.1	Change SLL, SALL, WSMUO, and CMUO zoning to CMUO zoning. Limit new CMUO to Major Development Sites only. Zone other areas north of Freeway to MUR. Zone other areas south of Freeway to MUU.	Zoning Map amendment	Upon Plan adoption	Planning
1.2	Ensure that developable land has, collectively, sufficient capacity for jobs and housing Balance Growth of Jobs and Housing	1.2.1	Set height limits on parcels as appropriate to fulfill this Objective. Increase heights for Major Development Sites only	1.2.1.1	Increase height limits from existing to proposed. Limit new height increases to Major Development Sites only. State Housing Density Bonus law already up-zoned all residential developments sites in 2017.	Zoning Map amendment	Upon Plan adoption	Planning
		1.2.2	Allow physical controls for height, bulk, setbacks, and open space to determine density	1.2.2.1	Remove Floor Area Ratio (FAR) limits on non-residential buildings.	Planning Code amendment	Upon Plan adoption	Planning

GOAL #2 - EXPAND THE DIVERSITY OF RESIDENTS

#	OBJECTIVE	#	POLICY	#	IMPLEMENTATION MEASURE	IMPLEMENTATION MECHANISM	TIMELINE	LEAD AGENCY
2.1	Maintain the existing stock of housing	2.1.1	Continue implementing controls that maintain the existing supply of housing	2.1.1.1	Continue implementing unit merger and demolition controls.	Ongoing implementation of the Planning Code	Ongoing	Planning
2.2	Maintain the affordability of the existing stock of housing	2.2.1	Continue implementing controls and strategies that help maintain the existing supply of affordable housing	2.2.1.1	Continue implementation strategies to ensure livability of units – particularly Single Room Occupancy housing (SROs). Continue enforcing rent control and eviction protection regulations.	Ongoing implementation of the Administrative Code	Ongoing	Department of Public Health Rent Board and Mayor's Office of Housing and Community Development (MOHCD)

#	OBJECTIVE	#	POLICY	#	IMPLEMENTATION MEASURE	IMPLEMENTATION MECHANISM	TIMELINE	LEAD AGENCY
		2.2.1.2	Continue implementing funding strategies such as the Rental Assistance Demonstration program and rehabilitation loans for affordable buildings.		Ongoing implementation of MOHCD programs	Ongoing	Ongoing	MOHCD
		2.2.2.1	Continue implementing the City's Small Sites program. Expand scope and scale of the Small Sites program as part of a \$1 billion 2018 City Housing Bond		Ongoing implementation of MOHCD programs	Ongoing	Ongoing	MOHCD
		2.2.2.2	Continue to enable new development to satisfy their affordable housing requirements supporting the conversion of existing housing into permanently affordable housing.		Ongoing implementation of the Planning Code	Ongoing	Ongoing	MOHCD
2.3	Ensure that at least 33 percent of new housing is affordable to very low, low, and moderate-income households Implement the 2014 Prop K's official City policy throughout SOMA for 33% low/mod and 17% middle income housing	2.3.1	Set affordability requirements for new residential development at rates necessary to fulfill this Objective	2.3.1.1	Set the percentage of affordable housing by Central SoMa Public Benefits Tiers in accordance with the City's requirements for below-market rate units, specified in Planning Code Section 415. Increase Inclusionary Housing requirements to 30%/33% for developments on up-zoned locations. Prioritize SOMA/D6 residents for all new affordable housing. Reserve 2% of IH housing for artists housing.	Ongoing implementation of the Planning Code	Ongoing	Planning
		2.3.2	Require contribution to affordable housing from commercial uses	2.3.2.1	Continue requiring contribution from commercial developments through the Jobs-Housing Linkage Fee.	Ongoing implementation of the Planning Code	Ongoing	Planning
		2.3.3	Ensure that affordable housing revenue generated in Central SoMa stays in the neighborhood Create a public participation process for MOH via the SOMA Community Advisory Board	2.3.3.1	Require affordable housing revenue generated by the Central SoMa Plan to be expended within the boundaries of SoMa (Market Street, the Embarcadero, King Street, Division Street, and South Van Ness Avenue).	Planning Code amendment	Upon Plan adoption	Planning
				2.3.3.2	Allow the application of the "land dedication" option for both residential and non-residential development. • For residential development, the land dedication requirement would be equivalent to 45% of the potential Gross Floor Area that could be provided on the principal site. • For non-residential development, the land dedication would be based on an appraisal of land value. For all sites, the requirements and rules for land dedication projects stipulated in Planning Code Section 419.5(2) would apply. Allow student housing on sites owned by educational institutions.	Planning Code amendment	Upon Plan adoption	Planning
		2.3.4	Allow affordable housing sites to sell any unused development rights	2.3.4.1	Add affordable housing sites to list of sites eligible for the Transfer of Development Rights program (as discussed in Implementation Measure 7.5.2). Fund new Middle-Income Housing programs as part of a \$1 billion 2018 City Housing Bond	Planning Code amendment	Upon Plan adoption	Planning
2.4	Support housing for other households that cannot afford market rate housing	2.4.1	Continue implementing strategies that support the development of "gap" housing	2.4.1.1	Apply ongoing strategies for creating middle-income housing, such as funding created through 2015's Proposition A, down payment assistance loan programs, and the middle-income housing requirements imposed by June 2016's Proposition C and subsequent Board actions.	Ongoing application of funds and requirements	Ongoing	MOHCD, Planning

#	OBJECTIVE	#	POLICY	#	IMPLEMENTATION MEASURE	IMPLEMENTATION MECHANISM	TIMELINE	LEAD AGENCY
2.5	Support housing for a diversity of household sizes	2.5.1	Continue requiring a diversity of family sized units	2.5.1.1	Require that new development provide at least 40% two-bedroom, 30% three-bedroom units, or 35% two or more bedrooms with at least 10% containing three or more bedrooms.	Planning Code amendment	Upon Plan adoption	Planning
2.6	Support the schools, child care, and community services that serve local residents	2.5.2	Continue to incentivize rental units	2.5.2.1	Continue implementing the requirements of Section 415 that include lower requirements for rental projects than for-sale projects.	Ongoing implementation of the Planning Code	Ongoing	Planning
		2.6.1	Help fund public schools	2.6.1.1	Continue implementing the Schools Impact Fee. Apply Fee funds to expansion of public schools serving SOMA.	Ongoing implementation of existing Planning Code requirements	Ongoing	San Francisco Unified School District
		2.6.2	Help facilitate the creation of child care facilities	2.6.2.1	Continue implementing the Child Care Impact Fee and Eastern Neighborhoods Impact Fee. Require Childcare Centers on Major Development Sites larger than 2 acres Target Fee funding to SOMA facilities	Ongoing implementation of existing Planning Code requirements	Ongoing	Planning
		2.6.3	Help facilitate the creation of new community services	2.6.3.1	Create a new Community Services Impact Fee for specific requirements, see the Requirements for New Development document. New development will be given the option to provide community facilities directly via an RPA Agreement with the City instead of paying the fees. Double the proposed Fee rate to ensure sufficient funds for acquisition of space, not just its build-out. Provide \$12,000,000 per year new funding for community services.	Planning Code amendment	Upon Plan adoption	Planning
#	OBJECTIVE	#	POLICY	#	IMPLEMENTATION MEASURE	IMPLEMENTATION MECHANISM	TIMELINE	LEAD AGENCY
3.1	Ensure the Plan Area accommodates significant space for job growth	3.1.1	Require non-residential development on large parcels	3.1.1.1	On parcels larger than 30,000 square feet south of Harrison Street require that two-thirds of new development below 160 feet in height be non-residential. Limit this requirement to Major Development Sites only.	Planning Code amendment	Upon Plan adoption	Planning
	Balance office growth with new housing development	3.1.2	Limit restrictions on non-residential development	3.1.2.1	Change MUR zoning to be CMUD along east of 5th Street, change MUR to MUG Zoning west of 5th Street, change RED to CMUD zoning south of Harrison Street. Limit CMUD to Major Development Sites only.	Zoning Map amendment	Upon Plan adoption	Planning
3.2	Support the growth of office space	3.2.1	Facilitate the growth of office	3.2.1.1	See Implementation Measure 3.1.1.1. Limit new CMUD to Major Development Sites only. Maintain SALI zoning between 4th and 6th Streets and Harrison and Bryant Streets. Maintain SALI zoning except for Major Development Sites.	Planning Code amendment	Upon Plan adoption	Planning
3.3	Ensure the removal of protective zoning does not result in a loss of PDR in the Plan Area	3.3.1	Maintain zoning that restricts non-PDR development in certain locations	3.3.1.1	Maintain SALI zoning Between 4th and 6th Streets and Harrison and Bryant Streets.	Ongoing implementation of existing Zoning Map	Upon Plan adoption	Planning

GOAL #3 - ENSURE AN ECONOMICALLY DIVERSIFIED AND LIVELY JOBS CENTER

OBJECTIVE	POLICY #	IMPLEMENTATION MEASURE #	IMPLEMENTATION MECHANISM	TIMELINE	LEAD AGENCY
3.3.2 Limit conversion of PDR space in formerly industrial districts	3.3.2.1 Maintain existing PDR replacement requirements contained in Planning Code Section 207.8 Expand Prop X requirements to WMUO and WMUG.	3.3.2.1 In new office developments of greater than 50,000 square feet, require new PDR, via one of the following options: <ul style="list-style-type: none">Build PDR on-site to whatever amount is greater than the amount required by Code Section 207.8 or 40% of the lot area, Exempt from land area for purposes of calculating the FAR, and dedicated to all-day hours of publicly accessible open space, fully open to the sky.Build net new PDR off site at 1.5 times the on-site requirement. This PDR can be built anywhere in SoMa (Market Embarcadero, South Van Ness, 12th St, Division St, China Basin).Preserve existing PDR space at 2.0 times the on-site requirement. This PDR can be preserved anywhere in SoMa not zoned SALL after Plan adoption (Market Street, the Embarcadero, Division Street, and South Van Ness Avenue).	Ongoing implementation of the Planning Code	Upon Plan adoption	Planning
Secure affordable new PDR space	3.3.3 Require PDR space as part of large commercial development	3.3.3.1 In new office developments of greater than 50,000 square feet, require new PDR, via one of the following options: <ul style="list-style-type: none">Build PDR on-site to whatever amount is greater than the amount required by Code Section 207.8 or 40% of the lot area, Exempt from land area for purposes of calculating the FAR, and dedicated to all-day hours of publicly accessible open space, fully open to the sky.Build net new PDR off site at 1.5 times the on-site requirement. This PDR can be built anywhere in SoMa (Market Embarcadero, South Van Ness, 12th St, Division St, China Basin).Preserve existing PDR space at 2.0 times the on-site requirement. This PDR can be preserved anywhere in SoMa not zoned SALL after Plan adoption (Market Street, the Embarcadero, Division Street, and South Van Ness Avenue). <p>Allow small office development in SALL < 50,000 ft if at least 1.5 FAR of new PDR space is included with rents limited to 50% of market levels.</p> <p>Allow 100% PDR buildings to sell TDR's if permanently maintained for PDR use</p>	Planning Code amendment	Upon Plan adoption	Planning
		3.3.3.2 Explore the potential for development to meet their PDR requirement through an in-lieu fee to the City to be used for the construction of new PDR and preservation/retention of existing PDR space. Give Proposition M office allocation priority to projects that limit PDR rents to 50% of market levels.	Planning Code amendment	Ongoing	Office of Economic and Workforce Development (OEWD)
	3.3.4 Provide incentives to fund, build, and/or protect PDR	3.3.4.1 Require round floor ceiling heights of 17 feet for non-residential uses. Do not reduce EN Fee due to Prop X compliance.	Planning Code amendment	Upon Plan adoption	Planning
		3.3.4.2 Continue technical support and strategic programs and agreements that support the growth of PDR businesses and the development of new PDR space.	Ongoing implementation of City programs	Ongoing	OEWD
		3.3.4.3 Continue implementing the 1% Art Program, including the option for development to participate in the Public Art Trust.	Ongoing implementation of City programs	Ongoing	Arts Commission
3.4 Facilitate a vibrant retail environment that serves the needs of the community	3.4.1 Allow retail throughout the Plan Area	3.4.1.1 Continue allowing retail in all zoning districts. Allow Neighborhood-serving retail as an alternate use for the required PDR space in office developments. Give Proposition M office allocation priority to projects that limit supermarket and neighborhood retail rents to 50% of market levels.	Ongoing implementation of the existing Planning Code	Ongoing	Planning
	3.4.2 Require ground-floor retail along important streets	3.4.2.1 Maintain retail requirements along 4 th Street between Townsend and Bryant.	Ongoing implementation of the existing Planning Code	Ongoing	Planning

#	OBJECTIVE	#	POLICY	#	IMPLEMENTATION MEASURE	IMPLEMENTATION MECHANISM	TIMELINE	LEAD AGENCY
					Require retail on following streets: • 2nd Street on the west side between Dow Placer and Townsend Street; • 3rd Street between Folsom Street and Townsend Street; • 4th Street between Bryant St. and Folsom St.; • Folsom Street between 4th and 7th; • Braman Street between 5th Street and 5th Street; • Townsend Street on the north side between 2nd Street and 4th Street.	Planning Code amendment	Upon Plan adoption	Planning
					Require two levels of Neighborhood retail/other small commercial uses (including medical and small offices < 5000 ft) on Folsom and Braman Streets on Central Subway station blocks			
3.4.3	Support local, affordable, community-serving retail			34.3.1	Ban formula restaurants and bars. Require other formula retail uses to attain a Conditional Use Permit throughout the Plan Area.	Planning Code amendment	Upon Plan adoption	Planning
				34.3.2	For development on lots greater than 20,000 square feet, require micro retail units (1,000 sqft or less) of one for every 20,000 square feet of lot area (rounding to the nearest unit).	Planning Code amendment	Upon Plan adoption	Planning
				34.3.3	Continue banning stand-alone big box retail.	Ongoing implementation of the existing Planning Code	Ongoing	Planning
3.5	Support development of hotels	3.5.1	Allow hotels throughout the growth-oriented parts of the Plan Area	35.1.1	Continue permitting small hotels in the WSMUO District. Permit hotels in the MUG and CMUO with a Conditional Use.	Planning Code amendment	Upon Plan adoption	Planning
				35.1.2	Support the development of one or more large (>500 room) hotels in the vicinity of the Moscone Convention Center. Include this project in the CTD no matter its location.	City engagement with private developers during entitlement process	Ongoing	OEWD
				36.1.1	Continue allowing restaurants and bars throughout the Plan Area, as controlled by district.	Ongoing implementation of the existing Planning Code	Ongoing	Planning
				36.1.2	Continue permitting nighttime entertainment uses as-of-right in those areas being converted from SALI to CMUO and WSMUO.	Planning Code amendment	Upon Plan adoption	Planning

GOAL #4 - PROVIDE SAFE AND CONVENIENT TRANSPORTATION THAT PRIORITIZES WALKING, BICYCLING, AND TRANSIT

#	OBJECTIVE	#	POLICY	#	IMPLEMENTATION MEASURES	IMPLEMENTATION MECHANISM	TIMELINE	LEAD AGENCY
4.1	Provide people walking a safe, convenient, attractive environment on all the streets in the Plan Area	4.1.1	Ensure streets throughout the Plan Area are designed in accordance with the City's Vision Zero policy. Create a public participation process via the SOMA Community Advisory Board	4.1.1.1	Undertake a comprehensive complete streets plan for all of the major streets in the Plan Area (i.e., 3rd, 4th, 5th, 6th, Howard, Folsom, Harrison, Bryant, Brannan, and Townsend Streets). This strategy should incorporate pedestrian, bicycle, and transit improvements designed in accordance with the City's Vision Zero policy. Designs should incorporate on- and off-street loading needs and emergency vehicle access. Dedicate funding towards the planning and construction of recommended improvements through the Transportation Sustainability Fee (TSF), Eastern Neighborhoods Impact (ENI) Fee, and/or a Mello-Roos Community Facilities District (CFD).	Designed by the City with community input, adopted by legislation from San Francisco Municipal Transportation Agency (SFMTA), San Francisco Department of Public Works (DPW), Planning Department of Public Works (DPW), and implemented by a combination of the City and new development (through meeting the Better Streets Plan and/or In-Kind Agreements with the City)	Ongoing, as funding accrues, as prioritized through City and community processes	San Francisco Municipal Transportation Agency (SFMTA), San Francisco Department of Public Works (DPW), Planning Department of Public Works (DPW)
		4.1.2	Ensure sidewalks on major streets meet Better Streets Plan standards	4.1.2.1	See Implementation Measure 4.1.1.1.			
		4.1.3	Prohibit new curb cuts on key major streets and limit them elsewhere	4.1.3.1	Require a five-foot setback on all development on 4th Street south of Bryant Street. This setback must occur at the ground floor, and have a minimum height of 25 feet.	Planning Code amendment	Upon Plan adoption	Planning
		4.1.4	Provide signalized crosswalks across major streets	4.1.4.1	Ban curb cuts within the Plan Area on all of Folsom, Brannan, Townsend, 2nd, 3rd, 4th, and 6th Streets, and any blocks of Howard Street that are one-way; require a Conditional Use permit for curb cuts for all other major streets in the Plan Area.	Planning Code amendment	Upon Plan adoption	Planning
		4.1.5	Ensure there are crosswalks at all signalized intersections	4.1.5.1	See Implementation Measure 4.1.1.1. Provide signalized crosswalks at mid-block alley intersections with major streets that connect pedestrian route networks.	Planning Code amendment	Upon Plan adoption	Planning
		4.1.6	Ensure there are safe intersections at freeway ramps	4.1.6.1	See Implementation Measure 4.1.1.1. Ensure there are crosswalks at all legal pedestrian crossings without lights, including mid-block alley intersections with major streets.	Work with Caltrans to redesign or improve intersections at freeway ramps.	Intergovernmental coordination	Within 5 years of Plan adoption
		4.1.7	Provide corner sidewalk extensions to enhance pedestrian safety at crosswalks, in keeping with the Better Streets Plan	4.1.7.1	Implement strategies identified through the City's Walk First and Vision Zero programs, as well as additional strategies identified in the complete streets plan discussed in Implementation Measure 4.1.1.1.	Walk First and Vision Zero programs; also implementation Measure 4.1.1.1.	Ongoing	SFMTA

#	OBJECTIVE	#	POLICY	#	IMPLEMENTATION MEASURES	IMPLEMENTATION MECHANISM	TIMELINE	LEAD AGENCY
4.1.8	Ensure safe and convenient conditions on narrow streets and alleys for people walking Create a public participation process via the SOMA Community Advisory Board	4.1.8.1	Undertake a follow-up Narrow Streets and Alleys Strategy, and implement recommendations adopted by that Strategy, as well as additional strategies identified in the complete streets plan discussed in Implementation Measure 4.1.1.1.		Community planning effort; also implementation Measure 4.1.1.1.	Start process within two years of Plan Adoption	Planning, DPW	
4.1.9	Ensure there are street trees and street furnishings on sidewalks wherever possible, in keeping with the Better Streets Plan	4.1.9.1	Ongoing implementation of street tree requirements in the Planning Code, as well as additional strategies identified in the complete streets plan discussed in Implementation Measure 4.1.1.1.		See Implementation Measure 4.1.1.1.			
4.1.10	Expand the pedestrian network wherever possible through creation of new narrow streets, alleys, and mid-block connections	4.1.10.1	Continue implementing the existing requirements for development on large lots. Provide signalized crosswalks at mid-block alley intersections with major streets that connect pedestrian route networks.		Application of existing Planning Code requirements, with further guidance in the Central SOMA Key Site Guidelines	Ongoing	Planning	
		4.1.10.2	Prioritize the creation of new connections wherever possible through acquisitions and/or easements on private lots (as part of Implementation Measure 4.1.7.1).		Community planning effort	Start process within 12 months of Plan Adoption	Planning	
4.1.11	Use public art, lighting, and other amenities to improve the pedestrian experience beneath elevated freeways Create a public participation process via the SOMA Community Advisory Board	4.1.11.1	See Implementation Measure 4.1.1.1 See Implementation Measure 4.1.1.2		Intergovernmental coordination	Ongoing	Office of Economic and Workforce Development (EWD), Planning	
		4.1.11.2	Continue working with Caltrans to facilitate these improvements on their property. Undertake a follow-up community planning process to develop a long-range re-use plan for CalTrans SOMA properties to address local needs and environmental goals, such as a dog run, recycling center, habitats, paved event space, public art, etc.		City engagement with private developers during entitlement process	Ongoing	Planning, Arts Commission	
		4.1.11.3	Encourage projects to dedicate their 1% for art requirements to the Arts Trust, and the City to dedicate this funding for art in this area.		Implementation of the Bicycle Plan and Vision Zero programs	Ongoing	SFMTA	
4.2	Make cycling a safe and convenient transportation option throughout the Plan Area for all ages and abilities	4.2.1	Ensure that the bicycle network is in accordance with the City's Vision Zero policy and Bicycle Strategy.	4.2.1.1	Implement the recommendations of the City's Bicycle Plan designed in accordance with the City's Vision Zero policy.			

#	OBJECTIVE	#	POLICY	#	IMPLEMENTATION MEASURES	IMPLEMENTATION MECHANISM	TIMELINE	LEAD AGENCY
4.2.2	Minimize gaps in the existing bicycle network by providing bicycle routes through the Plan Area, designed for safety in accordance with the City's Vision Zero policy and Bicycle Strategy.	4.2.2.1		4.2.2.1	See Implementation Measure 4.1.1.1.	Implementation of the Bicycle Plan and Vision Zero programs	Ongoing, as funding accrues, as prioritized through City and community processes	SFMTA
4.2.3	Provide additional bicycle infrastructure, such as bicycle parking, to support ridership	4.2.3.1		4.2.3.1	Continue implementing bicycle parking regulations in buildings.	Application of existing Planning Code requirements	Ongoing	Planning
				4.2.3.2	Support the implementation and expansion of Bay Area Bike Share.	Application of existing SFMTA process	Ongoing	SFMTA
				4.2.3.3	Support the creation of bicycle parking facilities on streets and sidewalks, as appropriate.	Application of existing SFMTA process	Ongoing	SFMTA, Planning
				4.3.1.1	Implement transit lanes identified by the Muni Forward Program, as well as additional strategies identified in the complete streets plan discussed in Implementation Measure 4.1.1.1.	Implementation of the Muni Forward Program; also Implementation Measure 4.1.1.1.	Ongoing	SFMTA, DPW
4.3	Ensure that transit serving the Plan Area is adequate, reliable and pleasant	4.3.1		4.3.1.1	Provide a robust network of lanes that are exclusively for transit			
				4.3.2	Support funding maintaining a state of good repair of the existing fleet and infrastructure	4.3.2.1 Dedicate funding towards maintaining a state of good repair of the existing fleet and infrastructure through the transportation Sustainability Fee (TSF), Eastern Neighborhoods Impact (EN) Fee, a new Central SoMa (CS) Fee, and/or a Mello-Roos Community Facilities District (CFD).	The Transportation Sustainability Fee (TSF) and Eastern Neighborhoods Impact Fee (EN Fee) are existing. The Central SoMa (CS) Fee and Mello-Roos Community Facilities District (CFD) would need to be created upon adoption of the Central SoMa Plan	Ongoing
				4.3.3	Support funding to implement Muni Forward	4.3.3.1 Dedicate funding towards implementing the Muni Forward program through the TSF, EN Fee, CS Fee, and/or a CFD.	The TSF and EN Fee are existing. The CS Fee and CFD would need to be created upon adoption of the Central SoMa Plan	Ongoing
				4.3.4	Support funding to meet future needs for both local and regional transit service to the Plan Area	4.3.4.1 Dedicate funding towards the improvement and expansion of transit through the TSF, EN Fee, CS Fee and/or a CFD.	The TSF and EN Fee are existing. The CS Fee and CFD would need to be created upon adoption of the Central SoMa Plan	Ongoing
				4.3.5	Study adjustment of transit service program to serve the demand from the increase in jobs and housing in the neighborhood	4.3.5.1 Study the need to revise transit service after a substantial amount of the expected development has occurred.	SFMTA study with community input	Planning, SFCTA, SFMTA After 10 Years of Plan adoption

#	OBJECTIVE	#	POLICY	#	IMPLEMENTATION MEASURES	IMPLEMENTATION MECHANISM	TIMELINE	LEAD AGENCY
4.4	Encourage mode shift away from private automobile usage	4.4.1	Limit the amount of parking in new development	4.4.1.1	Within the CMUO District, reduce the amount of parking allowed as follows: <ul style="list-style-type: none"> For residential development, set the as-of-right amount at 0.5 spaces per unit, with no potential more. For all non-residential development, set the maximum amount allowed, as follows: <ul style="list-style-type: none"> Office: one space for every 3,500 square feet, Retail: one space for every 1,500 square feet, and All other uses as defined below in Planning Code Section 151.1 Require a significant % of parking spaces in office garages to be public hourly parking to replace eliminated meter parking spaces to support local retail and PDR businesses.	Planning Code amendment	Upon Plan adoption	Planning
4.5	Accommodate regional, through, and delivery traffic where necessary, but mitigate the impacts of such traffic on local livability and circulation	4.4.2	Utilize Transportation Demand Management strategies to encourage use of alternatives to the private automobile	4.4.2.1	Implement Transportation Demand Management (TDM) measures required by the Planning Code, removing grandfathering provision for projects that could not be built but for the Central SoMa Plan.	Application of existing Planning Code requirements	Ongoing	Planning
		4.5.1	Maintain the ability of certain streets to accommodate through-traffic while ensuring they meet minimum needs for safety and comfort of all road users	4.5.1.1	Design and construct Bryant and Harrison Streets to accommodate more through traffic than other east-west streets in the Plan Area.	Community planning efforts	Ongoing, as funding accrues, as prioritized through City and Community processes	SFMTA
		4.5.2	Design buildings to accommodate delivery of people and goods with a minimum of conflict	4.5.2.1	Require sponsors of development projects that provide more than 100,000 square feet to prepare a Driveway and Loading Operations Plan (DLOP), and submit the plan for review and approval by the Planning Department and the SFMTA. The DLOP shall focus on reducing potential conflicts between driveway operations, including loading activities, and pedestrians, bicycles and vehicles, and to maximize reliance of on-site loading spaces to accommodate new loading demand. The DLOP shall include consider, at a minimum, loading dock management, large truck access, garage/loading dock attendants, and refuse collection. The DLOP shall also look at designs to separate loading from sensitive land uses as well as building design strategies to better support off-peak and unattended deliveries.	Planning Code amendment	Upon Plan adoption	Planning, SFMTA

IMPLEMENTATION MATRIX

GOAL #5 – OFFER AN ABUNDANCE OF PARKS AND RECREATIONAL OPPORTUNITIES

#	OBJECTIVE	#	POLICY	#	IMPLEMENTATION MEASURE	#	IMPLEMENTATION MECHANISM	TIMELINE	LEAD AGENCY
5.1	Maximize the benefit provided by existing parks and recreational facilities Create a public participation process via the SOMA Community Advisory Board	5.1.1	Support funding for the rehabilitation of Gene Friend Recreation Center.	5.1.1.1	Help fund the rehabilitation and/or rebuild of Gene Friend Recreation Center.		Funding from the Eastern Neighborhoods Impact Fee (EN Fee) and/or a Mello-Roos Community Facilities District (CFD) to supplement other funding processes	As funding accrues, as prioritized through City and community processes	Recreation and Parks Department (RPD)
		5.1.2	Support funding for the activation of Victoria Manalo Draves Park	5.1.2.1	Help fund activation of and/ or capital upgrades to Victoria Manalo Draves Park.		Funding from CFD and/ or EN Fee to support ongoing RPD efforts	As funding accrues, as prioritized through City and community processes	RPD
		5.1.3	Explore funding for rehabilitation of Yerba Buena Gardens	5.1.3.1	Identify appropriate ways to fund the rehabilitation of Yerba Buena Gardens, potentially including funding from the Central SoMa Community Facilities District. Budget \$25,000 CFD funds for 30-years Gardens renovations		Collaborative process facilitated by the City involving stakeholders in the Yerba Buena area	Ongoing	Department of Real Estate
		5.1.4	Explore additional strategies to fund existing parks	5.1.4.1	Ongoingly seek out grants, partnerships, etc.		Ongoing dedicated staff time	Ongoing	RPD
5.2	Create new public parks Create a public participation process via the SOMA Community Advisory Board	5.2.1	Create a new public park in the highest growth portion of the Plan Area	5.2.1.1	Help fund, design, and construct a new public park on the block bounded by 4th Street, 5th Street, Bryant Street, and Brannan Street.*		Funded by EN Fee, designed through community planning efforts, constructed by City and/or adjacent development	As funding accrues, as prioritized through City and community processes	Planning, RPD
		5.2.2	Create a new linear park along Bluxome Street between 4th Street and 5th Street	5.2.2.1	Help fund, design, and construct a new public park on Bluxome Street between 4th Street and 5th Street.		Funded from EN Fee, CFD, or off-site POPS. Designed through community planning efforts. Implemented by the City.	As funding accrues, as prioritized through City and community processes	Planning
		5.2.3	Pursue the creation of a large new park within or near Central SoMa to serve the burgeoning greater SoMa area Unnecessary - Yerba Buena Gardens meets this need for Central SOMA Delete this Implementation Measure	5.2.3.1	Dedicate funding towards the creation of a large new park within or near Central SoMa, including site identification and design, and potentially site acquisition and construction pending costs and funding.		Funding from EN Fee or CFD. Designed through community planning efforts. Implemented by the City.	Ongoing, as funding accrues, as prioritized through City and community processes	Planning

#	OBJECTIVE	#	POLICY	#	IMPLEMENTATION MEASURE	IMPLEMENTATION MECHANISM	TIMELINE	LEAD AGENCY
5.3	Create new public recreational opportunities Create a public participation process via the SOMA Community Advisory Board	5.3.1	Increase the amount of public recreation center space, including the creation of a new public recreation center	5.3.1.1	Work with developers of large new projects to explore the potential to locate a new public recreational center in their development.	Public/private engagement	Ongoing until completed	Planning
				5.3.1.2	As appropriate, help fund, design, and construct a public recreation center.	Funding from EN Fee or CFD	Ongoing	RPD
		5.3.2	Develop public recreational facilities under the I-80 freeway	5.3.2.1	Work with Caltrans to lease land at affordable rates for the purpose of building recreational facilities under the freeway. ¹⁰	Intergovernmental process	Upon Plan completion	Planning
				5.3.2.2	As appropriate, help fund, design, and construct public recreation facilities under the I-80 freeway. ¹⁰	Funding from EN Fee, CFD, or offsite POPOS. Designed through community planning efforts. Implemented by the City.	Ongoing	Planning
5.4	Utilize the street right-of-way for additional green spaces, gathering and recreational opportunities	5.4.1	Where appropriate, promote pedestrian-only or shared-street design concepts for narrow streets, alleys, and mid-block connections	5.4.1.1	Support pedestrian-only or shared streets in new developments required to provide mid-block connections.	Design and review of development projects	Ongoing, as development proposals occur	Planning
				5.4.2	Improve 2nd and Folsom Streets as Green Connections per the City's Green Connections Plan	5.4.2.1	See Implementation Measure 4.1.1.1.	
5.5	Augment the public open space and recreation network with privately-owned public open spaces (POPOS) Create a public participation process via the SOMA Community Advisory Board	5.5.1	Require new non-residential development and encourage residential development to provide POPOS that address the needs of the community	5.5.1.1	Require new non-residential development (exclusive of PDR and Institutional Uses) of 50,000 square feet or more to provide POPOS at a rate of one square foot for every 50 square feet of gross floor area. Require these POPOS to meet certain design standards, in consultation with staff of the Recreation and Parks Department, and incentivize them to provide community space, as follows:	Planning Code amendment	Upon Plan adoption	Planning
					<ul style="list-style-type: none"> • On large sites south of Bryant Street, POPOS must be at grade and open to the sky, • On other sites, POPOS requirements may be met outdoors, indoors, or through an in-lieu fee, with preference for outdoor space, and all on-site space provided at-grade up to the first 15% of lot area • POPOS must be on-site or within 900 feet of the development, • POPOS must be open evening and weekends.¹¹ • POPOS must be lined by active Neighborhood-relevant uses, and • Every square foot of the following amenities shall reduce required open space by 33%: a playground, community garden, short court, and/or dog run. No incentive should be needed. Delete this. 			

#	OBJECTIVE	#	POLICY	#	IMPLEMENTATION MEASURE	IMPLEMENTATION MECHANISM	TIMELINE	LEAD AGENCY
5.6	Ensure the neighborhood's parks and recreation offerings function as a network and complement the facilities of the broader SoMa area	5.6.1	Design the parks and recreational opportunities in a systematic manner to serve the community's needs	5.6.1.1	Develop and implement parks and recreation strategy for the Plan Area and/or larger South of Market area. This strategy should identify the neighborhood needs in the context of both existing and planned facilities and population. It should also identify locations to meet these needs as new parks and recreational facilities are built and/or rehabilitated. Include POPOS in this strategy.	Community planning effort	Ongoing, as development projects occur	Planning, RPD
		5.5.1.2	Continue enabling residential and non-residential development to have a reduced open space requirement where such open space is publicly accessible. No incentive should be needed. Delete this.		Ongoing implementation of the existing Planning Code	Ongoing	Ongoing	Planning
		5.5.1.3	Review and approve design and operations strategy of proposed POPOS. Set basic standards, such as required public restrooms.		Design and review of development projects	Ongoing, as development proposals occur	Within two years of Plan adoption	Planning, RPD
GOAL #6 - CREATE AN ENVIRONMENTALLY SUSTAINABLE AND RESILIENT NEIGHBORHOOD								
#	OBJECTIVE	#	POLICY	#	IMPLEMENTATION MEASURE	IMPLEMENTATION MECHANISM	TIMELINE	LEAD AGENCY
6.1	Develop a comprehensive strategy for creating an environmentally sustainable and resilient neighborhood	6.1.1	Create an implementing entity within the City Create a public participation process via the SOMA Community Advisory Board	6.1.1.1	Support the formation of an inter-agency "Central SoMa Sustainability Team" (CSST) to implement Central SoMa's comprehensive environmental and resilience strategy. The team will include the Planning Department, San Francisco Department of the Environment (SFE) and the San Francisco Public Utilities Commission (SFPUC), and other City departments. This team would provide a forum for connecting with residents and community groups, businesses and workers, visitors, developers of new buildings, owners and managers of existing buildings, utilities, potential funders, and other key stakeholders.	Work program of the Central SoMa Sustainability Team	Ongoing	Planning
		6.1.2	Provide guidance to private and public entities	6.1.2.1	Produce a Sustainable Neighborhoods Guide to support the Central SoMa Plan, containing the vision, goals, policies, and implementation measures, as well as best-practice examples and technical resources.	Planning Department's Sustainable City team work program	By Plan adoption	Planning
		6.1.3	Ensure that environmental sustainability and resiliency is considered holistically in public investment decisions	6.1.3.1	The CSST will participate in the City's capital planning processes, including the Interagency Plan Implementation Team (IPIC) and the Streets Design Advisory Team (SDAT). In these roles, the CSST will seek efficiencies and cross-cutting strategies that could fulfill multiple goals at once.	Work program of the Central SoMa Sustainability Team	Ongoing	Planning
		6.1.4	Ensure that property owners, developers, and tenants have the opportunity to maximize environmental sustainability and resilience	6.1.4.1	The CSST will participate in the City's design and development review processes, including the Preliminary Project Assessment (PPA) process and the Urban Design Advisory Team (UDAT). The CSST will offer solutions, help reduce barriers, and foster innovation to enable high-performing development.	Work program of the Central SoMa Sustainability Team	Ongoing	Planning

#	OBJECTIVE	#	POLICY	#	IMPLEMENTATION MEASURE	IMPLEMENTATION MECHANISM	IMPLEMENTATION TIMELINE	LEAD AGENCY
6.2	Minimize greenhouse gas emissions	6.2.1	Maximize energy efficiency in the built environment	6.1.4.2	The CSST will undertake all relevant outreach and engagement to property owners to inform them about opportunities and encourage them to increase the environmental sustainability and resilience of their buildings and their occupants.	Work program of the Central SoMa Sustainability Team	Ongoing	San Francisco Department of the Environment (SFE)
				6.1.5.1	Monitor environmental conditions and trends, and evolving technologies and other strategies to fulfill the vision and goals of the Central SoMa Plan.	Work program of the Central SoMa Sustainability Team	Ongoing	Planning
				6.2.1.1	For new and existing buildings, continue implementing the energy efficiency requirements of San Francisco's Green Building Code and the California Building Code Standards ("Title 24").	Ongoing implementation of the San Francisco Green Building Code and California Title 24	Ongoing	Department of Building Inspection (DBI), SFE
				6.2.1.2	Provide information to new development proposals on how to increase energy efficiency beyond current requirements.	Inclusion in the Sustainable Neighborhoods Guide	At PPA and subsequent project review	Planning, SFE
				6.2.1.3	Provide information to existing building owners about energy retrofit programs.	Inclusion in the Sustainable Neighborhoods Guide	At annual benchmarking and 5-year audit requirements	SFE
				6.2.1.4	Explore requiring energy use intensity (EUI) estimates for new development.	Work program of the Central SoMa Sustainability Team	Within two years of Plan adoption	SFE
				6.2.1.5	Support SFPUC's ongoing LED upgrades of its streetlights throughout the District.	Ongoing SFPUC work program	Upon Plan adoption	San Francisco Public Utilities Commission (SFPUC)
				6.2.1.6	Support the replacement and/or conversion of streetlights to LED as part of the Central SoMa complete streets upgrades (See Implementation Measure 4.1.1).	See Implementation Measure 4.1.1.	Ongoing, as funding accrues, as prioritized through City and community processes	San Francisco Municipal Transportation Agency (SFMTA), San Francisco Department of Public Works (DPW), Planning
				6.2.1.7	Explore upgrades to street lighting not planned for conversion through either SFPUC's current LED program or the Central SoMa Plan complete streets upgrades.	Work program of the Central SoMa Sustainability Team	Within two years of Plan adoption	DPW, MTA
				6.2.2.1	Implement existing requirements on new development and major alterations for installation and operation of rooftop solar energy generation and/or solar thermal hot water systems.	Ongoing implementation of the existing Environment Code and Green Building Code	Required for development applications received after December 31, 2016	DBI
				6.2.2.2	Expand current solar requirements to all new development up to 160 feet tall, regardless of number of occupied floors.	Planning Code amendment	Upon Plan adoption	Planning

#	OBJECTIVE	#	POLICY	#	IMPLEMENTATION MEASURE	IMPLEMENTATION MECHANISM	TIMELINE	LEAD AGENCY
					6.2.2.3	Explore strategies to increase onsite renewable energy generation and/or solar thermal hot water systems beyond current minimums; including, increased roof-top productivity, building facades, and other innovations.	Work program of the Central SoMa Sustainability Team and inclusion in the Sustainable Neighborhoods Guide	Within two years of Plan adoption
					6.2.2.4	Provide information to existing building owners about funding opportunities for solar energy generation systems, as well as opportunities to combine living roofs with solar systems to increase performance and co-benefits.	Inclusion in the Sustainable Neighborhoods Guide	SFE
					6.2.2.5	Design and implement solar projects on key public sites, in coordination with a better roof program.	Work program of the Central SoMa Sustainability Team	At annual benchmarking and 5-year audit requirements
					6.2.3.1	After maximizing efficiency measures and/or on-site renewable energy generation, require all remaining electricity demand in new development (and major renovations) to come from 100% greenhouse gas-free electricity sources.	Planning Code amendment	Within two years of Plan adoption
					6.2.3.2	Provide existing buildings with information on green power purchase options.	Upon Plan adoption	SFPUC
					6.2.4	Satisfy 100 percent of electricity demand using greenhouse gas-free power supplies	Inclusion in the Sustainable Neighborhoods Guide	Planning
					6.2.4.1	Explore fossil-free energy building standards and requirements for Central SoMa that either eliminate or greatly reduce fossil free use (e.g., natural gas). As feasible, develop zero-carbon (net zero) building guidelines and program.	Work program of the Central SoMa Sustainability Team	Within two years of Plan adoption
					6.2.4.2	Conduct a district energy infrastructure feasibility study focusing on major development sites.	Work program of the Central SoMa Sustainability Team	At annual benchmarking and 5-year audit requirements
					6.2.4.3	Continue interagency and private sector initiative to identify appropriate locations and funding for district energy systems, as informed district energy feasibility study.	Work program of the Central SoMa Sustainability Team	Ongoing
					6.2.5	Minimize transportation-based greenhouse gas emissions	See Implementation Measures in Goal 1 and Goal 4.	Planning, SFMTA
					6.2.5.1	Support the reduction of vehicle miles travelled through dense development patterns, robust transit service, and walkable and bikeable neighborhoods (see Implementation Measures in Goal 1 and Goal 4).	Ongoing implementation of the Green Building Code	Ongoing
					6.2.5.2	Meet citywide requirements for electrical distribution and service capacity standards that support electrical vehicle (EV) charging in off-street parking spaces, in new development and major renovations.	Work program of the Central SoMa Sustainability Team	SFE
					6.2.5.3	Explore requirement for installing EV plug-in stations at off-street loading docks in new and existing development that eliminates delivery trucks idling emissions.	Work program of the Central SoMa Sustainability Team	Within two years of Plan adoption
					6.2.5.4	Explore a program to plan and install EV charging stations in publicly accessible parking spaces (on-street and off-street) throughout Central SoMa.	Work program of the Central SoMa Sustainability Team	Within two years of Plan adoption

#	OBJECTIVE	#	POLICY	#	IMPLEMENTATION MEASURE	IMPLEMENTATION MECHANISM	TIMELINE	LEAD AGENCY
6.3	Minimize water waste	6.3.1	Efficiently use potable water	6.2.5.5	Explore the potential of vacuum systems for refuse materials management on multi-building/district-scale development sites, in part to significantly reduce refuse hauling noise and emissions impacts by minimizing material pick-up locations and frequency.	Work program of the Central SoMa Sustainability Team	Within three years of Plan adoption	SFE
		6.3.1.1		6.3.1.1	Continue implementing existing City requirements for water efficiency and conservation in new development.	Green Building Code	Ongoing	SFPUC
		6.3.1.2		6.3.1.2	Continue to explore opportunities to increase water use efficiency and conservation in new and existing development and open spaces.	Inclusion in the Sustainable Neighborhoods Guide	Within two years of Plan adoption	SFPUC
		6.3.2	Increase non-potable water use in buildings	6.3.2.1	Implement the Non-Potable Ordinance: <ul style="list-style-type: none"> Require non-potable treatment systems in new developments 250k square feet or larger, leveraging all available non-potable water sources (rainwater, graywater: showers and laundry, and foundation drainage) for maximum reuse for irrigation and toilet flushing, and Continue implementing existing City requirement that all new development 40,000 square feet and larger conduct a Water Balance Study considering non-potable water capture and use. 	Ongoing implementation of the Health Code	Ongoing	SFPUC
		6.3.2.2		6.3.2.2	Explore opportunities for maximizing non-potable water use in building cooling systems.	Inclusion in the Sustainable Neighborhoods Guide	Within two years of Plan adoption	SFPUC
		6.3.2.3		6.3.2.3	Encourage and facilitate the development of district, multi-project scale non-potable water systems: <ul style="list-style-type: none"> Continue to increase awareness and reduce barriers to district-scale systems, Continue to provide technical guidance to interested project sponsors, and Consider augmenting the currently required Water Balance Study to consider potential synergies between properties; i.e., projects 250,000 square feet and greater consider expanding systems to support neighboring projects, and projects of less than 250,000 square consider if adjacent projects are developing non-potable systems to which they might connect. 	Inclusion in the Sustainable Neighborhoods Guide	Ongoing	SFPUC
		6.3.3	Increase non-potable water use in parks, open spaces, sidewalks, and streets	6.3.3.1	Fund the planning, design, and construction of non-potable water collection, treatment, and storage systems as part of Central SoMa's major public park and open space projects that eliminate their use of potable water for irrigation, while supporting neighborhood flood resilience.	Planned as part of the Central SoMa sea level rise and flood management strategy (see Implementation Measures 6.6.1.)	Within 10 years of Plan adoption	SFPUC
		6.3.3.2		6.3.3.2	Fund the planning, design, and construction of sufficient non-potable water filling stations to satisfy all street cleaning needs in the District.	Work program of the Central SoMa Sustainability Team	Within two years of Plan adoption	Planning

#	OBJECTIVE	#	POLICY	#	IMPLEMENTATION MEASURE	IMPLEMENTATION MECHANISM	TIMELINE	LEAD AGENCY
6.4	Support biodiversity, access to nature, and a healthy ecosystem	6.4.1	Maximize greening of parks, streets, and other publicly-accessible spaces	6.4.1.1	Continue implementing the Urban Forest Master Plan, Green Connections, and other efforts to maximize street trees, sidewalk gardens, and green public spaces.	Ongoing implementation of the Public Works Codes and the Urban Forest Master Plan	Ongoing	DPW
		6.4.1.2	As part of a comprehensive freeway corridor transformation strategy, increase greening and provide habitat areas in and around the freeway.	6.4.1.3	Recommend all privately-owned public open spaces (POPOS) to contain greening to the greatest degree possible.	Work program of the Central SoMa Sustainability Team	Concept Plan within one year of Plan adoption, implementation phased over 10 years	Planning
		6.4.2	Maximize greening of rooftops and walls	6.4.2.1	Require new development (sites 5,000 square feet and larger, with building heights 160 feet and less) to construct at least 50% of roof area as a living roof, to be designed in a manner that meets applicable non-potable water and stormwater management requirements.	Planning Code Amendment and inclusion in the Sustainable Neighborhoods Guide	Upon Plan adoption	Planning, SFPUC
				6.4.2.2	Fund the planning, design, and construction of at least one "Better Roots" demonstration project on a highly visible public building, focused on greening and urban agriculture.	Work program of the Central SoMa Sustainability Team	0-5 years from Plan adoption	Planning
				6.4.2.3	Encourage "living" walls indoors and outdoors, as part of comprehensive greening strategies and projects that also coordinate with applicable stormwater and non-potable water requirements.	Inclusion in the Sustainable Neighborhoods Guide	Upon Plan adoption	Planning
		6.4.3	Ensure that greening supports habitat and biodiversity	6.4.3.1	For all greening on streets and public open spaces, encourage the use of climate appropriate, habitat supportive, pollution filtering, and non-invasive plants, as well as integrated pest management that meets City standards.	SDAT and DPW review of streets, sidewalks, and open space plans	Ongoing	DPW
				6.4.3.2	For all greening on private roofs and privately-owned public open spaces, require the use of climate appropriate, habitat supportive, pollution filtering, non-invasive plants (as identified in the SF Plant Finder, Bay Friendly Guidelines, or similar tool), and meet the City's Integrated Pest Management Ordinance.	SFPUC review as part of living roof and/or stormwater management approvals	Ongoing	SFPUC
				6.4.3.3	Continue implementing Bird Safe Buildings Standards in new development.	Ongoing implementation of the Planning Code	Ongoing	Planning
				6.4.3.4	Encourage the inclusion of interpretive elements and other public information dissemination on biodiversity, habitat, and nature in POPOS and other publicly accessible open spaces.	Inclusion in the Sustainable Neighborhoods Guide	Upon Plan adoption	SFF
6.5	Improve air quality	6.5.1	Support a reduction in vehicle miles travelled	6.5.1.1	See Implementation Measures in Goal 4.	See Implementation Measures in Goal 4	See Implementation Measures in Goal 4	See Implementation Measures in Goal 4

#	OBJECTIVE	#	POLICY	#	IMPLEMENTATION MEASURE	IMPLEMENTATION MECHANISM	TIMELINE	LEAD AGENCY
6.5.2	Utilize greening to reduce pollution and heat	6.5.2.1	See implementation Measures associated with Policies 6.4.1 through 6.4.3.		See Implementation Measures associated with Policies 6.4.1 through 6.4.3	See Implementation Measures associated with Policies 6.4.1 through 6.4.3	See Implementation Measures associated with Policies 6.4.1 through 6.4.3	See Implementation Measures associated with Policies 6.4.1 through 6.4.3
6.5.3	Improve the air quality around the freeway	6.5.3.1	As part of a comprehensive freeway corridor transformation strategy, develop and implement air quality improvement measures along the freeway corridor, such as of greening, use of air filtration materials technologies, and other innovations.		Work program of the Central SoMa Sustainability Team	Strategy within one year of Plan adoption, ongoing implementation as funding permits	Planning	Policies 6.4.1 through 6.4.3
6.5.4	Utilize healthier building materials and technologies that improve indoor and outdoor air quality	6.5.4.1	All new development must meet the highest current City standards for Low Emitting Materials in building interiors.		Ongoing implementation of the Green Building Code	Ongoing	SFE	
		6.5.4.2	Require enhanced filtration systems for areas of poor air quality, in accordance with Article 38 of the Health Code.		Ongoing implementation of the Health Code	Ongoing	Planning	
		6.5.4.3	Provide examples, resources, and standards, such as the use of pollution filtering building skins and other exterior materials that promote healthier outdoor air.		Inclusion in the Sustainable Neighborhoods Guide	Upon Plan adoption	Planning	
		6.5.4.4	Promote the best available control technologies for diesel generators and fire pumps.		Inclusion in the Sustainable Neighborhoods Guide	Upon Plan adoption	SFE	
6.6	Maximize flood resilience	6.6.1	Develop a comprehensive sea level rise and flood management strategy for Central SoMa and adjacent at-risk areas	6.6.1.1	Develop a Central SoMa sea level rise and flood management strategy, including:	Work program of the Central SoMa Sustainability Team	Within one year of Plan adoption	
					<ul style="list-style-type: none"> District-wide hydrology study (extreme storm and 100-year flood flows, considering sea level rise impacts), Comprehensive plan of optimally sized, located, and prioritized flood management infrastructure, including potential green infrastructure systems in streets and sidewalks, street grade adjustments, floodways, detention basins, and stormwater systems, and Targeted policies and programs to reduce flood risk. 			
6.6.2	Reduce building vulnerability to sea level rise and extreme storms	6.6.2.1	All new development and substantial modifications to existing development should meet the flood resistant building standards of the City's Floodplain Management Ordinance and Building Code, especially as flood hazard maps are updated to reflect precipitation-driven flooding and sea level rise.		Floodplain Management Ordinance and Building Code	Ongoing	City Administrator's Office	
		6.6.2.2	Develop and implement flood resistant design guidelines for representative building typologies in Central SoMa that help protect structures while ensuring vibrant/livable sidewalks and streets.		Work program of the Central SoMa Sustainability Team, in collaboration with Sea Level Rise Action Plan implementation	Within one year of Plan adoption	Planning	

#	OBJECTIVE	#	POLICY	#	IMPLEMENTATION MEASURE	IMPLEMENTATION MECHANISM	TIMELINE	LEAD AGENCY
6.7	Maximize earthquake resilience	6.6.3	Maximize stormwater and flood management using streets, sidewalks, and open spaces	6.6.3.1	Integrate stormwater and flood management tools into all “complete streets” improvements through both functional landscape elements and street design, according to the Central SoMa sea level rise and flood management strategy and associated design guidelines.	Integrated into complete streets design and construction (see Implementation Measure 4.1.1.1)	Ongoing (see Implementation Measure 4.1.1.1)	Planning (see Implementation Measure 4.1.1.1)
				6.6.3.2	Integrate stormwater and flood management tools into existing and new open spaces, according to the Central SoMa sea level rise and flood management strategy and associated design guidelines.	Integrated in park design processes (see Implementation Measures 5.2.1.1 through 5.2.4.1)	Ongoing (see Implementation Measures 5.2.1.1 through 5.2.4.1)	Recreation and Parks Department (RPD)
		6.7.1	Ensure the ability of new and existing buildings to withstand a major seismic event	6.7.1.1	Continue implementing Building Code requirements for seismic safety	Ongoing implementation of the Building Code	Ongoing	DBI
				6.7.1.2	Provide project sponsors with information on latest citywide resilience efforts, such as Resilient SF, the Solar Storage initiative, etc.	Engagement through the PPA and entitlement process	Ongoing	Planning
		6.7.2	Secure sufficient power and water supplies to withstand a 72-hour emergency	6.7.2.1	Consider developing a Central SoMa program for securing emergency on-site power and water capacity, in new private developments, existing buildings, public sites, neighborhood emergency center, etc.	Work program of the Central SoMa Sustainability Team	Within one year of Plan adoption	DBI
6.8	Help achieve zero solid waste	6.8.1	Maximize recycling and composting of solid waste from all buildings	6.8.1.1	Ensure adequate refuse sorting and storage facilities and operations in all buildings to support achieving a target of zero waste, including: <ul style="list-style-type: none"> • Enforce current requirements to provide adequate and equally convenient collection, sorting, and storage space for recyclables, compostables, and trash streams, in order to allow the recovery of 100% of a facility’s refuse materials, and • Enforce requirements that all multi-family residential and commercial buildings have on-site staff to facilitate source separation and tenant education. 	Ongoing implementation of the Building Code and Environment Code	Ongoing	SFE, SFF
				6.8.1.2	Develop refuse collection and storage design guidelines for Central SoMa’s common residential and commercial building typologies.	Inclusion in the Sustainable Neighborhoods Guide	Upon Plan adoption	SFE
		6.8.2	Maximize recycling and reuse of construction and demolition materials	6.8.2.1	Encourage all new development to pursue onsite source separation that facilitates higher recycling rates for construction and demolition debris.	Inclusion in the Sustainable Neighborhoods Guide	Upon Plan adoption	SFE
		6.8.3	Reduce litter in streetscapes and parks	6.8.3.1	Require 3-stream sorting and/or collection systems in privately managed open spaces (POPOS).	Planning Code amendment	Upon Plan adoption	SFE
				6.8.3.2	Explore development of a Central SoMa Litter Waste Abatement Strategy, including public education, facilities, and signage.	Work program of the Central SoMa Sustainability Team	Within three years of Plan adoption	Planning

GOAL #7 - PRESERVE, SUPPORT, AND CELEBRATE THE NEIGHBORHOOD'S CULTURAL HERITAGE

#	OBJECTIVE	#	POLICY	#	IMPLEMENTATION MEASURE	IMPLEMENTATION MECHANISM	TIMELINE	LEAD AGENCY
7.1	Ensure that the history of the neighborhood is adequately documented	7.1.1	Complete and adopt the historic context statement	7.1.1.1	Not applicable – already adopted.	Motion #0277 of the Historic Preservation Commission	Completed March 2016	Planning
		7.1.2	Complete and adopt the historic resources survey	7.1.2.1	Not applicable – already adopted.	Motion #0277 of the Historic Preservation Commission	Completed March 2016	Planning
7.2	Support the preservation, recognition, and wellbeing of the neighborhood's cultural heritage resources	7.2.1	Facilitate the creation and implementation of a SoMa Pilipinas Cultural Heritage Strategy	7.2.1.1	Staff community process of developing the SoMa Pilipinas Cultural Heritage Strategy.	Ongoing community process culminating in presentations to the Planning Commission, Historic Preservation Commission, and Board of Supervisors	Expected Fall of 2016	Planning
				7.2.1.2	Budget \$20,000,000 CFD funding for a 25,000 sq ft facility to be determined, based on results of Strategy.	TBD based on results of Strategy	To be determined upon adoption of Strategy	
		7.2.2	Facilitate the creation and implementation of other social or cultural heritage strategies, such as for the LGBTQ community	7.2.2.1	Support efforts to implement the recommendations of the LGBTQ Historic Context Statement.	Ongoing community and City conversation	Ongoing	Planning
				7.2.2.2	As appropriate, undertake community process of developing a cultural heritage strategy for groups important to the living history of Central SoMa. Budget \$20,000,000 CFD funding for a 25,000 sq ft facility TBD	Ongoing community and City conversation	Ongoing	Planning
				7.3.1.1	See implementation measures related to Objective 3.3 as revised. Give Proposition M office allocation priority to projects that limit Arts PDR rents to 30% of market levels.	Planning Code amendment	Upon Plan Adoption	
7.3	Ensure the neighborhood's tangible and intangible industrial and arts legacy is not lost	7.3.1	Implement strategies that maintain PDR jobs in the neighborhood	7.3.2	Support the preservation of buildings and features that reflect the industrial and arts legacy of the neighborhood	Planning Code amendment	Upon Plan adoption	Planning
				7.3.2.1	See implementation measures related to Objectives 7.4, 7.5, and 7.6.			
7.4	Prevent demolition of or insensitive alterations to cultural heritage resources in the built environment	7.4.1	Protect Landmark-worthy cultural heritage properties through designation to Article 10 of the Planning Code	7.4.1.1	Maintain and safeguard properties already designated to Articles 10 and 11 of the Planning Code within the Plan Area.	Ongoing implementation of existing Planning Code requirements	Ongoing	Planning

#	OBJECTIVE	POLICY	#	IMPLEMENTATION MEASURE	IMPLEMENTATION MECHANISM	TIMELINE	LEAD AGENCY
				7.4.1.2 Designate properties and districts to Article 10 of the Planning Code	Planning Code amendment	Upon Plan adoption and ongoing until complete, with the sequence of additions based on prioritization of the Historic Preservation Commission	Planning
				7.4.2 Protect "Significant" and "Contributory" cultural heritage properties through designation to Article 11 of the Planning Code	7.4.2.1 Expand Article 11 of the Planning Code to include Central SoMa.	Planning Code amendment	Upon Plan adoption
				7.4.2.2 Reclassify properties and districts to Article 11 of the Planning Code.	Planning Code amendment	Upon Plan adoption	Planning
7.5	Support mechanisms for the rehabilitation and maintenance of cultural heritage properties		7.5.1	Support funding for the rehabilitation of the Old Mint Lowest CED priority for SOMA CED funding. This is a Central Market/Tourist Industry project.	7.5.1.1 Dedicate funding through a Community Facilities District to support the restoration of the Old Mint.	Requirement of the Community Facilities District	Ongoing, as funding accrues
			7.5.2	Enable "Significant" and "Contributing" buildings underbuilt per applicable zoning to sell Transferable Development Rights	7.5.2.1 Revise the Transfer of Development Rights (TDR) program to extend to Central SoMa.	Planning Code amendment	Upon Plan adoption
			7.5.3	Require large new development projects to purchase Transferable Development Rights	7.5.3.1 Require projects to buy TDR (for specific requirements, see the "Requirements for New Development" document). TDR must be purchased from buildings within Central SoMa or public buildings.	Planning Code amendment	Upon Plan adoption
			7.5.4	Support additions over wholesale demolition to preserve cultural heritage properties.	7.5.4.1 For historic buildings not included in Article 10 or 11, require buildings to explore additions as an alternative to demolition. Only support demolition upon demonstrative proof of the infeasibility of additions. Projects informed through the City's Urban Design Guidelines and the Historic Design Guidelines documents.	Planning Code amendment	Upon Plan adoption
			7.5.5	Encourage the use of existing strategies and incentives that facilitate the preservation and rehabilitation of designated cultural heritage properties.	7.5.5.1 Continue implementing existing programs where appropriate. Such programs include the Mills Act, Federal Rehabilitation Tax Incentives, facade easements, Planning Code exemptions and the use of the California Historic Building Code.	Ongoing promotion and technical support provided by Planning Department's Preservation Planning team.	Ongoing, Department of Building Inspection (DBI)

#	OBJECTIVE	#	POLICY	#	IMPLEMENTATION MEASURE	#	IMPLEMENTATION MEASURE	IMPLEMENTATION MECHANISM	TIMELINE	LEAD AGENCY
7.6	Support retention of fine-grained developed pattern and character-enhancing buildings	7.6.1	Restrict the consolidation of small- and medium-sized lots with character-enhancing buildings.	7.6.1.1	Ban the consolidation of lots containing buildings with historic or neighborhood-character buildings (California Historic Resources Status Codes 1, 2, 3, 4, 5, and 6.) where the frontage that could be merged is under 200 feet in length (excluding the frontage along the north side of Ferry Street and on small blocks where there is a non-character building on the corner).			Planning Code amendment	Upon Plan adoption	Planning
		7.6.2	Incentivize retention of character-enhancing buildings and Legacy Businesses.	7.6.2.1	See Implementation Measure 7.6.1.1 Allow designated SOMA Legacy Businesses to locate in PDR space. Cut City fees/taxes for small Legacy Businesses by 50%.					

GOAL #8 - ENSURE THAT NEW BUILDINGS ENHANCE THE CHARACTER OF THE NEIGHBORHOOD AND THE CITY

#	OBJECTIVE	#	POLICY	#	IMPLEMENTATION MEASURE	#	IMPLEMENTATION MEASURE	IMPLEMENTATION MECHANISM	TIMELINE	LEAD AGENCY
8.1	Ensure that the ground floors of buildings contribute to the activation, safety, and dynamism of the neighborhood	8.1.1	Require that ground floors actively engage the street	8.1.1.1	Continue implementing the existing requirements that buildings be lined with active uses. Revise the definition of "active" to remove offices and to allow PDR on the ground floor if it meets the transparency and fenestration requirements of non-PDR uses. Expand the definition of frontages to PDRs and mid-block connections.			Planning Code amendment	Upon Plan adoption	Planning
				8.1.1.2	Comply with the City's Urban Design Guidelines (pending adoption) with regards to design of ground floors.			Design review of individual projects	Ongoing	Planning
				8.1.1.3	Require ground floor ceiling heights of 17 feet for non-residential uses.			Planning Code amendment	Upon Plan adoption	Planning
								Design review of individual projects	Ongoing	Planning
				8.1.2	Design building frontages and public open spaces with furnishings and amenities to engage a mixed-use neighborhood	8.1.2.1	Review and support building designs where fixtures, furnishings, art, utilities, and programming at the ground floor or adjacent open space invite and support more active and consistent use of public areas including alleys, open spaces, and sidewalks.	Planning Code amendment	Upon Plan adoption	Planning
				8.1.3	Ensure buildings are built up to the sidewalk edge	8.1.3.1	Require that new buildings to be built along the street-facing property line up to the top of the podium, which can be between 65 and 85 feet, with an exception for residential buildings with walk-up units (which should have setbacks in accordance with the Ground Floor Residential Guidelines).			
				8.1.4	Minimize parking and loading entrances	8.1.4.1	Implement the curb cut controls from Policy 4.1.2.	Planning Code amendment	Upon Plan adoption	Planning

#	OBJECTIVE #	POLICY #	IMPLEMENTATION MEASURE #	IMPLEMENTATION MECHANISM	TIMELINE	LEAD AGENCY
8.2	Ensure that the overall development pattern is complementary to the skyline	8.2.1	Set height limits, bulk controls, and architectural guidelines mindful of important views	8.2.1.1 Set height limits and bulk controls to be complementary to the overall city skyline pattern.	Zoning Map amendment	Upon Plan adoption
			8.2.1.2 Utilize design and architecture techniques to Central SoMa's tallest buildings to demarcate the 4th and Townsend intersection and to be able to distinguish the area on the skyline.	Design review of individual projects	Ongoing	Planning
8.3	Reinforce the character of Central SoMa as a mid-rise district with tangible “urban rooms”	8.3.1	Set height limits to enable mid-rise development	8.3.1.1 Set height limits along the major streets to facilitate podiums of 65 to 85 feet.	Zoning Map amendment	Upon Plan adoption
		8.3.2	Require new buildings to reinforce the “urban room”	8.3.2.1 See Implementation Measure 8.1.3.1.	Planning Code amendment	Upon Plan adoption
		8.3.3	Require buildings whose height exceeds the width of the major streets to step back at the upper stories	8.3.3.1 For buildings 160 feet or less in height, apply “skyslane” to the portion of the building between 85-160 feet, as follows (and as visually conveyed in the “Guide to Site Design” document): • At 85 feet in height, require a 15 foot setback for at least 60% of each frontage. • On the north side of the street: <ul style="list-style-type: none">▪ Height district of 130 feet: Require apparent mass reduction of 50%,▪ Height district of 160 feet: Require apparent mass reduction of 70%. • On the south side of the street: <ul style="list-style-type: none">▪ Height district of 130 feet: Require apparent mass reduction of 67%,▪ Height district of 160 feet: Require apparent mass reduction of 80%.	Planning Code amendment	Upon Plan adoption
			8.3.3.2	Require setbacks of 15-feet above a height of 85 feet on all sides of the building not facing a public right-of-way.	Planning Code amendment	Upon Plan adoption
			8.3.3.3	Do not allow any bridges between buildings to be above 130 feet in height.	Planning Code amendment	Upon Plan adoption

#	OBJECTIVE	#	POLICY	#	IMPLEMENTATION MEASURE	IMPLEMENTATION MECHANISM	TIMELINE	LEAD AGENCY	
					8.3.3.4	Require the following additional controls to apply when there is a proposed tower (i.e., building over 160 feet) (as visually conveyed in the "Guide to Site Design" document):	Planning Code amendment	Upon Plan adoption	
						<ul style="list-style-type: none"> • When there is an existing tower, the second tower should be at least 1.15 feet. The distance between towers may be reduced to a minimum of 85 feet if: <ul style="list-style-type: none"> ▪ The difference in the height of the two towers is at least 50 feet, ▪ The bulk of the second tower is reduced relative to the reduction in tower separation, such that at 85 feet, the maximum tower bulk shall be 10,000 square feet. • Any tower seeking reduced tower separation will be required to be designed contextually to the other tower, and to maximize apparent distance and architectural differentiation, • When a tower is adjacent to a building that is between 85 to 160 feet, at least 30 feet separation is required, and • On lots large enough to contain a building with a tower portion (taller than 160') and a portion between 85 to 160 feet along a street frontage, in addition to these masses needing to be separated by at least 30 feet, these portions should be designed to look like different buildings from the frontage(s). 	Planning	Upon Plan adoption	
					8.3.4	Limit the distribution and bulk of new towers and focus them at important nodes	<ul style="list-style-type: none"> 8.3.4.1 Limit new buildings greater than 160 feet (i.e., towers) to important nodes, including along the new Central Subway, 5th and Howard, 2nd and Harrison, and 5th and Brannan. 8.3.4.2 Require the following bulk controls for buildings taller than 160 feet (as visually conveyed in the "Guide to Site Design" document): <ul style="list-style-type: none"> • Tower bulk controls apply starting at a podium height 85 feet, • Above 85 feet, a 15-foot setback will be required along all property lines, • No residential or hotel use allowed to have a floor exceed 12,000 gross square feet, • The average floor for commercial uses cannot exceed 15,000 gross square feet and no single floor may exceed 17,000 gross square feet, • For towers 250 feet or more, the upper 1/3 of the tower portion must feature minimum bulk reductions of 15 % of the floorplate and the maximum diagonal of 7.5%. The upper tower bulk reduction shall not be required for any tower for which the overall tower is reduced from the maximum bulk allowance by an equal or greater volume (above a height of 85 feet), • The maximum horizontal ("plan") dimension of 150 feet, and • The maximum diagonal dimension of 190 feet. 	<ul style="list-style-type: none"> Zoning Map amendment Planning Code amendment 	<ul style="list-style-type: none"> Upon Plan adoption Upon Plan adoption

#	OBJECTIVE #	POLICY #	IMPLEMENTATION MEASURE #	IMPLEMENTATION MECHANISM	TIMELINE	LEAD AGENCY
	8.3.5	Limit heights in areas with a high concentration of historic buildings and areas of unique character	8.3.5.1 Keep height limits as is at South Park, the South End Historic District and the South End Historic District Extension.	Zoning Map amendment	Upon Plan adoption	Planning
			8.3.5.2 Create lower heights on 4 th and near Bessie Carmichael Annex.	Zoning Map amendment	Upon Plan adoption	Planning
	8.3.6	Minimize the impact of shadows on public spaces to the extent feasible, balanced with other core objectives	8.3.6.1 Set height limits districts to minimize shadow impacts on South Park, Yerba Buena Gardens, and Bessie Carmichael School's 6th-8th grade campus Require mitigation funding of impacted open space improvements @ \$1 per shadow foot hour Shift new development to the degree possible to minimize shadows on public spaces without unduly impacting development capacity.	Zoning Map amendment	Upon Plan adoption	Planning
	8.3.7	Utilize new buildings to diminish the dominant presence of the freeway in the neighborhood	8.3.7.1 Raise height limits above the existing 30 feet limits between 2 nd and 4 th Streets.	Zoning Map amendment	Upon Plan adoption	Planning
8.4	Ensure that narrow streets and alleys maintain their intimacy and sense of openness to the sky	8.4.1 Require new buildings facing alleys and narrow streets to step back at the upper stories	8.4.1.1 Maintain existing sun-angle requirements on the south side of east-west narrow streets (35'-feet wide or less),	Ongoing implementation of existing Planning Code requirements	Ongoing	Planning
		8.4.1.2 Extend the sun-angle requirement on the south side of east-west narrow streets (35'-feet wide or less) to the south side of north-south narrow streets.	Planning Code amendment	Upon Plan adoption	Planning	Planning
		8.4.1.3 Apply skyline to north side narrow streets (35'-feet wide or less) at heights above 35 feet as follows (and as visually conveyed in the "Guide to Site Design" document):	Planning Code amendment	Upon Plan adoption	Planning	Planning
		<ul style="list-style-type: none"> • Height districts of 55 feet and under: require upper stories set back at least 10 feet at the property line above a height equivalent to 1.25 times the width of the abutting alley, • Height district of 65 feet: Require apparent mass reduction of 50%, • Height district of 85 feet: Require apparent mass reduction of 70%, • Height district of 130 feet: Require apparent mass reduction of 85%, • For towers, the skyline controls do not apply, and • For buildings along Perry Street, require upper stories set back at least 10 feet at the property line above a height equivalent to 1.25 times the width of the street. 				

#	OBJECTIVE	#	POLICY	#	IMPLEMENTATION MEASURE	IMPLEMENTATION MECHANISM	TIMELINE	LEAD AGENCY
					8.4.1.4 On streets between 36 and 80 feet in width, apply the skyplane requirements of major streets as described in implementation Measure 8.3.3.1, but begin the apparent mass reduction requirements at a height equivalent to the width of the street.	Planning Code amendment	Upon Plan adoption	Planning
8.5	Ensure that large development sites are carefully designed to maximize public benefit	8.5.1	Provide greater direction and flexibility for large development sites in return for improved design and additional public benefits	8.5.1.1 Develop "Key Development Site Guidelines" that lay out more detailed design guidance and convey specific exceptions allowed and specific public benefits received in return (see "Draft Key Development Site Guidelines" document).	8.5.1.2 An additional 25 feet of height may be permitted on sites where such flexibility in height would facilitate the provision of affordable housing and/or public parks and recreational facilities beyond what would otherwise be required by the Plan, as long as that additional height did not increase the overall amount of development otherwise enabled by the Plan or cause new significant impacts related to wind and shadow.	Planning Code amendment	Upon Plan adoption	Planning
					8.5.2 Limit the length of new buildings	8.5.2.1 Continue implementing the existing requirements for horizontal mass reductions.	Ongoing implementation of existing Planning Code requirements	Planning
						8.5.2.2 Continue limiting the length of any new building to 300 feet.	Ongoing implementation of existing Planning Code requirements	Planning
8.6	Promote high quality architecture that enhances the neighborhood	8.6.1	Conform to the City's Urban Design Guidelines	8.6.1.1 Comply with the City's Urban Design Guidelines (pending adoption).	8.6.2 Promote innovative and contextually appropriate design	8.6.2.1 Utilize application of "skylane" as a device to create interestingly shaped buildings (as detailed in the "Guide to Site Design" document).	Design review of individual projects	Planning
						8.6.2.2 Harmonize new building designs with existing neighborhood materials but in a contemporary or reinterpreted way (as detailed in the "Guide to Site Design" document).	Design review of individual projects	Planning
						8.6.2.3 Recognize and enhance existing local material and geometry variations to support neighborhood-specific architecture (as detailed in the "Guide to Site Design" document).	Design review of individual projects	Planning
						8.6.2.4 Employ innovative architectural ideas for larger projects that provide a clear organizing principle for design (as detailed in the "Guide to Site Design" document).	Design review of individual projects	Planning
						8.6.2.5 Allow rooftop screening mechanisms to be proportional to building height	Planning Code amendment	Upon Plan adoption

#	OBJECTIVE	#	POLICY	#	IMPLEMENTATION MEASURE	IMPLEMENTATION MECHANISM	TIMELINE	LEAD AGENCY
8.6.3	Design the upper floors to be deferential to the "urban room"	8.6.3.1	Require buildings to comply with skyplane controls discussed under Policy 8.3.3 and 8.4.1.			Planning Code amendment	Upon Plan adoption	Planning
8.6.4	Design buildings to be mindful of wind	8.6.4.1	For buildings over 85 feet, set the following wind requirements:		Design review of individual projects	Ongoing	Planning	
					<ul style="list-style-type: none"> • Do not allow an increase in the number of hours during which wind exceeds the "comfort criterion" defined for Central SoMa. • Do not allow an increase in the total exceedances of the "hazard criterion" defined for Central SoMa. • Apply the same exceptions included in Section 148. 		Upon Plan adoption	Planning
8.6.5	Ensure large projects integrate with existing urban fabric and provide a varied character	8.6.5.1	Modulate larger projects vertically or horizontally, whichever is more appropriate, to reflect surrounding lots and massing patterns.		Design review of individual projects	Ongoing	Planning	
		8.6.5.2	For projects with more than one building, recognize and respond to the existing pattern of long blocks, open spaces, and large and small streets.		Design review of individual projects	Ongoing	Planning	
		8.6.5.3	Vary the roofs of buildings for projects with long facades.		Design review of individual projects	Ongoing	Planning	
		8.6.5.4	Require projects on site that are larger than two acres to have multiple architects.		Planning Code amendment	Upon Plan adoption	Planning	
8.7	Establish clear rules for development	8.7.1	Wherever possible, delineate via the Planning Code what is allowed and not allowed in new development	8.7.1.1	Utilize the Community Plan Exemption process for complying projects.	Ongoing implementation of CEQA	Ongoing	Planning
				8.7.1.2	Minimize potential exceptions and exemptions within the Planning Code.	Planning Code amendment	Upon Plan adoption	Planning
				8.7.1.3	Increase the threshold for seeking "Large Project Authorization" commensurate with the neighborhood's expected development.	Planning Code amendment	Upon Plan adoption	Planning

#	OBJECTIVE	#	POLICY	#	IMPLEMENTATION MEASURE	IMPLEMENTATION MECHANISM	TIMELINE	LEAD AGENCY
8.7.1.4				8.7.1.4	Limit the capacity for complaints against uses operating in a lawful manner.	Administrative Code amendment	Upon Plan adoption	Planning

[General Plan Amendments - Central South Of Market Area Plan]

Ordinance amending the General Plan by adding the Central South of Market (SoMa) Area Plan, generally bounded on its western portion by 6th Street, on its eastern portion by 2nd Street, on its northern portion by the border of the Downtown Plan Area (an irregular border that generally jogs along Folsom, Howard and Stevenson Streets) and on its southern portion by Townsend Street; making conforming amendments to the Commerce and Industry Element, the Housing Element, the Urban Design Element, the Land Use Index, and the East SoMa and West SoMa Area Plans; and making environmental findings, including adopting a statement of overriding considerations, and findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1.

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

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

Section 1. Findings.

(a) Section 4.105 of the Charter of the City and County of San Francisco provides that the Planning Commission shall periodically recommend to the Board of Supervisors, for approval or rejection, proposed amendments to the General Plan.

(b) On _____, 2018, the Board of Supervisors received from the Planning Department the proposed General Plan amendments, including the addition of the Central

1 South of Market (SoMa) Area Plan. These amendments are on file with the Clerk of the Board
2 of Supervisors in File No. _____ and are incorporated herein by reference.

3

4 (c) Section 4.105 of the City Charter further provides that if the Board of Supervisors
5 fails to Act within 90 days of receipt of the proposed General Plan amendments, then the
6 proposed amendments shall be deemed approved.

7 (d) San Francisco Planning Code Section 340 provides that the Planning Commission
8 may initiate an amendment to the General Plan by a resolution of intention, which refers to,
9 and incorporates by reference, the proposed General Plan amendments. Section 340 further
10 provides that Planning Commission shall adopt the proposed General Plan amendments after
11 a public hearing if it finds from the facts presented that the public necessity, convenience and
12 general welfare require the proposed amendment or any part thereof. If adopted by the
13 Commission in whole or in part, the proposed amendments shall be presented to the Board of
14 Supervisors, which may approve or reject the amendments by a majority vote.

15 (e) After a duly noticed public hearing on _____, 2018, by Resolution
16 No. _____, the Planning Commission initiated amendments to the proposed General
17 Plan. Said motion is on file with the Clerk of the Board of Supervisors in Board File No.
18 _____ and incorporated herein by reference.

19 (f) On _____, 2018 after a duly noticed public hearing, the Planning
20 Commission certified the Final Environmental Impact Report (EIR) for the proposed Central
21 SoMa Area Plan (the Project) by Motion No. _____, finding the Final EIR reflects
22 the independent judgment and analysis of the City and County of San Francisco, is adequate,
23 accurate and objective, contains no significant revisions to the Draft EIR, and the content of
24 the report and the procedures through which the Final EIR was prepared, publicized, and
25 reviewed comply with the provisions of the California Environmental Quality Act (CEQA)

1 (Public Resources Code Section 21000 et seq.), the CEQA Guidelines (14 Cal. Code Regs.
2 Section 15000 et seq.) and Chapter 31 of the San Francisco Administrative Code. Copies of
3 the Planning Commission Motion and Final EIR are on file with the Clerk of the Board in File
4 No. _____ and are incorporated herein by reference.

5 (g) The Project evaluated in the Final EIR includes the proposed amendments to the
6 General Plan as well as Planning Code and Zoning Map amendments related to the Central
7 SoMa Area Plan. The proposed General Plan amendments are within the scope of the Project
8 evaluated in the Final EIR.

9 (h) At the same hearing during which the Planning Commission certified the Final EIR,
10 the Planning Commission adopted findings under CEQA regarding the Project's
11 environmental impacts, the disposition of mitigation measures, and project alternatives, as
12 well as a statement of overriding considerations (CEQA Findings) and adopted a mitigation
13 monitoring reporting program (MMRP), by Resolution _____.

14 (i) The Planning Commission then adopted the proposed General Plan amendments
15 by Resolution _____, finding in accordance with Planning Code Section 340 that the
16 public necessity, convenience, and general welfare required the proposed amendments.

17 (j) The letter from the Planning Department transmitting the proposed General Plan
18 amendments to the Board of Supervisors, the Final EIR, the CEQA Findings, the MMRP, the
19 Central SoMa Area Plan and all other related General Plan amendments, and the Planning
20 Commission's Resolution approving the proposed General Plan Amendments are on file with
21 the Clerk of the Board of Supervisors in File No. _____. These and any and all other
22 documents referenced in this Ordinance have been made available to the Board of
23 Supervisors and may be found in either the files of the Planning Department, as the custodian
24 of records, at 1650 Mission Street in San Francisco, or in File No. _____ with the
25

1 Clerk of the Board of Supervisors at 1 Dr. Carlton B. Goodlett Place, San Francisco, and are
2 incorporated herein by reference.

3 (k) The Board of Supervisors has reviewed and considered the Final EIR and the
4 environmental documents on file referred to herein. The Board of Supervisors has reviewed
5 and considered the CEQA Findings, and hereby adopts them as its own and incorporates
6 them by reference as though such findings were fully set forth in this Ordinance.

7 (l) The Board of Supervisors adopts the MMRP as a condition of this approval, and
8 endorses those mitigation measures that are under the jurisdiction of other City Departments,
9 and recommends for adoption those mitigation measures that are enforceable by agencies
10 other than City agencies, all as set forth in the CEQA Findings and MMRP.

11 (m) The Board of Supervisors finds that no substantial changes have occurred in the
12 proposed Project that would require revisions in the Final EIR due to the involvement of new
13 significant environmental effects or a substantial increase in the severity of previously
14 identified significant effects, no substantial changes have occurred with respect to the
15 circumstances under which the proposed Project is to be undertaken that would require major
16 revisions to the Final EIR due to the involvement of new environmental effects or a substantial
17 increase in the severity of effects identified in the Final EIR, and no new information of
18 substantial importance to the proposed Project has become available which indicates that (1)
19 the Project will have significant effects not discussed in the Final EIR, (2) significant
20 environmental effects will be substantially more severe, (3) mitigation measure or alternatives
21 found not feasible that would reduce one or more significant effects have become feasible or
22 (4) mitigation measures or alternatives that are considerably different from those in the Final
23 EIR would substantially reduce one or more significant effects on the environment.

24 (n) The Board of Supervisors finds, pursuant to Planning Code Section 340, that the
25 proposed General Plan amendments will serve the public necessity, convenience and general

1 welfare for the reasons set forth in Planning Commission Resolution No. _____ and
2 incorporates those reasons herein by reference.

3 (o) The Board of Supervisors finds that the proposed General Plan amendments are,
4 on balance, in conformity with the General Plan, as amended by this Ordinance, and the
5 priority policies of Planning Code Section 101.1 for the reasons set forth in Planning
6 Commission Resolution No. _____, and the Board hereby adopts those findings as
7 its own.

8
9 Section 2. The Board of Supervisors hereby approves the Central SoMa Area Plan, an
10 amendment to the General Plan, as recommended to the Board of Supervisors by the
11 Planning Commission in Resolution No. _____ and as on file with the Clerk of the
12 Board in File No. _____.

13
14 Section 3. The General Plan is hereby amended by revising the East SoMa Area Plan,
15 as follows:

16 (a) Map 1, "Eastern Neighborhoods Planning Areas" is hereby amended by revising it
17 in accordance with the map found on file with the Clerk of the Board in File No.
18 _____.

19 (b) The East SoMa Area Plan is further revised, as follows:
20 * * * * *

21 **1. LAND USE**
22 * * * * *

23 Recently, this area has seen a vast amount of change, especially in housing
24 development. *Between 2002 and 2006, approximately 1,550 new residential units were constructed,*
25 *primarily as market rate ownership and live/work lofts.* Additionally, "dot com" businesses moved

1 into the area, many of which displaced existing jobs and residences. On occasion conflicts
2 have arisen between some of these new office or residential uses and previously existing
3 industrial uses, due to noise or other by-products of industrial businesses. This section
4 addresses the need to retain space for existing businesses and residential uses, while
5 allowing space for new development, especially affordable housing, to be built.

6 **OBJECTIVE 1.1**

7 **ENCOURAGE PRODUCTION OF HOUSING AND OTHER MIXED-USE
8 DEVELOPMENT IN EAST SOMA WHILE MAINTAINING ITS EXISTING SPECIAL MIXED-
9 USE CHARACTER**

10 * * * *

11 ***Service Light Industrial (SLI)***

12 *The existing SLI district generally centered around 3rd and 4th Streets between Townsend and
13 Harrison, was designed to protect and facilitate the expansion of commercial, manufacturing and other
14 light industrial activities, as well as arts activities. However, the area has seen a significant amount of
15 market rate live/work development, which formerly was not subject to the prohibition on market-rate
16 housing in this district. This mix of high-end ownership housing and industrial uses has created a
17 number of land use conflicts.*

18 *An important new factor in thinking about the future of this area is the planned new Central
19 Subway. The Central Subway, expected to be in operation by 2016, will extend the new surface light
20 rail serving Visitacion Valley, Bayview, Central Waterfront and Mission Bay north underneath Fourth
21 Street through SoMa, Union Square and Chinatown. Stations will be developed at Brannan/Bryant
22 Streets, Howard/Folsom Streets and Market Street/Union Square.*

23 *For several reasons, it is difficult at present to arrive at appropriate new land use controls for
24 this part of East SoMa: 1) The coming of the Central Subway gives new importance to the Fourth Street
25 corridor as a potential location for higher density uses. More information is needed – particularly*

1 ~~about the city's office space needs into the future — before moving forward on new land use controls~~
2 ~~for this area.~~ 3) ~~New development envisioned along Fourth Street around the planned new rail stations~~
3 ~~should be planned very specifically to integrate with the stations. More information is needed on the~~
4 ~~exact locations and attributes of these stations.~~ 3) ~~The Western SoMa planning process will not be~~
5 ~~completed for between one and two years after expected adoption of this East SoMa Plan. Fourth Street~~
6 ~~serves as the boundary between the two planning areas and SLI zoning currently exists on both sides of~~
7 ~~the boundaries. This part of the East SoMa Plan should be better integrated with the emerging Western~~
8 ~~SoMa Plan.~~

9 ~~Rather than replacing the existing SLI zoning in East SoMa, this Plan leaves the existing zoning~~
10 ~~in place to allow the Planning Department to develop a strategic set of land use controls better suited~~
11 ~~to Fourth Street's future role as a major north-south transit corridor. The process to develop new land~~
12 ~~use controls for this area should commence after adoption of the Eastern Neighborhood Plans, but be~~
13 ~~coordinated with the Western SoMa Plan as well as a comprehensive study of the future growth needs~~
14 ~~of downtown.~~

15 * * * *

16 **Mixed Use Residential (MU-R)**

17 ~~The existing "RSD" district, primarily between 5th and 6th and Folsom and Howard Streets,~~
18 ~~extending along Folsom to 3rd Street, currently serves as a significant housing opportunity area~~
19 ~~between the higher-density Yerba Buena area and the low-scale, light industrial area of Western SoMa.~~
20 ~~The new land use controls proposed in this plan, designated as "Mixed Use Residential," will replace~~
21 ~~the existing RSD district and continue to emphasize residential as a required component of all new~~
22 ~~development. Additionally, conditional use requirements that previously allowed a 40 foot height bonus~~
23 ~~for additional housing will be removed. Instead, heights will be increased, where appropriate, and the~~
24 ~~amount of additional affordable housing required will be defined. (See the Housing Chapter for~~
25 ~~additional information.)~~

1 * * * *

2 **South Park District (SPD)**

3 *The South Park District is a small-scale mixed use district surrounding South Park. The SPD is*
4 *characterized by small-scale, continuous frontage commercial, retail and residential structures that*
5 *ring the park. The SPD will retain the majority of the existing controls, but in addition will allow small*
6 *scale offices uses.*

7 * * * *

8 **POLICY 1.1.1**

9 *Retain the existing zoning in the SLI zoned area of East SoMa. Revisit land use controls in this*
10 *area once more is known about future needs for downtown San Francisco, the specific configuration of*
11 *the Central Subway and the outcome of the Western SoMa planning process. Make land use decisions*
12 *considering the context of East SoMa at multiple geographic scales, including the immediate*
13 *neighborhood, all of SoMa, the city, and the region.*

14 * * * *

15 **POLICY 1.1.3**

16 Encourage housing development, especially affordable housing, *by requiring housing*
17 *and an increased inclusionary requirement in the area between 5th and 6th and Folsom and Howard*
18 *Streets, extending along Folsom to 3rd Street by allowing residential uses everywhere in the Plan Area*
19 *and requiring substantial amounts of affordable housing.*

20 **POLICY 1.1.4**

21 Retain the existing flexible zoning in the area *currently zoned SLRMUG*, but also allow
22 small offices.

23 * * * *

24 **POLICY 1.1.9**

1 Require active commercial uses and encourage a more neighborhood commercial
2 character along *4th and* 6th Streets.

3 **2. HOUSING**

4 East SoMa has historically been a valuable source of sound, low-cost housing, due to
5 its older housing stock and large number of rental properties. The area is, however, becoming
6 less affordable – rents are rising, and the new housing being added to the area has been
7 almost exclusively market-rate and owner-occupied. The 2000 census counted nearly 40% of
8 households as financially burdened, meaning they pay housing costs equal to or exceeding
9 30% of their household income, more than any other portion of the Eastern Neighborhoods
10 and much more than across the City as a whole. Renters—*who made up almost 90% of East*
11 *SoMa's households at the last census*—and households composed of people new to the city such
12 as immigrants, young people, artists and students, are especially financially burdened.

13 * * * *

14 **OBJECTIVE 2.1**

15 **ENSURE THAT A SIGNIFICANT PERCENTAGE OF NEW HOUSING CREATED IN
16 THE EAST SOMA IS AFFORDABLE TO PEOPLE WITH A WIDE RANGE OF INCOMES**

17 * * * *

18 *East SoMa has two zoning districts which currently require greater affordability than other*
19 *districts in the City, and these greater affordability requirements should be not only continued, but*
20 *strengthened.*

21 *1) In the existing RSD district, height increases are enabled in exchange for additional*
22 *affordable units. However, the current controls do not specify how much additional housing is*
23 *appropriate, and as a result, developments in the RSD often do not maximize affordability within their*
24 *project. Tightened requirements in the RSD would enable some certainty around the number of*
25 *affordable housing units that would be produced.*

1 2) In the existing SLI district, residential development is only permitted if it is 100 percent
2 affordable. An exception is provided for SRO units, which are may be developed for sale or rent at
3 market rate. Eliminating this exception would help to increase opportunities for affordable housing
4 development in the SLI district of East SoMa.

5 Single Resident Occupancy (SRO) units – defined by the Planning Code as units
6 consisting of no more than one room at a maximum of 350 square feet - represent an
7 important source of affordable housing in East SoMa, representing 25% of its housing stock.
8 (As of 2008 there were ~~There are~~ an estimated 457 SRO Hotels in San Francisco with over
9 20,000 residential units, with most located in the Mission, Tenderloin, Chinatown, and South
10 of Market). SRO units have generally been considered part of the city's stock of affordable
11 housing, and as such, City law prohibits conversion of SROs to tourist hotels. SROs serve as
12 an affordable housing option for elderly, disabled, and single-person households, and in
13 recognition of this, the Plan adopts several new policies to make sure they remain a source of
14 continued affordability. In recognition of the fact that SROs serve small households, the Plan
15 exempts SRO developments from meeting unit-mix requirements. In recognition of the fact
16 that SROs truly are living spaces, and to prevent the kind of sub-standard living environments
17 that can result from reduced rear yards and open spaces, this Plan requires that SROs
18 adhere to the same rear yard and exposure requirements as other types of residential uses.
19 Finally, the Plan calls for sale and rental prices of SROs to be monitored regularly to ensure
20 that SROs truly remain a source of affordable housing, and that policies promoting them
21 should continue.

22 * * * *

23 **POLICY 2.1.3**

24 *Eliminate the provision in the existing SLI zoning which permits market rate SRO units.*

25 **POLICY 2.1.4**

1 *Ensure areas that were zoned to ensure greater affordability, such as the SLI and RSD, are held*
2 *to higher standards of affordability than traditional housing areas.*

3 * * * *

4 **OBJECTIVE 2.3**

5 **ENSURE THAT NEW RESIDENTIAL DEVELOPMENTS SATISFY AN ARRAY OF**
6 **HOUSING NEEDS WITH RESPECT TO TENURE, UNIT MIX and COMMUNITY SERVICES.**

7 The need for housing in East SoMa covers the full range of tenure type (ownership
8 versus rental) and unit mix (small versus large units). While there is a market for housing at a
9 range of unit types, recent housing construction has focused on the production of smaller,
10 ownership units. Yet *90% a high percentage* of residents in East SoMa are renters. The Housing
11 Element of the City's General Plan recognizes that rental housing is more immediately
12 accessible, and often more affordable than for-sale housing, and existing city policies regulate
13 the demolition and conversion of rental housing to other forms of occupancy. New
14 development in the East Soma area should provide rental opportunities for new residents.

15 * * * *

16 **3. BUILT FORM**

17 * * * *

18 Along with these challenges, East SoMa also has many unique places, including *South*
19 *Park*, the South End historic district, and intimate neighborhood alleys that deserve
20 celebration. The entire plan area is quintessentially mixed use, with housing and retail side by
21 side with PDR and offices. The vision for development in East SoMa builds on this established
22 pattern, emphasizing rather than diminishing its mixed use character, its definable
23 development patterns, and its many historical structures. At the same time, the vision
24 foresees a more pedestrian friendly environment, with new buildings framing the street that
25 enhance the neighborhood's character and are constructed of quality and ecologically

1 sustainable materials. Fostering pedestrian interest is paramount -- dictating how buildings
2 should meet the street, as well as their perceived size, scale and mass. An enjoyable,
3 walkable, friendly, green, and definable urban fabric for residents and visitors alike should be
4 the standard against which all proposals are weighed.

5 * * * *

6 **POLICY 3.1.4**

7 **Heights should reflect the importance of key streets in the city's overall urban
8 pattern, while respecting the lower scale development that surrounds *South Park* and the
9 residential enclaves throughout the plan area.**

10 * * * *

11 *South Park is an oasis in an otherwise very urban environment that is transitioning from its
12 industrial past to its increasingly residential and mixed use future. It is a prime example of how an
13 intimate relationship between buildings, the street, and open spaces, can meld into a truly enjoyable
14 pedestrian environment. Because of this, building heights around South Park are kept lower,
15 maximizing sun access to the park, and preserving the existing relationship between building height
16 and street width. Similar logic dictates that dDevelopment along the many alleys, both in the
17 Residential Enclaves and throughout the rest of East SoMa, should reflect the more intimate
18 scale of these rights-of-way, ensuring a pedestrian-friendly, neighborhood-friendly
19 environment.*

20 * * * *

21 **POLICY 3.1.12**

22 **Establish and require height limits and upper story setbacks to maintain
23 adequate light and air to sidewalks and frontages along alleys.**

24 * * * *

1 Alley controls will apply to all the following streets and alleys within the plan area:
2 Clementina, Tehama, Minna, Natoma, Moss, Russ, Harriet, Shipley, Columbia Square, Clara,
3 Falmouth, Mary, Welsh, Freelon, Zoe, Ritch, Clyde, South Park, Stanford, Federal, and De Boom
4 Streets; Varney, Talber, and Bryant Places; Jack London and Clyde Alleys.

5 * * * *

6 8. HISTORIC RESOURCES

7 * * * *

8 The South of Market Area has developed an eclectic mix of commerce, industry, and
9 increasingly, entertainment and residential living spaces. Within this diverse mix of land uses,
10 East SoMa is distinguished by the existence of individually significant properties. Within the
11 East Soma Area Plan there are a number of City Landmarks, *including the South End Historic*
12 *District, the James Lick Baths/People's Laundry, Saint Patrick's Church, the Audiffred Building,*
13 *Oriental Warehouse, Rincon Annex, St. Joseph's Church, Edwin Klockars Blacksmith, Rincon Hill, and*
14 *a number of private residences.* Various other significant properties and districts relating to the
15 Filipino and gay "leather" community have been identified through informational surveys and
16 context statements. It is expected that additional historic surveys in the East Soma Area Plan
17 will document a substantial number of previously unknown resources.

18 * * * *

19 Significant and Contributory Buildings in the South End Historic District

I. LIST OF SIGNIFICANT BUILDINGS LOCATED OUTSIDE OF THE DESIGNATED		
SOUTH END HISTORIC DISTRICT.		
<i>Assessor's Block/Lot</i>	<i>E or W SOMA?</i>	<i>Address</i>
3787/31	<i>E</i>	475 Brannan St.
3776/41	<i>E</i>	539 Bryant St.
3777/48	<i>W</i>	673 Bryant St.

1	3520/30C	W	1477-1479 Emberly Alley (City Landmark No. 199)
2	3517/13	W	1400 Folsom St.
3	3520/30B	W	1477 Folsom St. (City Landmark No. 199)
4	3520/54-59	W	1489 Folsom St. (City Landmark No. 199)
5	3757/67	W	1275 Harrison St.
6	3520/51	W	1440 Harrison St.
7	3755/27	W	7 Heron St.
8	3731/94	E	1035 Howard St.
9	3731/74	E	1049 Howard St.
10	3731/128-149	E	1097 Howard St.
11	3727/14	W	1126 Howard St.
12	3728/14	W	1234 Howard St.
13	3517/35	W	1401 Howard St. (City Landmark No. 120)
14	3517/34	W	1415 Howard St.
15	3728/89	W	1235 Mission St.
16	3786/263-307	W	310 Townsend St.
17	3786/15	W	350 Townsend St.
18	3785/24	W	410 Townsend St.

1	3777/1	E	500 Fourth St.
2	3787/52-139	E	601 Fourth St.
3	3726/11	E	182 Sixth St.
4	3726/2	E	106 Sixth St.
5	3732/124	E	201 Sixth St.
6	3785/7	E	665 Sixth St.
7	3754/18	E	335 Seventh St.
8	3729/82	W	201 Ninth St.
9	3509/14	W	165 Tenth St. (City Landmark No. 246)
10	3525/93-111	W	465 Tenth St.
11	3520/29	W	319 Eleventh St. (City Landmark No. 199)
12	3520/284	W	333 Eleventh St. (City Landmark No. 199)

H. LIST OF CONTRIBUTORY BUILDINGS LOCATED WITHIN THE DESIGNATED SOUTH END HISTORIC DISTRICT.

Assessor's Block/Lot	In or out of SE HD?	Address
3774/73	In	274 Brannan St.
3789/9	In	275 Brannan St.
3775/8	300 Brannan St.	300 Brannan St.
3788/37	In	301 Brannan St.
3774/8	In	333 Bryant St.

1	3774/75-118	In	355 Bryant St.
2	3774/67	In	385 Bryant St.
3	3789/10	In	52 Colin P. Kelly St.
4	3794/23	In	128 King St. (City Landmark No. 229)
5	3794/15	In	101 Townsend St.
6	3794/14	In	111 Townsend St.
7	3794/10	In	115 Townsend St.
8	3794/22	In	135 Townsend St.
9	3788/9	In	136 Townsend St.
10	3794/21	In	139 Townsend St.
11	3788/94	In	144 Townsend St.
12	3788/10	In	148 Townsend St.
13	3788/12	In	166 Townsend St.
14	3764/71-197	In	461 Second St.
15	3775/1	In	500 Second St.
16	3775/2	In	512 Second St.
17	3775/4	In	522 Second St.
18	3774/123-132	In	533 Second St.
19	3774/44	In	536 Second St.
20	3775/5	In	544 Second St.
21	3774/191	In	545 Second St.
22	3774/45	In	555 Second St.
23			
24			
25			

1	<i>3774/31</i>	<i>In</i>	<i>599 Second St.</i>
2	<i>3789/8</i>	<i>In</i>	<i>601 Second St.</i>
3	<i>3789/7</i>	<i>In</i>	<i>625 Second St.</i>
4	<i>3788/38</i>	<i>In</i>	<i>634 Second St.</i>
5	<i>3788/2</i>	<i>In</i>	<i>640 Second St.</i>
6	<i>3788/49-73</i>	<i>In</i>	<i>650 Second St.</i>
7	<i>3788/43,44</i>	<i>In</i>	<i>670 Second St.</i>
8	<i>3788/6</i>	<i>In</i>	<i>698 Second St.</i>
9	<i>3789/858-971</i>	<i>In</i>	<i>699 Second St.</i>
10	<i>3788/45</i>	<i>In</i>	<i>625 Third St.</i>
11	<i>3787/8</i>	<i>In</i>	<i>660 Third St.</i>
12	<i>3788/41</i>	<i>In</i>	<i>665 Third St.</i>
13	<i>3788/15</i>	<i>In</i>	<i>685 Third St.</i>

Section 4. The General Plan is hereby amended by deleting the map of the South End Historic District found in Chapter 8 of the East SoMa Area Plan.

Section 5. The General Plan is hereby amended by revising the Western SoMa Area Plan as follows:

(a) Map 1, "Eastern Neighborhoods Planning Areas" is hereby amended by revising it in accordance with the map found on file with the Clerk of the Board in File No.

(b) The Western SoMa Area Plan is further revised, as follows:

* * * *

LAND USE

1 ***OBJECTIVE 1.5***

2 ***SUPPORT CONTINUED EVALUATION OF LAND USES NEAR MAJOR TRANSIT***
3 ***INFRASTRUCTURE IN RECOGNITION OF CITYWIDE AND REGIONAL SUSTAINABLE***
4 ***GROWTH NEEDS.***

5 *The easternmost portion of the plan area is rich with existing and planned public transit*
6 *infrastructure, including the SFMTA's Central Subway project, Caltrain (planned for improved High-*
7 *Speed Rail-like service through electrification), and myriad muni transit services planned for*
8 *enhancement. This area is also adjacent to existing burgeoning job, housing, and visitor areas in East*
9 *Soma, Yerba Buena, Transit Center, and Mission Bay. The City must continue evaluating how it can*
10 *best meet citywide and regional objectives to direct growth to transit-oriented locations and whether*
11 *current controls are meeting identified needs.*

12 ***POLICY 1.5.1***

13 *Continue to explore and re-examine land use controls east of 6th Street, including as part of any*
14 *future evaluation along the 4th Street corridor.*

15 **TRANSPORTATION AND THE STREET NETWORK**

16 **POLICY 4.23.2**

17 **Create a visible pedestrian network that connects to other areas.**

18 It is important that pedestrian facilities not only feature connections within the area, but
19 also links to surrounding areas (e.g., Downtown, East SoMa, *Central SoMa*, Showplace
20 Square, Mission and Market-Octavia). A network of way-finding signage should be introduced
21 to help orient the pedestrian.

22
23 Section 6. The General Plan is hereby amended by revising the Commerce and
24 Industry Element as follows:

25 (a) Amend Map 1, "Generalized Commercial and Industrial Land Use Plan", as follows:

- 1 (1) Add a boundary around the Central SoMa Plan area;
- 2 (2) Remove the colorization from the Plan Area; and
- 3 (3) Add a reference that states "See the Central SoMa Area Plan."
- 4 (b) Amend Map 2, "Generalized Commercial and Industrial Density Plan," as follows:
- 5 (1) Add a boundary around the Central SoMa Plan area;
- 6 (2) Remove the colorization from the Plan Area; and
- 7 (3) Add a reference that states "See the Central SoMa Area Plan."

8

9 Section 7. The General Plan is hereby amended by revising the Housing Element, as
10 follows:

- 11 (a) Amend Part II, Objectives & Policies, Map 1 as follows:
- 12 (1) Remove the red boundary of the Central SoMa Plan, replace with a black
13 boundary showing the adopted Plan area, and fill the area in red; and
- 14 (2) In the legend remove the "Pending Adoption" text and icon.

15

16 Section 8. The General Plan is hereby amended by revising the Urban Design
17 Element, as follows:

- 18 (a) Amend Map 4 "Urban Design Guidelines for Height of Buildings," as follows: in the
19 notes area below the legend, add a note saying "Add a boundary area around the Central
20 SoMa Plan area with a line that leads to a reference that states 'See the Central SoMa Plan.'"
- 21 (b) Amend Map 5, "Urban Design Guidelines for Bulk of Buildings," as follows: in the
22 notes area below the legend, add a note saying "Add a boundary area around the Central
23 SoMa Plan area with a line that leads to a reference that states 'See the Central SoMa Plan.'"

1 Section 9. The General Plan is hereby amended by revising the Land Use Index as
2 follows:

3 The Land Use Index shall be updated as necessary to reflect the amendments set forth
4 in Sections 2 through 8, above.

5

6 Section 10. Effective Date. This ordinance shall become effective 30 days after
7 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
8 ordinance unsigned or does

9

10 Section 11. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
11 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
12 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
13 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
14 additions, and Board amendment deletions in accordance with the "Note" that appears under
15 the official title of the ordinance.

16

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

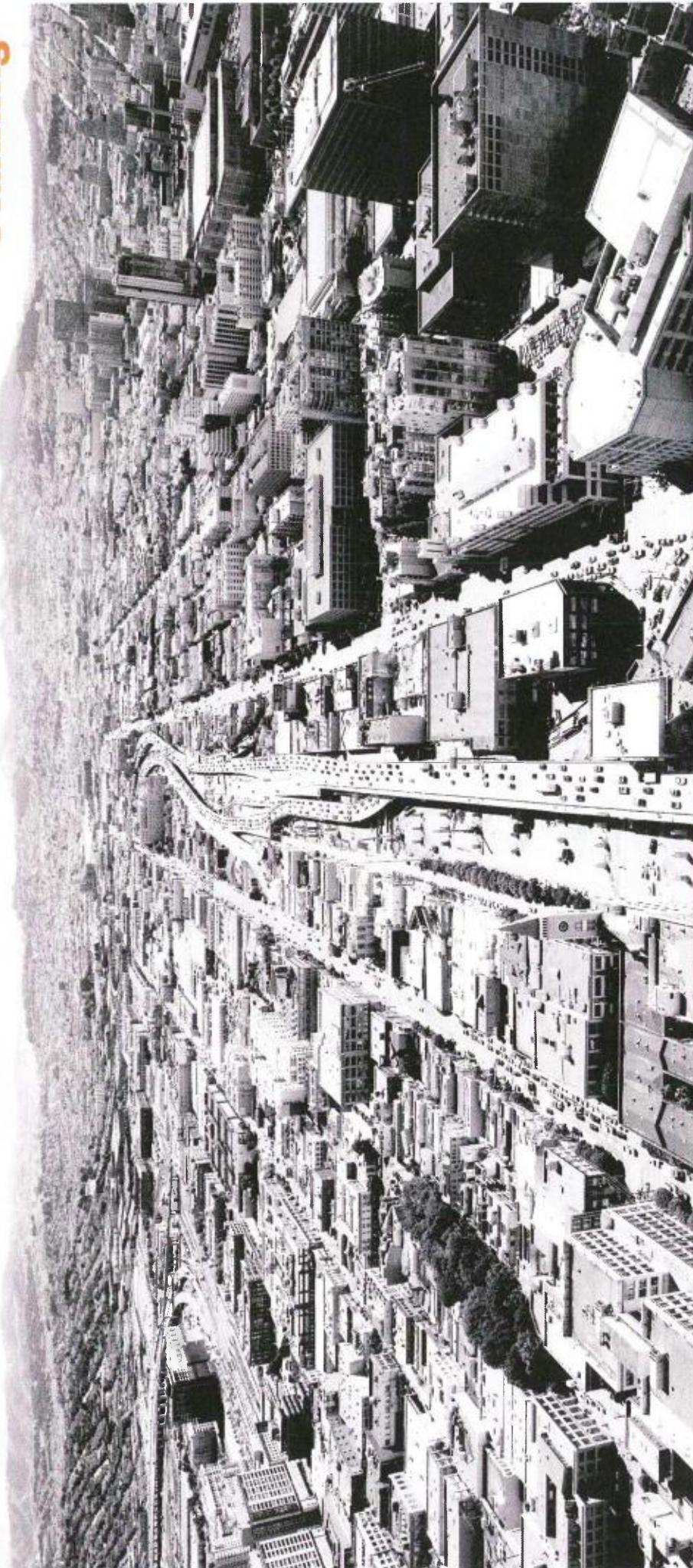
19 By: PETER R. MILJANICH FOR
20 VICTORIA WONG
Deputy City Attorney

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Received at CPC Hearing 3/1/18

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Planning

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CENTRAL SOMA

PLAN & IMPLEMENTATION STRATEGY

Planning Commission – March 1, 2018



PRESENTATION SUMMARY

Part I - The Legislative Packet

Part II - Themes for Discussion and Possible Amendments



LEGISLATIVE PACKET

CONTENTS:

Executive Summary

- I. General Plan Amendments (M Case)
- II. Planning Code and Administrative Code Amendments (T Case)
- III. Zoning Map Amendments (Z Case)
- IV. Implementation Program (U Case)
- V. Supplemental Information



GENERAL PLAN AMENDMENTS

CONTENTS:

- Case Report
- Draft Resolution to Initiate
- Draft Ordinance
 - » Central SoMa Plan
 - » Amendments to the East SoMa Plan and Western SoMa Plan
 - » Amendments to other sections
- “Summary of Revisions” documents



GENERAL PLAN AMENDMENTS

Vision

A sustainable neighborhood

Philosophy

Keep what's great, fix what's not

Strategy

- Accommodate demand
- Provide public benefits
- Respect and enhance neighborhood character

Plan Area



GENERAL PLAN AMENDMENTS

Goals

- 1. Accommodate a Substantial Amount of Jobs and Housing**
- 2. Maintain the Diversity of Residents**
- 3. Facilitate an Economically Diversified and Lively Jobs Center**
- 4. Provide Safe and Convenient Transportation that Prioritizes Walking, Bicycling, and Transit**
- 5. Offer an Abundance of Parks and Recreational Opportunities**
- 6. Create an Environmentally Sustainable and Resilient Neighborhood**
- 7. Preserve and Celebrate the Neighborhood's Cultural Heritage**
- 8. Ensure that New Buildings Enhance the Character of the Neighborhood and the City**



PLANNING CODE AND ADMINISTRATIVE CODE AMENDMENTS

CONTENTS:

- Case Report
- Draft Resolution to Initiate
- Draft Ordinance
- “Summary of Revisions” documents



PLANNING CODE AND ADMINISTRATIVE CODE AMENDMENTS

LAND USE AND ZONING

- New “CMUO” Zoning District (**Sec. 848**):
 - » Includes all relevant controls and references
 - » Allows a wide range of uses
- New Central SoMa Special Use District (**Sec. 249.78**):
 - » Requires large sites to be commercially-oriented
 - » Requires PDR
 - » Requires acquisition of Transferable Development Rights
 - » Requires commercial uses on ground floor on major streets and micro-retail in large projects
- Historic buildings allowed to sell TDR (**128.1**)

PLANNING CODE AND ADMINISTRATIVE CODE AMENDMENTS

PHYSICAL CHARACTER

- **New bulk controls (Secs. 132.4, 261.1, and 270):**
 - » Create an “urban room”
 - » Facilitate light and air through “skyplane”
 - » For towers, limit floor size and require separation from each other
- **Limit lot mergers to maintain fabric of fine-grained streets (Sec 249.78)**
- **Protect against strong winds (Sec 249.78)**



PLANNING CODE AND ADMINISTRATIVE CODE AMENDMENTS

OPEN SPACE, GREENING, AND ENVIRONMENTAL SUSTAINABILITY

- **Require POPOS – at ground floor, open evenings and weekends, open to sky (Sec 138)**
- **Required “living roofs”, use of 100% GHG-free electricity (Sec. 249.78)**



PLANNING CODE AND ADMINISTRATIVE CODE AMENDMENTS

PARKING AND LOADING

- Residential parking maximum of 0.5 space per unit – no CU possible (Sec. 151.1)
- Office parking maximum of one space per 3,500 square feet (i.e., 15-20 employees) (Sec. 151.1)
- Curb cuts banned or require CU (Sec. 155)
- Projects require “Driveway and Loading Operations Plan” (Sec. 155)



PLANNING CODE AND ADMINISTRATIVE CODE AMENDMENTS

EXACTIONS

- New fee tiers for properties getting the most increase in development capacity (Sec. 423)
- New fee to pay for community facilities (Sec. 432)
- New fee to pay for more transit (Sec. 433)
- New requirements that affordable housing fees would be expended within SoMa (Secs. 413, 415, 417, and 419)
- Updated “fee out” fees for open space (Secs. 426 and 427)
- New Mello-Roos Community Facilities District (Sec. TBD – in progress)
- New fee waiver options to facilitate the new Central SoMa Park (Sec. TBD – may be separate legislation)

PLANNING CODE AND ADMINISTRATIVE CODE AMENDMENTS

PROCESS

- Increases threshold for sites requiring Large Project Authorization (Sec. 329)
- Provides CPC additional flexibility in review of the area's largest projects (Sec. 329)
 - Precludes “grandparenting” from requirements for projects benefitting from Central SoMa upzoning (Secs. 169, 411A, and 415)
 - Allows “grandparenting” for projects not getting Central SoMa upzoning (Sec. 175.1)
- Remove CU requirement for PDR replacement under Prop X
- Precludes noise complaints against legally operating PDR uses (Admin Code 35)

ZONING MAP AMENDMENTS

CONTENTS:

- Case Report
- Draft Resolution to Initiate
- Draft Ordinance
- “Summary of Revisions” documents



ZONING MAP AMENDMENTS

Detailed Zoning Map

Existing



Proposed



ZONING MAP AMENDMENTS

Generalized Zoning Map

Existing



Proposed



- Growth Oriented Areas
- Industrial Protection Areas
- Public Land

ZONING MAP AMENDMENTS

Generalized Height Map

Existing



Proposed



ZONING MAP AMENDMENTS

Detailed Height Map

Existing



Proposed



ZONING MAP AMENDMENTS

Generalized Development Capacity

Existing



Proposed



IMPLEMENTATION

CONTENTS:

- Implementation Matrix
- Public Benefits Program
- “Guidance” Documents:
 - » Guide to Urban Design
 - » Key Development Sites Guidelines
 - » Key Streets Guidelines
- “Summary of Revision” documents



IMPLEMENTATION

No Plan = \$500 million in Public Benefits

Central SoMa Plan = **\$2.0 Billion in Public Benefits**

400% increase due
to the Plan

Plus ~\$1 billion in
increased General
Fund tax revenues



IMPLEMENTATION

BENEFIT	TOTAL REVENUES
Affordable Housing	\$940,000,000
38% of new/rehabilitated housing is Below-Market Rate (BMR) (35% low/moderate income and 3% middle income)	\$940,000,000
Transit	\$500,000,000
Local transit improvements to enhance convenience and safety	\$340,000,000
Regional transit capacity enhancement and expansion	\$160,000,000
Production, Distribution, & Repair	\$180,000,000
Preservation and creation of PDR space to ensure no net loss of PDR due to the Plan	\$180,000,000
Parks & Recreation	\$170,000,000
Gene Friend Recreation Center Reconstruction/Expansion	\$25,000,000
Victoria Manalo Draves Park Programming	\$5,000,000
New 1-acre park in Southwest portion of Plan Area	\$35,000,000
New public recreation center	\$10,000,000
New large (2+ acre) SoMa park (initial site identification)	\$5,000,000
New Bluxome linear park	\$5,000,000
New under-freeway public recreation area	\$5,000,000
Privately-Owned Public Open Spaces (POPOS)	\$80,000,000

IMPLEMENTATION

BENEFIT	TOTAL REVENUES
Complete Streets	\$130,000,000
Redesign of all major streets in the Plan Area to be safe and comfortable for people walking, biking, and on transit.	\$130,000,000
Environmental Sustainability & Resilience	\$68,000,000
Enhanced stormwater management in complete street projects	\$32,000,000
Freeway corridor air quality and greening improvements	\$22,000,000
Living Roofs enhanced requirements	\$6,000,000
Other energy and water efficiency projects	\$8,000,000
Schools & Childcare	\$58,000,000
New childcare centers	\$26,000,000
New schools serving K-12 population	\$32,000,000
Cultural Preservation	\$40,000,000
Restoration of the US Mint Building	\$20,000,000
Preservation and maintenance of historic buildings	\$20,000,000
Community services	\$20,000,000
New community facilities (e.g., health care clinics and job training centers)	\$20,000,000
TO BE DETERMINED	\$70,000,000
TOTAL	\$2,176,000,000

PART II – THEMES FOR DISCUSSION AND POSSIBLE AMENDMENTS



THEMES FOR DISCUSSION AND POSSIBLE AMENDMENTS

CONTENTS:

- Plan Timing

- » Desire to move forward
- » Timing of informational hearings



THEMES FOR DISCUSSION AND POSSIBLE AMENDMENTS

MAXIMIZE HOUSING

- Review of amount available studied in EIR

Maximum Studied per Central SoMa EIR	Assumption under Central SoMa Plan	Difference
EIR “Study Area” (Downtown + Central SoMa)	14,500	13,240
Central SoMa Plan Area	8,320	7,060



THEMES FOR DISCUSSION AND POSSIBLE AMENDMENTS

- **What if we amend the Plan to exceed EIR housing maximum?**
 - » Require a new EIR (3-5 years and \$ millions)
 - » If goal to create jobs/housing balance at proposed densities:
10,500 units and 15,000 jobs
 - » I.e., 3.5K more units and 25K less jobs

THEMES FOR DISCUSSION AND POSSIBLE AMENDMENTS

- **Review: why we are supporting jobs-orientation of Central SoMa**
 - » It's not that jobs won't come - they'll go elsewhere or squeeze out our current jobs
 - » Jobs elsewhere =
 - » More driving (bad for traffic, air quality, and equity)
 - » Different public benefits (can't "fix what's not great")
 - » Jobs locations are scarce - and housing sites abundant
 - » Thousands of housing units queued up to be entitled in '18-'19

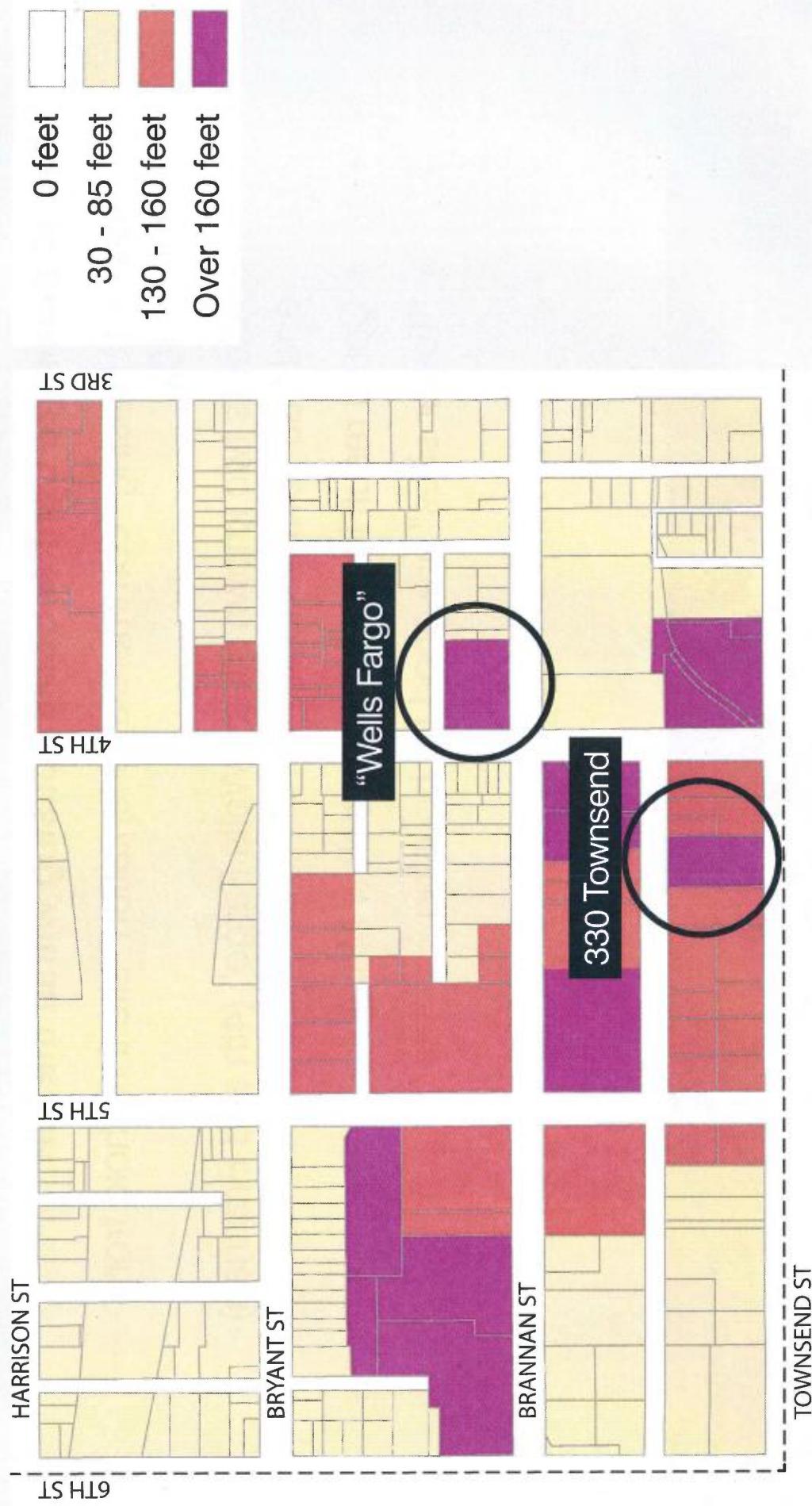


THEMES FOR DISCUSSION AND POSSIBLE AMENDMENTS

- **Ways to maximize Central SoMa housing within the EIR**
 - » Idea #1: Raising “commercial-orientation” site threshold from 30k to 40k:
 - » Affects two known sites: “Wells Fargo” (4th and Brannan) and 330 Townsend
 - » Could result in 800 units (check w Maia)
 - » “Tower sites” are good for housing



THEMES FOR DISCUSSION AND POSSIBLE AMENDMENTS



THEMES FOR DISCUSSION AND POSSIBLE AMENDMENTS

- Ways to maximize Central SoMa housing within the EIR
- Idea #2 Rezoning WMUO to CMUO:
 - » Affects 28 parcels in area on 6th and Bryant wrapping the Flower Mart and Bryant just east of 5th
 - » Could result in 600 units
 - » ~250 units east of 5th Street
 - » ~250 units between 5th and 6th Street
 - » ~100 units along 6th Street
 - » Units between 5th and 6th would back onto shared Flower Mart service alley

THEMES FOR DISCUSSION AND POSSIBLE AMENDMENTS



THEMES FOR DISCUSSION AND POSSIBLE AMENDMENTS

- **Ways to facilitate housing**
 - » Idea #1:
Speed up entitlement process via AB73
 - » Idea #2:
Make rental housing more economically feasible
 - » Idea #3:
Limit hotels



THEMES FOR DISCUSSION AND POSSIBLE AMENDMENTS

- Additional Issues
 - » Development of social and cultural benefits package
 - » Development of a SoMa CAC
 - » Mid-Rise Option along 2nd Street





An aerial photograph of the city of San Francisco, showing a dense grid of buildings and streets. The city is oriented diagonally across the frame, with the Golden Gate Bridge visible in the lower center. The buildings vary in height and density, creating a textured urban landscape.

THANKS

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3/1/18

S. Wertheim

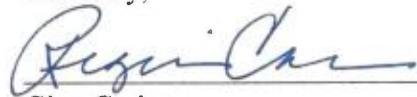
Central SOMA Neighbors
631 Folsom Street
San Francisco, CA
March 1, 2018

Commission President Rich Hillis
Planning Commissioners
c/o Jonas P. Ionin, Commission Secretary
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: Support for Central SoMa Plan DEIR SCH NO. 2013042070 Mid-Rise Alternative

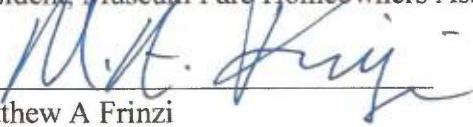
We support the 2013 Central SOMA Plan Draft Mid-Rise Alternative, specifically as it describes the area bounded by Second and Third Streets, from Folsom Street to I-80. We oppose the 2016 Central SOMA Plan High-Rise option based on the information put forth in the comment letter submitted to you by Richard Drury Feb 13, 2017.

Sincerely,



Gina Cariaga
President, 631 Folsom Street Homeowners Association (SFBLU)


Jim Bourgart
President, Museum Parc Homeowners Association (300 Third Street)


Matthew A Frinzi
President, 355 Bryant Street Homeowners Association


El Tansey
President, Hawthorne Place Homeowners Association (77 Dow)

CENTRAL SOMA NEIGHBORS

ENVIRONMENTAL IMPACT OF
CURRENT PROPOSAL

CENTRAL SOMA NEIGHBORS

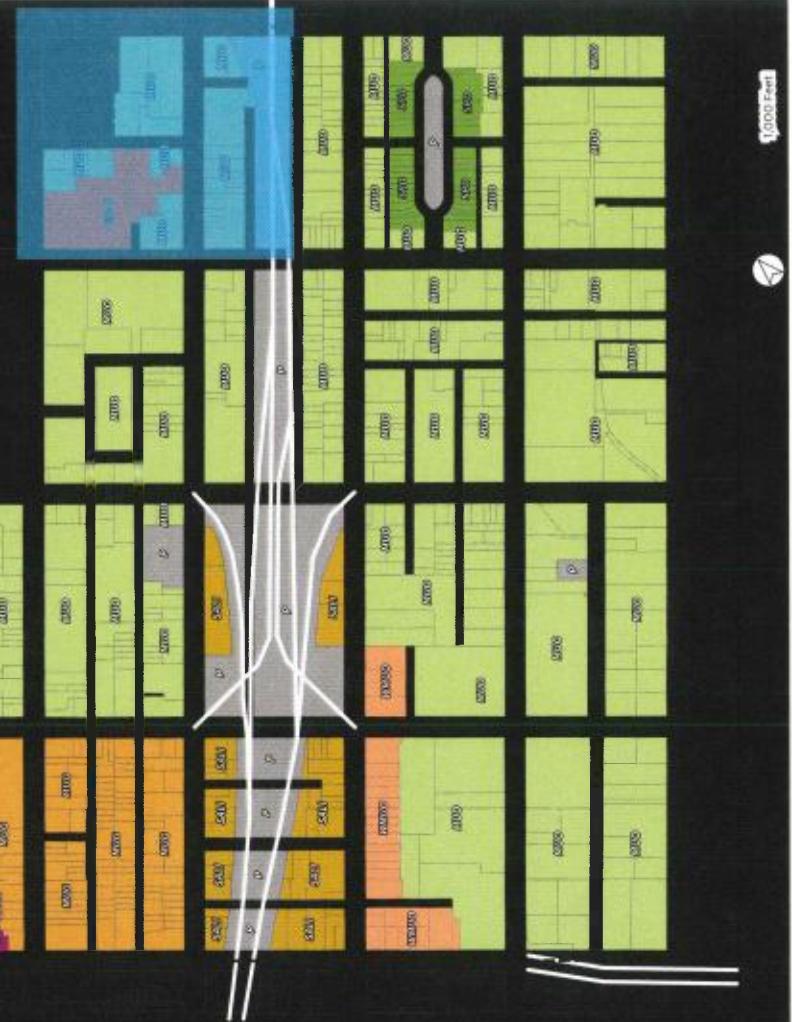
WHO WE ARE

- Neighborhood community living in the Northern sector of the Central SOMA Plan

► Specifically, we are concerned about how the plan will affect the block bounded by

- Folsom St, I80 Freeway, 2nd and 3rd

Area we are concerned about



WHY THIS BLOCK?

- We believe that the city planners have strayed significantly from the goals originally outlined in the plan
- The current plan will be negatively impact the environment in this block
- The DEIR has significant flaws that greatly underestimate the environmental impact of the plan on this block.

WE ARE NOT AGAINST DEVELOPMENT

- We very much welcome development in our neighborhood
 - We welcomed the original version of the Central SOMA Plan
 - But the current version of the plan sacrifices the goals of the plan by allowing for irresponsible development
 - We are asking that you adopt the original version of the plan in this block, that is,
- Adopt the mid-rise alternative proposed by the planning department in the 2013 plan on this block**

CENTRAL SOMA NEIGHBORS

ORIGINAL PLAN (2013 VERSION, MID-RISE)



- Identified large areas for growth and development
- Yet, remained consistent with the plan's goals to
- Support transit-oriented growth
- Shape area's urban form recognizing neighborhood contexts

CENTRAL SOMA NEIGHBORS

CURRENT PLAN



CENTRAL SOMA NEIGHBORS

CURRENT PLAN

- ▶ Hard to see how the growth in our neighborhood is consistent with either goal.



CENTRAL SOMA NEIGHBORS

CURRENT PLAN

► Hard to see how the growth in our neighborhood is consistent with either goal.

► Instead, it is consistent with automobile commuting



WHAT THE CURRENT PLAN DOES

- ▶ Sacrifices our neighborhood in the name of development
- ▶ Anybody who is familiar with this area of San Francisco knows that the streets are gridlocked between 4pm and 7pm every day.
- ▶ This plan will make the problem worse by encouraging automobile commuting
- ▶ The plan will significantly degrade the environment in our neighborhood.

ENVIRONMENTAL IMPACT: TRAFFIC AND AIR QUALITY

- According to the DEIR, development in our neighborhood will not significantly impact traffic and air quality
- This analysis is FLAWED
- Our letter to the planning department details why
- You don't need to be an traffic or air quality engineer to see why:
 - If you put bulk at the entrance to the Bay Bridge you will encourage people to use the bridge.

EAST BAY COMMUTER

- At the height of rush hour, using UBER pool, a commuter from our block can be home in less than 1/2 hour
- Immediate freeway access at the start of the bridge implies very little traffic delay once you are on the bridge even at 5pm
- On BART or by bus this commute will take almost twice as long, or about 50 minutes.
- 20 minute BART ride, plus 15 minutes on each end to get to/from BART station
- The fact is people will choose to use UBER and get an hour more family time.
- Planning department wrongly assumes that because parking will be limited, the traffic impact will be minimal.
- DEIR ignores the possibility of car share. It is using outdated methodology developed before UBER existed. It also ignores the impact of driverless cars.
- Putting bulk at the freeway entrance is **not transit friendly, air quality friendly or environmentally friendly.**

WHY IS THIS HAPPENING?

- The extra benefit for the city is minimal when compared to the significant environmental impact.
- Why would the planning department of one of the most environmentally conscious cities in the world propose this kind of development on our block?
- The answer appears to be one proposed development
 - The plan hands Mr. Lawrence Lui many millions of dollars at a huge environmental cost to us.

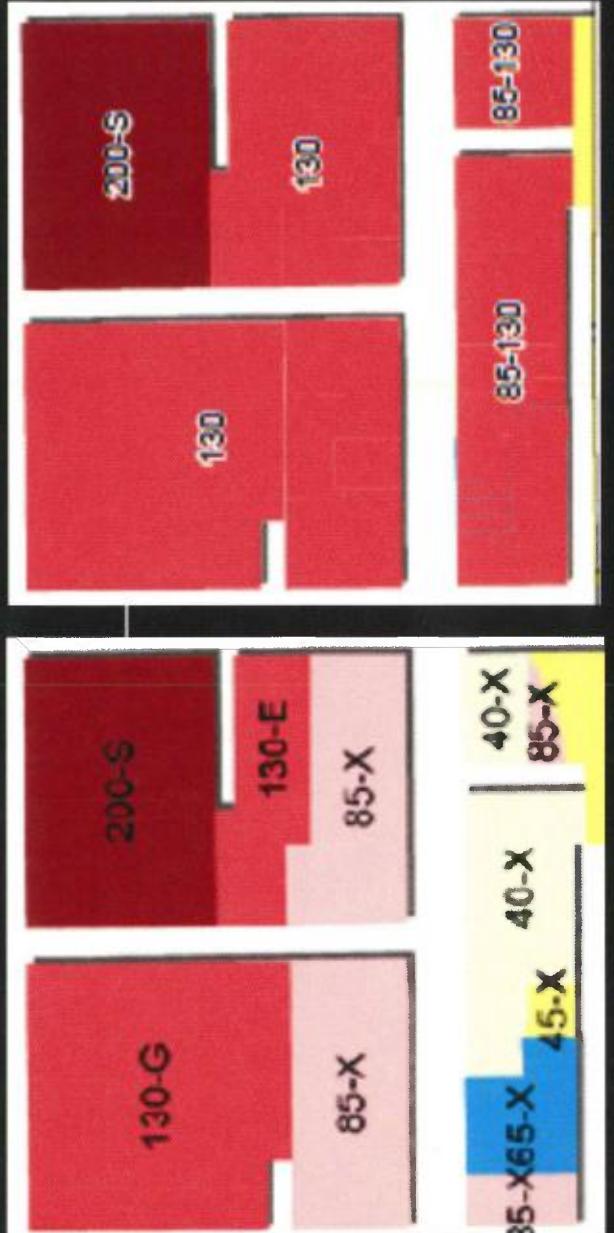
HISTORY OF THE PLAN

- All the bulk increases occurred in response to Mr. Lui's application to develop his lots

CENTRAL SOMA NEIGHBORS

HISTORY OF THE PLAN

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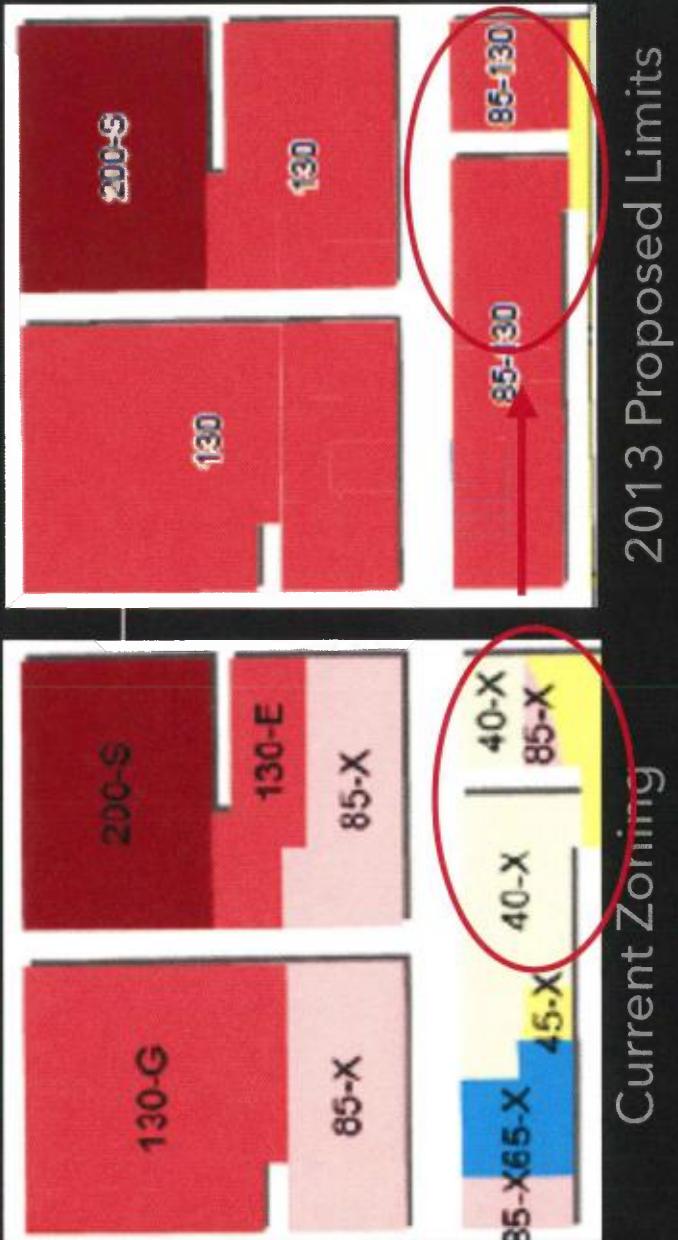


Current Zoning 2013 Proposed Limits

CENTRAL SOMA NEIGHBORS

HISTORY OF THE PLAN

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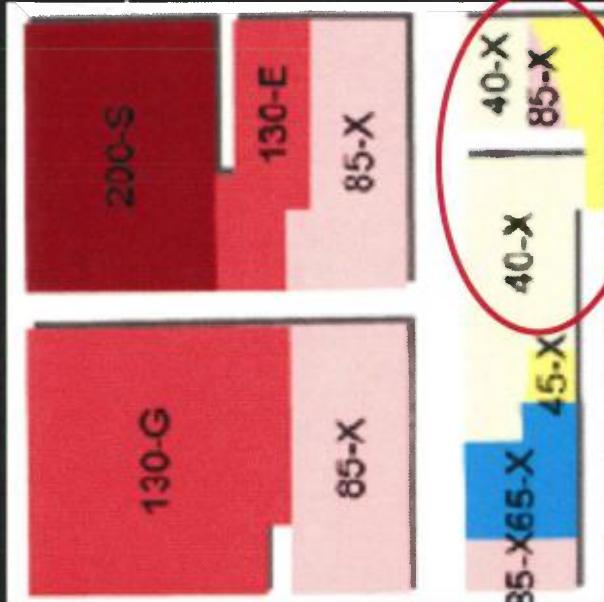


The 2013 Plan (which we fully support) allows for more than a **THREE fold increase** for Mr Lui, still representing a multimillion dollar windfall. (Mr. Lui purchased land with a 40 ft limit that will go to 130 ft.)

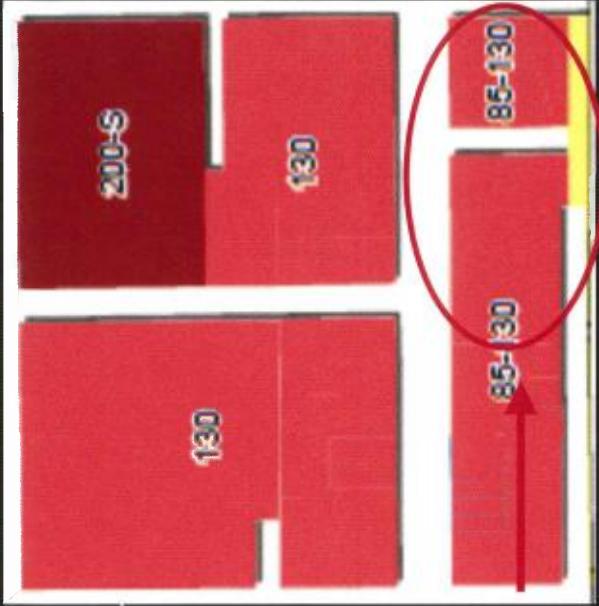
CENTRAL SOMA NEIGHBORS

HISTORY OF THE PLAN

- All the bulk increases occurred in response

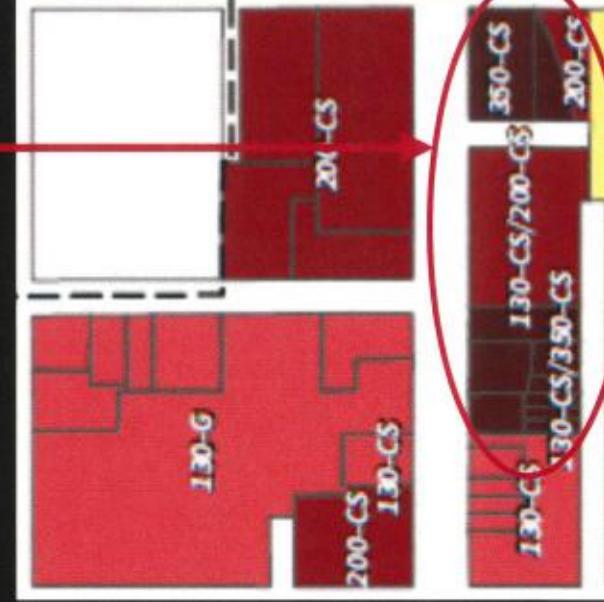


Current Zoning



2013 Proposed Limits

Unfortunately, this bulk increase was not sufficient for Mr. Lui. He submitted an application for a NINE fold increase and, to our surprise, the planning department simply gave him what he wanted.

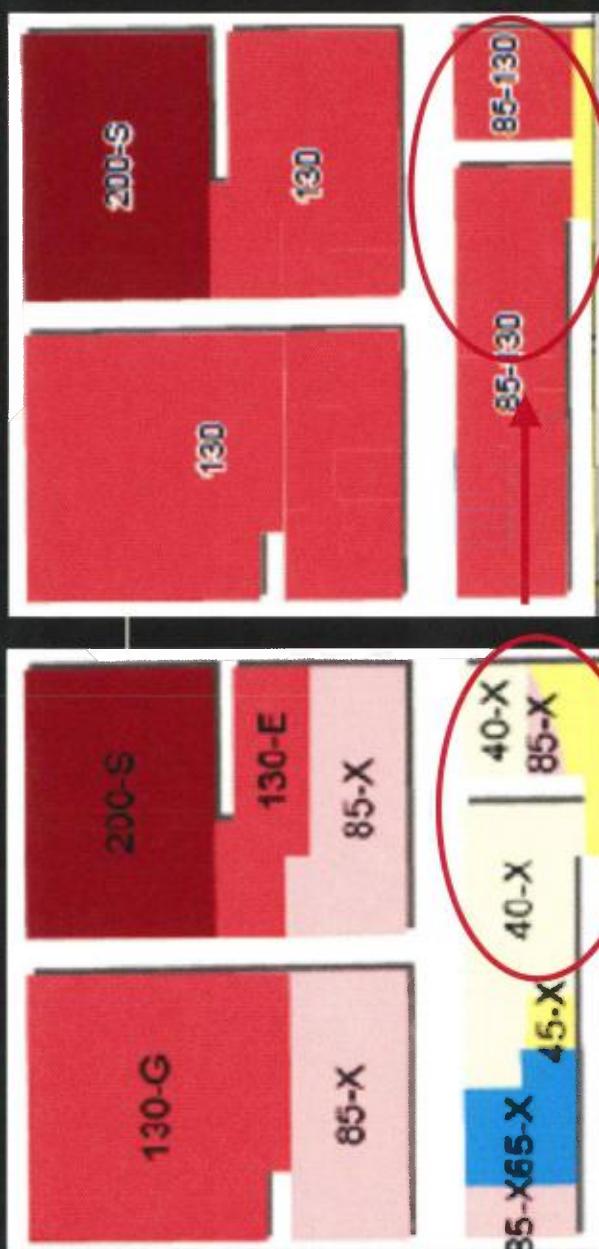


2016 (current) Plan

CENTRAL SOMA NEIGHBORS

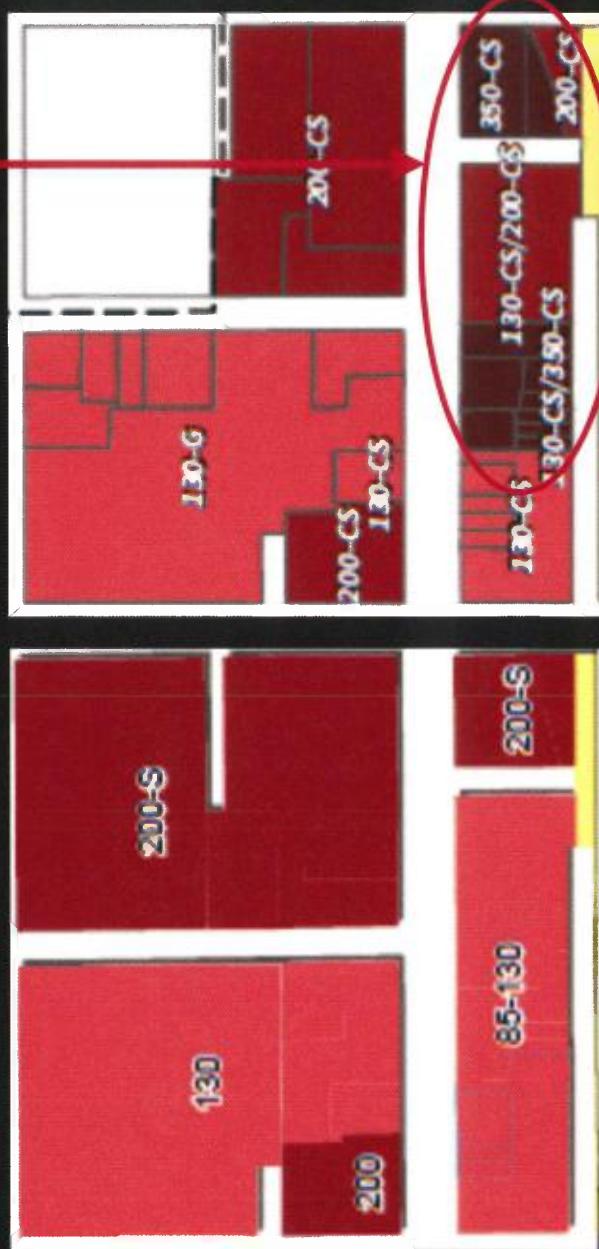
HISTORY OF THE PLAN

- All the bulk increases occurred in response to Mr. Lui's application to develop his lots



Current Zoning

2013 Proposed Limits



2013 High Limit Variation

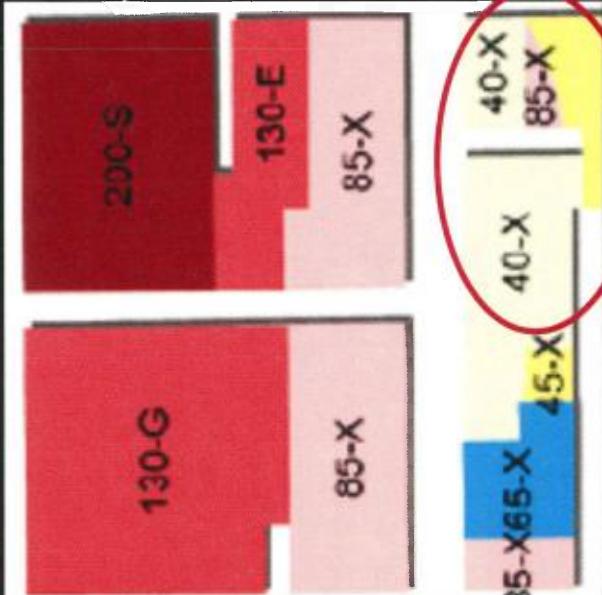
2016 (current) Plan

CENTRAL SOMA NEIGHBORS

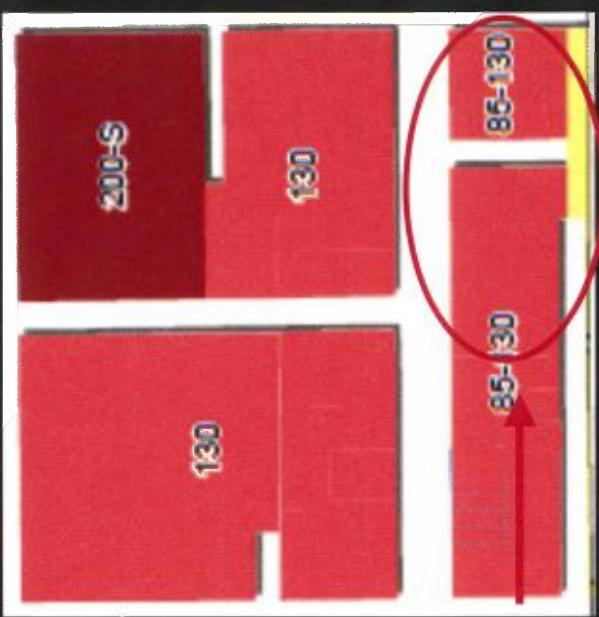
HISTORY OF THE PLAN

These limits

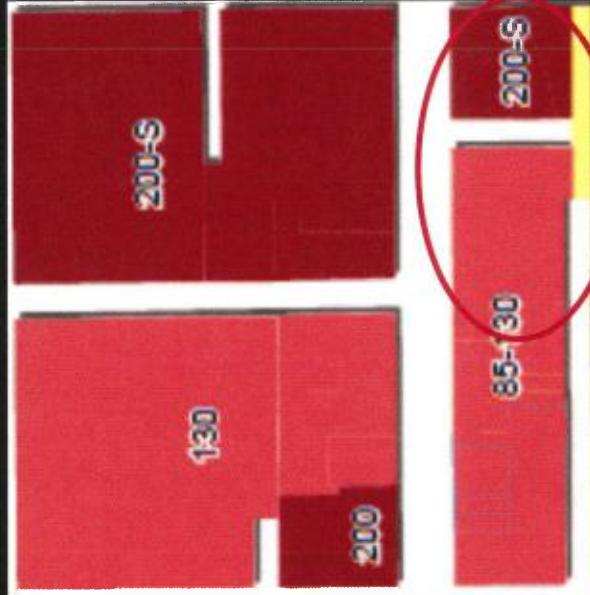
**were not even
contemplated
before Mr. Lui
submitted his
application in
2013**



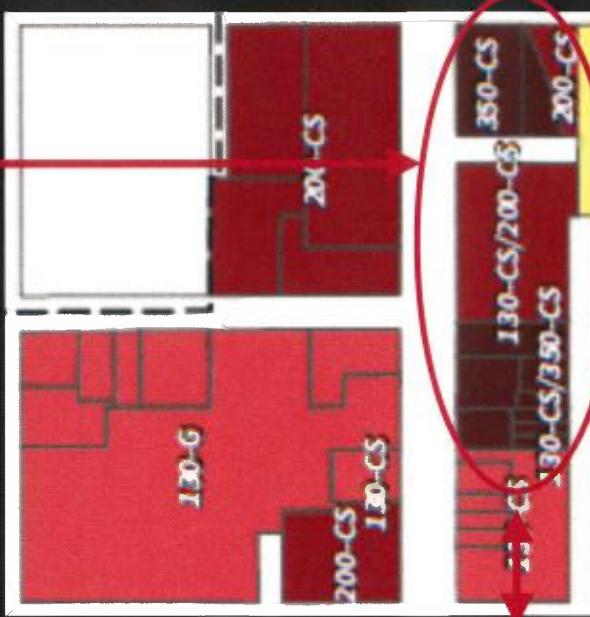
Current Zoning



2013 Proposed Limits



2013 High Limit
Variation



2016 (current) Plan

THE MAGNITUDE OF THESE BULK INCREASES MAKE NO SENSE

- What we seek is a BALANCED development.
- The current proposal is way of out balance.
- It enriches one individual at the expense of an entire neighborhood.
- Please protect our environment by adopting the city's original proposal – the 2013 mid-rise alternative – on this block.
- We are not opposed to development on our block, in fact we WELCOME balanced, responsible and environmentally friendly development – what the planning department proposed in 2013



Received at CPC Hearing

3/1/18

S. Wertheim

Dear Planning Commissioners,

We, the undersigned, are writing to you regarding the Central SoMa Plan. As the Plan documents are currently written, and as the Plan is currently presented in isolation, it proposes insufficient housing. We demand that the Plan include a clear and concrete commitment that San Francisco will add a great deal more housing in a similar time frame. This planned area is signing San Francisco up for a **lot** of growth. And that is *exciting*. But with growth comes a responsibility to house that community. If you pass this plan, it must be accompanied by a concrete promise that San Francisco will adequately house its workforce.

As it currently stands, the plan would create up to 50,000 jobs and only 7,500 homes. This represents a 6.5-to-1 jobs to housing ratio and it is unacceptable, based on what we all know about San Francisco's track record of approving and building homes. Rents will increase as current and future renters compete over scarce housing stock, and both low income neighborhoods and out lying regions will feel increased pressure.

We want to be clear that we are **not opposed to job creation**. San Francisco has done an amazing job of creating all kinds of jobs, and we want that trend to continue. But ultimately, if we continue to add jobs without adding significantly more housing, we will only further exacerbate the crisis. San Francisco is capable of adding housing—all it takes is political will.

To the end of maximizing as much housing production as possible, in order to achieve a more equitable city-wide jobs to housing ratio, we are asking for a commitment to the following:

- **Provide an addendum** to the current EIR that adds more housing.
- **Create a by-right process for housing built in the plan area by utilizing Asm. David Chiu's recently-passed AB 73.** This will ensure that every housing site is built up to its fullest capacity without extractions, appeals, or other delays.
- **Add zoned capacity for housing in other, more exclusionary neighborhoods (ie. RH-1) by increasing density controls to RH-4.** We have been advocating for a Western Neighborhoods Plan that modernizes our zoning code to reflect a healthy, integrated, inclusive city. As long as the city continues to ban apartment buildings and prohibit structures that contain more than one household, San Francisco will fall short of those values.
- **Renegotiate the 2017 inclusionary housing deal that has tanked new housing applications in San Francisco.** New construction for mixed-income housing is infeasible with the current inclusionary percentages and fee schedule and permit applications have fallen off a cliff. The golden goose is dead.



- **Greatly accelerate the existing housing pipeline.** One concrete and immediately actionable item is for Mayor Farrell to call on the Planning Department, Department of Building Inspection, and Fire Department to immediately process the 435 ADU applications that have stalled at DBI. It is unacceptable that over-the-counter permits for cheap, quickly constructed units have not been approved. The longer these permits are delayed, the longer it takes to get those 435 units online, and the more it will be unattractive for future property owners to take advantage of the ADU program.
- **Literally anything that will ensure the 42,500 needed homes are built.** We are open-minded to other meaningful and actionable policies.

Central SoMa is a prime area to build complete, high-density urban neighborhoods. The risk of residential displacement is far lower due to more infill opportunities, and mid- to high-rise towers are already common in the area. It would be a tragic waste of this resource if the city fails to accommodate growth by building as much housing as possible, whether in Central SoMa or elsewhere.

Signed,

Laura Foote Clark, 94103
Executive Director, YIMBY Action

Todd Allis, 95125
Justin Ashton, 94115
Timothy Bauman
Kyle Borland, 94107
Martin Bourqui, 94110
Rick Branson, 94131
Steven Buss, 94110
Jay Buteyn, 94607
Michael Chen, 94109
Mitch Conquer, 94131
Jason Cunningham, 94103
Anthony D'Agostino, 94103
Kenneth DAmica, 94112
Bobak Esfandiari, 94121
Sonja Trauss, 94103
Scott Feeney, 94110



Laura Fingal-Surma, 94114
Robert Fruchtman, 94117
Vadim Graboys, 94110
Tom Hirschfeld, 94114
Rob Hornick, 94107
Roan Kattouw, 94109
Jimmy La, 94116
Hampton Maxwell, 94110
Maelig Morvan, 94122
Jane Natoli, 94118
Rachel Novak, 94116
Rebecca Peacock, 94107
Kyle Peacock, 94107
Sasha Perigo, 94107
James Pitts, 94107
Cathy Reisenwitz, 94122
Kevin Riggle, 94158
James Rogers, 27701
Shahin Saneinejad, 94110
Benjamin Schneider, 94127
Jared Seehafer, 94107
Andrew Seigner, 94102
Andrew Sullivan, 94117
Lucy Tafler, 94117
Asumu Takikawa, 94118
Dan Tasse, 94131
Karen Tolva, 94062
Christopher Whelan, 94105

3/1/18

Tran, Nancy (CPC)

From: ANA MARIE ZABALA <am_anderson_94131@yahoo.com>
Sent: Tuesday, February 20, 2018 12:01 PM
To: Tran, Nancy (CPC)
Cc: priti@pjarch.com
Subject: 479-28th Street Project

Dear Nancy: This will serve to let you know that we have met with Priti Tripathi & Tushar Patel regarding the 479-28th Street Demolition & Construction Project. They have taken time to review and discuss the particulars of the project with us. This proposal is currently scheduled for Planning Commission review on Thursday, March 1,2018. We would like to express our support of their plans as submitted with a 4 1/2 front setback and a total setback of 15 feet from the property line on the top floor. Thank you for letting us provide comments on the proposal. Additionally, thank you for your time and courtesy. Respectfully, Clifford & Ana Marie Anderson, 1641 Diamond Street, S.F. CA 94131

Melgar

March 1, 2018

President Rich Hillis
Vice President Myrna Melgar
Commissioner Kathrin Moore
Commissioner Joel Koppel
Commissioner Dennis Richards
Commissioner Rodney Fong
Commissioner Milicent Johnson

Re: Demolition Definitions for RH Districts

Dear President Hillis, Vice President Melgar and Fellow Commissioners:

Enclosed are two items.

The first enclosure is a new definition of Tantamount to Demolition that does not rely on Demo Calcs but is a definition that relies on the type of alteration that will occur during the construction. I submitted this two page memo to the Commission and Staff during the RET process on October 27, 2016.

Two definitions of Demolition may be necessary. The Building Department Staff are out in the field during the Construction. The Planning Staff only goes out if there is a complaint. Obviously better coordination is needed between the two.

I think the Planning Code should retain a definition of Demolition because of the Planning Department's role in the design of a residential project. The definition I have proposed is fairly clear, certainly as compared to the current Demo Calcs.

The second enclosure is the Periodic Adjustment of Numerical Criteria. The Commission has the ability to adjust the Demo Calcs per Section 317 (d) (3) (A). This would be a good temporary measure that you could do right away.

Sincerely,

Georgia Schuttish

Georgia Schuttish

cc: Jonas Ionin; John Rahaim; Elizabeth Watty; Carly Grob; AnMarie Rodgers

October 27, 2016

To: Planning Commission and Staff

Re: Residential Expansion Threshold Informational Hearing

Dear Commissioners and Staff:

Here is my proposal for new language to deal with Tantamount to a Demolition in Section 317 and the loss of residential housing:

"If any or all sections of the front or rear facade or wall of a structure are proposed for removal, then the project is considered Tantamount to a Demolition and must have a Conditional Use Authorization hearing. However, if a project is determined during Intake and Design Review to remove any or all sections of only the rear facade or wall of the structure for only a horizontal addition, and this horizontal addition does not exceed the rear yard requirements under Sections 134 and 136 of the Planning Code, this project will not be considered Tantamount to a Demolition, but an alteration. If a vertical addition is proposed that adds square footage, a project will be considered Tantamount to a Demolition and a CUA hearing will be required. A roof deck is considered a vertical addition. Skylights or clerestory will not trigger a CUA hearing. If any portion of the front facade is altered at any time during the construction of a project, other than replacement windows per the Planning and Building Code, a project would be considered Tantamount to a Demolition and would be subject to penalties under the Planning Code and Building Code. If a Project Sponsor wishes to add only a garage to a structure that does not currently have a garage, such an addition could be considered under the Soft Story Program and the ADU provision or a Project Sponsor may seek a Variance from the Zoning Administrator. If a Project Sponsor needs to repair a front or rear facade due to deteriorating conditions, a special Building Permit must be applied for and will be issued. This special Building Permit would require scrutiny from both the Building Department and the Enforcement Division of the Planning Department at the time of application."

I do not think you need to get rid of Section 317. The point of the revised language proposed above, is to tighten up the Tantamount to a Demolition definitions.

It has been said that the thresholds of Tantamount to a Demolition do not work as intended. Currently they are thresholds of what can be removed. The proposed RET is a threshold of what can be added.

What is the difference in getting to the goal of preserving existing housing if thresholds are the problem? What threshold do you land on under a new proposal? GSF, FAR, a Fixed number, Neighborhood Averages, etc, etc?

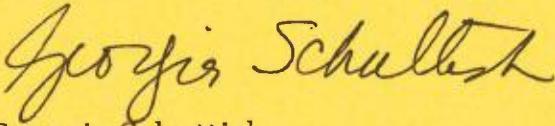
Tightening up Tantamount to a Demolition as I propose above, brings certainty to the process. If a project sponsor wants to do a project that would trigger Tantamount to a Demolition they know from the get-go that there will be a Conditional Use Hearing.

Also, please remove the language in Section 317 (b) (7). It is a problem because it adds to loss of housing and basically allows a unit merger.

On a personal note, Commissioners and Staff. I have been talking about this for nearly three years now. I wrote my first letter on this in January 2014. There have been many good conversations about this and I greatly appreciate the Staff's work and concern as well as the Commission's concern and interest.

This needs quick attention. We need a better way to try and preserve existing housing. Devising a new Planning Code Section and new Review Procedures will be laborious and contentious. Please revise the definition of Tantamount to a Demolition either as I proposed above or something very similar. There is no reason it cannot be fairly simple.

Sincerely,


Georgia Schuttish



SAN FRANCISCO
PLANNING
DEPARTMENT

Removal of Dwelling Units Periodic Adjustment to Numerical Criteria

The values associated with the following criteria are subject to administrative updates and shall be adjusted periodically by the Zoning Administrator based on established economic real estate and construction indicators.

CRITERION	INITIAL VALUE	BASED UPON:
1. 80% Percentage of San Francisco single-family frontier values (structure & land)	\$1,920,000	2015-2017 City Assessor's Data
2. Replacement Cost per square foot for all occupied, finished spaces	\$740.00	TB index
3. Replacement Cost per square foot for unfinished space with flat ceiling & no use of headroom (e.g., basements, garages)	\$110.00	TB index
4. Replacement Cost per square foot for unfinished space with sloping ceiling & > 10' of headroom (e.g., attic space below pitched roof)	\$50.00	TB index
5. Replacement Cost per square foot for non-occupiable space without headroom (e.g., 30' high crawl space below raised floor)	\$15.00	TB index
6. Replacement Cost per square foot for site work (e.g., walks, driveways, landscaping, retaining walls not part of the building foundation, etc.)	\$0.00	local excluded

The following values are subject to non-legislative updates and may be adjusted periodically by the Planning Commission to further the efficacy of Section 317, in order to promote the objectives of the General Plan and Planning Code.

CRITERION	INITIAL VALUE (Adopted May 18, 2007)	BASED UPON:
1. Definition A of Demolition to removal of the front and rear building walls	> 50%	policy efficacy
2. Definition B of Demolition to removal of all exterior walls	> 60%	policy efficacy
3. Definition C of Demolition re: removal, replacement, relocation of the defining elements of the existing building envelope and volume (measured in square feet)	> 50%	policy efficacy
4. Definition of (Tantamount to) Merger re: reduction of an existing Residential Unit's floor area (measured in square feet)	> 10%	policy efficacy
5. Definition of (Tantamount to) Conversion re: reduction of an existing Residential Unit's floor area (measured in square feet)	> 20%	policy efficacy

3/1/18
Fwd. Com.

March 1, 2018

President Rich Hillis
Vice President Myrna Melgar
Commissioner Kathrin Moore
Commissioner Joel Koppel
Commissioner Dennis Richards
Commissioner Rodney Fong
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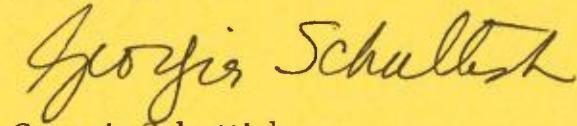
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DEPARTMENT

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1. 50th Percentile of San Francisco residential frame values (structure & land)	\$1,900,000	2015-2017 City Assessor's Data
2. Replacement Cost per square foot for all occupied, finished spaces	\$240.00	CBR Index
3. Replacement Cost per square foot for unfinished spaces with flat ceiling & > 24% of headroom (e.g., basements, garages)	\$110.00	CBR Index
4. Replacement Cost per square foot for unfinished space with sloping ceiling (> 24% of headroom) (e.g., attics, space below unvented roofs)	\$60.00	CBR Index
5. Replacement Cost per square foot for non-habitable space without legal headroom (e.g., 30' high crew space below raised floor)	\$15.00	CBR Index
6. Replacement Cost per square foot for site work (e.g., walls, driveways, land clearing, retaining walls over part of the building foundation, etc.)	\$0.00	100ct excluded

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CRITERION:	INITIAL VALUE: (Kept May 19, 2007)	BASED UPON:
1. Definition A of Demolition to: removal of the front and rear building walls	> 50%	policy efficacy
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5. Definition of (Entomolocytic) Conversion to: reduction of an existing Residential Unit's floor area (measured in square feet)	> 20%	policy efficacy

[General Plan Amendments - Central South Of Market Area Plan]

Ordinance amending the General Plan by adding the Central South of Market (SoMa) Area Plan, generally bounded on its western portion by 6th Street, on its eastern portion by 2nd Street, on its northern portion by the border of the Downtown Plan Area (an irregular border that generally jogs along Folsom, Howard and Stevenson Streets) and on its southern portion by Townsend Street; making conforming amendments to the Commerce and Industry Element, the Housing Element, the Urban Design Element, the Land Use Index, and the East SoMa and West SoMa Area Plans; and making environmental findings, including adopting a statement of overriding considerations, and findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1.

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

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

Section 1. Findings.

(a) Section 4.105 of the Charter of the City and County of San Francisco provides that the Planning Commission shall periodically recommend to the Board of Supervisors, for approval or rejection, proposed amendments to the General Plan.

(b) On _____, 2018, the Board of Supervisors received from the Planning Department the proposed General Plan amendments, including the addition of the Central

1 South of Market (SoMa) Area Plan. These amendments are on file with the Clerk of the Board
2 of Supervisors in File No. _____ and are incorporated herein by reference.

3

4 (c) Section 4.105 of the City Charter further provides that if the Board of Supervisors
5 fails to Act within 90 days of receipt of the proposed General Plan amendments, then the
6 proposed amendments shall be deemed approved.

7

8 (d) San Francisco Planning Code Section 340 provides that the Planning Commission
9 may initiate an amendment to the General Plan by a resolution of intention, which refers to,
10 and incorporates by reference, the proposed General Plan amendments. Section 340 further
11 provides that Planning Commission shall adopt the proposed General Plan amendments after
12 a public hearing if it finds from the facts presented that the public necessity, convenience and
13 general welfare require the proposed amendment or any part thereof. If adopted by the
14 Commission in whole or in part, the proposed amendments shall be presented to the Board of
15 Supervisors, which may approve or reject the amendments by a majority vote.

16 (e) After a duly noticed public hearing on _____, 2018, by Resolution
17 No. _____, the Planning Commission initiated amendments to the proposed General
18 Plan. Said motion is on file with the Clerk of the Board of Supervisors in Board File No.
19 _____ and incorporated herein by reference.

20 (f) On _____, 2018 after a duly noticed public hearing, the Planning
21 Commission certified the Final Environmental Impact Report (EIR) for the proposed Central
22 SoMa Area Plan (the Project) by Motion No. _____, finding the Final EIR reflects
23 the independent judgment and analysis of the City and County of San Francisco, is adequate,
24 accurate and objective, contains no significant revisions to the Draft EIR, and the content of
25 the report and the procedures through which the Final EIR was prepared, publicized, and
reviewed comply with the provisions of the California Environmental Quality Act (CEQA)

1 (Public Resources Code Section 21000 et seq.), the CEQA Guidelines (14 Cal. Code Regs.
2 Section 15000 et seq.) and Chapter 31 of the San Francisco Administrative Code. Copies of
3 the Planning Commission Motion and Final EIR are on file with the Clerk of the Board in File
4 No. _____ and are incorporated herein by reference.

5 (g) The Project evaluated in the Final EIR includes the proposed amendments to the
6 General Plan as well as Planning Code and Zoning Map amendments related to the Central
7 SoMa Area Plan. The proposed General Plan amendments are within the scope of the Project
8 evaluated in the Final EIR.

9 (h) At the same hearing during which the Planning Commission certified the Final EIR,
10 the Planning Commission adopted findings under CEQA regarding the Project's
11 environmental impacts, the disposition of mitigation measures, and project alternatives, as
12 well as a statement of overriding considerations (CEQA Findings) and adopted a mitigation
13 monitoring reporting program (MMRP), by Resolution _____.

14 (i) The Planning Commission then adopted the proposed General Plan amendments
15 by Resolution _____, finding in accordance with Planning Code Section 340 that the
16 public necessity, convenience, and general welfare required the proposed amendments.

17 (j) The letter from the Planning Department transmitting the proposed General Plan
18 amendments to the Board of Supervisors, the Final EIR, the CEQA Findings, the MMRP, the
19 Central SoMa Area Plan and all other related General Plan amendments, and the Planning
20 Commission's Resolution approving the proposed General Plan Amendments are on file with
21 the Clerk of the Board of Supervisors in File No. _____. These and any and all other
22 documents referenced in this Ordinance have been made available to the Board of
23 Supervisors and may be found in either the files of the Planning Department, as the custodian
24 of records, at 1650 Mission Street in San Francisco, or in File No. _____ with the
25

1 Clerk of the Board of Supervisors at 1 Dr. Carlton B. Goodlett Place, San Francisco, and are
2 incorporated herein by reference.

3 (k) The Board of Supervisors has reviewed and considered the Final EIR and the
4 environmental documents on file referred to herein. The Board of Supervisors has reviewed
5 and considered the CEQA Findings, and hereby adopts them as its own and incorporates
6 them by reference as though such findings were fully set forth in this Ordinance.

7 (l) The Board of Supervisors adopts the MMRP as a condition of this approval, and
8 endorses those mitigation measures that are under the jurisdiction of other City Departments,
9 and recommends for adoption those mitigation measures that are enforceable by agencies
10 other than City agencies, all as set forth in the CEQA Findings and MMRP.

11 (m) The Board of Supervisors finds that no substantial changes have occurred in the
12 proposed Project that would require revisions in the Final EIR due to the involvement of new
13 significant environmental effects or a substantial increase in the severity of previously
14 identified significant effects, no substantial changes have occurred with respect to the
15 circumstances under which the proposed Project is to be undertaken that would require major
16 revisions to the Final EIR due to the involvement of new environmental effects or a substantial
17 increase in the severity of effects identified in the Final EIR, and no new information of
18 substantial importance to the proposed Project has become available which indicates that (1)
19 the Project will have significant effects not discussed in the Final EIR, (2) significant
20 environmental effects will be substantially more severe, (3) mitigation measure or alternatives
21 found not feasible that would reduce one or more significant effects have become feasible or
22 (4) mitigation measures or alternatives that are considerably different from those in the Final
23 EIR would substantially reduce one or more significant effects on the environment.

24 (n) The Board of Supervisors finds, pursuant to Planning Code Section 340, that the
25 proposed General Plan amendments will serve the public necessity, convenience and general

1 welfare for the reasons set forth in Planning Commission Resolution No. _____ and
2 incorporates those reasons herein by reference.

3 (o) The Board of Supervisors finds that the proposed General Plan amendments are,
4 on balance, in conformity with the General Plan, as amended by this Ordinance, and the
5 priority policies of Planning Code Section 101.1 for the reasons set forth in Planning
6 Commission Resolution No. _____, and the Board hereby adopts those findings as
7 its own.

8
9 Section 2. The Board of Supervisors hereby approves the Central SoMa Area Plan, an
10 amendment to the General Plan, as recommended to the Board of Supervisors by the
11 Planning Commission in Resolution No. _____ and as on file with the Clerk of the
12 Board in File No. _____.

13
14 Section 3. The General Plan is hereby amended by revising the East SoMa Area Plan,
15 as follows:

16 (a) Map 1, "Eastern Neighborhoods Planning Areas" is hereby amended by revising it
17 in accordance with the map found on file with the Clerk of the Board in File No.
18 _____.

19 (b) The East SoMa Area Plan is further revised, as follows:
20 * * * *
21 **1. LAND USE**
22 * * * *

23 Recently, this area has seen a vast amount of change, especially in housing
24 development. *Between 2002 and 2006, approximately 1,550 new residential units were constructed,*
25 *primarily as market-rate ownership and live/work lofts.* Additionally, "dot com" businesses moved

1 into the area, many of which displaced existing jobs and residences. On occasion conflicts
2 have arisen between some of these new office or residential uses and previously existing
3 industrial uses, due to noise or other by-products of industrial businesses. This section
4 addresses the need to retain space for existing businesses and residential uses, while
5 allowing space for new development, especially affordable housing, to be built.

6 **OBJECTIVE 1.1**

7 **ENCOURAGE PRODUCTION OF HOUSING AND OTHER MIXED-USE
8 DEVELOPMENT IN EAST SOMA WHILE MAINTAINING ITS EXISTING SPECIAL MIXED-
9 USE CHARACTER**

10 * * * *

11 ***Service Light Industrial (SLI)***

12 *The existing SLI district generally centered around 3rd and 4th Streets between Townsend and
13 Harrison, was designed to protect and facilitate the expansion of commercial, manufacturing and other
14 light industrial activities, as well as arts activities. However, the area has seen a significant amount of
15 market-rate live/work development, which formerly was not subject to the prohibition on market-rate
16 housing in this district. This mix of high-end ownership housing and industrial uses has created a
17 number of land use conflicts.*

18 *An important new factor in thinking about the future of this area is the planned new Central
19 Subway. The Central Subway, expected to be in operation by 2016, will extend the new surface light
20 rail serving Visitacion Valley, Bayview, Central Waterfront and Mission Bay north underneath Fourth
21 Street through SoMa, Union Square and Chinatown. Stations will be developed at Brannan/Bryant
22 Streets, Howard/Folsom Streets and Market Street/Union Square.*

23 *For several reasons, it is difficult at present to arrive at appropriate new land use controls for
24 this part of East SoMa: 1) The coming of the Central Subway gives new importance to the Fourth Street
25 corridor as a potential location for higher density uses. More information is needed – particularly*

about the city's office space needs into the future -- before moving forward on new land use controls for this area. 2) New development envisioned along Fourth Street around the planned new rail stations should be planned very specifically to integrate with the stations. More information is needed on the exact locations and attributes of these stations. 3) The Western SoMa planning process will not be completed for between one and two years after expected adoption of this East SoMa Plan. Fourth Street serves as the boundary between the two planning areas and SLI zoning currently exists on both sides of the boundaries. This part of the East SoMa Plan should be better integrated with the emerging Western SoMa Plan.

Rather than replacing the existing SLI zoning in East SoMa, this Plan leaves the existing zoning in place to allow the Planning Department to develop a strategic set of land use controls better suited to Fourth Street's future role as a major north-south transit corridor. The process to develop new land use controls for this area should commence after adoption of the Eastern Neighborhood Plans, but be coordinated with the Western SoMa Plan as well as a comprehensive study of the future growth needs of downtown.

* * * *

Mixed Use Residential (MU-R)

The existing "RSD" district, primarily between 5th and 6th and Folsom and Howard Streets, extending along Folsom to 3rd Street, currently serves as a significant housing opportunity area between the higher-density Yerba Buena area and the low-scale, light industrial area of Western SoMa. The new land use controls proposed in this plan, designated as "Mixed Use Residential," will replace the existing RSD district and continue to emphasize residential as a required component of all new development. Additionally, conditional use requirements that previously allowed a 40 foot height bonus for additional housing will be removed. Instead, heights will be increased, where appropriate, and the amount of additional affordable housing required will be defined. (See the Housing Chapter for additional information.)

1 * * * *

2 ***South Park District (SPD)***

3 ~~The South Park District is a small-scale mixed use district surrounding South Park. The SPD is~~
4 ~~characterized by small scale, continuous frontage commercial, retail and residential structures that~~
5 ~~ring the park. The SPD will retain the majority of the existing controls, but in addition will allow small~~
6 ~~scale offices uses.~~

7 * * * *

8 **POLICY 1.1.1**

9 ~~Retain the existing zoning in the SLI zoned area of East SoMa. Revisit land use controls in this~~
10 ~~area once more is known about future needs for downtown San Francisco, the specific configuration of~~
11 ~~the Central Subway and the outcome of the Western SoMa planning process. Make land use decisions~~
12 ~~considering the context of East SoMa at multiple geographic scales, including the immediate~~
13 ~~neighborhood, all of SoMa, the city, and the region.~~

14 * * * *

15 **POLICY 1.1.3**

16 Encourage housing development, especially affordable housing, ~~by requiring housing~~
17 ~~and an increased inclusionary requirement in the area between 5th and 6th and Folsom and Howard~~
18 ~~Streets, extending along Folsom to 3rd Street by allowing residential uses everywhere in the Plan Area~~
19 ~~and requiring substantial amounts of affordable housing.~~

20 **POLICY 1.1.4**

21 Retain the existing flexible zoning in the area ~~currently zoned SLMUG~~, but also allow
22 small offices.

23 * * * *

24 **POLICY 1.1.9**

1 Require active commercial uses and encourage a more neighborhood commercial
2 character along *4th and* 6th Streets.

3 **2. HOUSING**

4 East SoMa has historically been a valuable source of sound, low-cost housing, due to
5 its older housing stock and large number of rental properties. The area is, however, becoming
6 less affordable – rents are rising, and the new housing being added to the area has been
7 almost exclusively market-rate and owner-occupied. The 2000 census counted nearly 40% of
8 households as financially burdened, meaning they pay housing costs equal to or exceeding
9 30% of their household income, more than any other portion of the Eastern Neighborhoods
10 and much more than across the City as a whole. Renters—*who made up almost 90% of East*
11 *SoMa's households at the last census*—and households composed of people new to the city such
12 as immigrants, young people, artists and students, are especially financially burdened.

13 * * * *

14 **OBJECTIVE 2.1**

15 **ENSURE THAT A SIGNIFICANT PERCENTAGE OF NEW HOUSING CREATED IN
16 THE EAST SOMA IS AFFORDABLE TO PEOPLE WITH A WIDE RANGE OF INCOMES**

17 * * * *

18 *East SoMa has two zoning districts which currently require greater affordability than other
19 districts in the City, and these greater affordability requirements should be not only continued, but
20 strengthened.*

21 *1) In the existing RSD district, height increases are enabled in exchange for additional
22 affordable units. However, the current controls do not specify how much additional housing is
23 appropriate, and as a result, developments in the RSD often do not maximize affordability within their
24 project. Tightened requirements in the RSD would enable some certainty around the number of
25 affordable housing units that would be produced.*

1 2) In the existing SLI district, residential development is only permitted if it is 100 percent
2 affordable. An exception is provided for SRO units, which are may be developed for sale or rent at
3 market rate. Eliminating this exception would help to increase opportunities for affordable housing
4 development in the SLI district of East SoMa.

5 Single Resident Occupancy (SRO) units – defined by the Planning Code as units
6 consisting of no more than one room at a maximum of 350 square feet - represent an
7 important source of affordable housing in East SoMa, representing 25% of its housing stock.
8 (*As of 2008 there were* ~~There are~~ an estimated 457 SRO Hotels in San Francisco with over
9 20,000 residential units, with most located in the Mission, Tenderloin, Chinatown, and South
10 of Market). SRO units have generally been considered part of the city's stock of affordable
11 housing, and as such, City law prohibits conversion of SROs to tourist hotels. SROs serve as
12 an affordable housing option for elderly, disabled, and single-person households, and in
13 recognition of this, the Plan adopts several new policies to make sure they remain a source of
14 continued affordability. In recognition of the fact that SROs serve small households, the Plan
15 exempts SRO developments from meeting unit-mix requirements. In recognition of the fact
16 that SROs truly are living spaces, and to prevent the kind of sub-standard living environments
17 that can result from reduced rear yards and open spaces, this Plan requires that SROs
18 adhere to the same rear yard and exposure requirements as other types of residential uses.
19 Finally, the Plan calls for sale and rental prices of SROs to be monitored regularly to ensure
20 that SROs truly remain a source of affordable housing, and that policies promoting them
21 should continue.

22 * * * *

23 **POLICY 2.1.3**

24 *Eliminate the provision in the existing SLI zoning which permits market rate SRO units.*

25 **POLICY 2.1.4**

1 *Ensure areas that were zoned to ensure greater affordability, such as the SLI and RSD, are held*
2 *to higher standards of affordability than traditional housing areas.*

3 * * * *

4 **OBJECTIVE 2.3**

5 **ENSURE THAT NEW RESIDENTIAL DEVELOPMENTS SATISFY AN ARRAY OF**
6 **HOUSING NEEDS WITH RESPECT TO TENURE, UNIT MIX and COMMUNITY SERVICES.**

7 The need for housing in East SoMa covers the full range of tenure type (ownership
8 versus rental) and unit mix (small versus large units). While there is a market for housing at a
9 range of unit types, recent housing construction has focused on the production of smaller,
10 ownership units. Yet 90%*a high percentage* of residents in East SoMa are renters. The Housing
11 Element of the City's General Plan recognizes that rental housing is more immediately
12 accessible, and often more affordable than for-sale housing, and existing city policies regulate
13 the demolition and conversion of rental housing to other forms of occupancy. New
14 development in the East Soma area should provide rental opportunities for new residents.

15 * * * *

16 **3. BUILT FORM**

17 * * * *

18 Along with these challenges, East SoMa also has many unique places, including *South*
19 *Park*, the South End historic district, and intimate neighborhood alleys that deserve
20 celebration. The entire plan area is quintessentially mixed use, with housing and retail side by
21 side with PDR and offices. The vision for development in East SoMa builds on this established
22 pattern, emphasizing rather than diminishing its mixed use character, its definable
23 development patterns, and its many historical structures. At the same time, the vision
24 foresees a more pedestrian friendly environment, with new buildings framing the street that
25 enhance the neighborhood's character and are constructed of quality and ecologically

1 sustainable materials. Fostering pedestrian interest is paramount -- dictating how buildings
2 should meet the street, as well as their perceived size, scale and mass. An enjoyable,
3 walkable, friendly, green, and definable urban fabric for residents and visitors alike should be
4 the standard against which all proposals are weighed.

5 * * * *

6 **POLICY 3.1.4**

7 **Heights should reflect the importance of key streets in the city's overall urban
8 pattern, while respecting the lower scale development that surrounds *South Park* and the
9 residential enclaves throughout the plan area.**

10 * * * *

11 *South Park is an oasis in an otherwise very urban environment that is transitioning from its
12 industrial past to its increasingly residential and mixed-use future. It is a prime example of how an
13 intimate relationship between buildings, the street, and open spaces, can meld into a truly enjoyable
14 pedestrian environment. Because of this, building heights around South Park are kept lower,
15 maximizing sun access to the park, and preserving the existing relationship between building height
16 and street width. Similar logic dictates that dDevelopment along the many alleys, both in the
17 Residential Enclaves and throughout the rest of East SoMa, should reflect the more intimate
18 scale of these rights-of-way, ensuring a pedestrian-friendly, neighborhood-friendly
19 environment.*

20 * * * *

21 **POLICY 3.1.12**

22 **Establish and require height limits and upper story setbacks to maintain
23 adequate light and air to sidewalks and frontages along alleys.**

24 * * * *

1 Alley controls will apply to all the following streets and alleys within the plan area:

2 ~~Clementina, Tehama, Minna, Natoma, Moss, Russ, Harriet, Shipley, Columbia Square, Clara,~~
3 ~~Falmouth, Mary, Welsh, Freelon, Zoe, Ritch, Clyde, South Park, Stanford, Federal, and De Boom~~
4 ~~Streets; Varney, Talber, and Bryant Places; Jack London and Clyde Alleys.~~

5 * * * *

6 8. HISTORIC RESOURCES

7 * * * *

8 The South of Market Area has developed an eclectic mix of commerce, industry, and
9 increasingly, entertainment and residential living spaces. Within this diverse mix of land uses,
10 East SoMa is distinguished by the existence of individually significant properties. Within the
11 East Soma Area Plan there are a number of City Landmarks, *including the South End Historic*
12 *District, the James Lick Baths/People's Laundry, Saint Patrick's Church, the Audiffred Building,*
13 *Oriental Warehouse, Rincon Annex, St. Joseph's Church, Edwin Klockars Blacksmith, Rincon Hill, and*
14 *a number of private residences.* Various other significant properties and districts relating to the
15 Filipino and gay "leather" community have been identified through informational surveys and
16 context statements. It is expected that additional historic surveys in the East Soma Area Plan
17 will document a substantial number of previously unknown resources.

18 * * * *

19 *Significant and Contributory Buildings in the South End Historic District*

20 **I. LIST OF SIGNIFICANT BUILDINGS LOCATED OUTSIDE OF THE DESIGNATED**

21 **SOUTH END HISTORIC DISTRICT.**

22 <i>Assessor's Block/Lot</i>	23 <i>E or W SOMA?</i>	24 <i>Address</i>
23 3787/31	24 E	475 Brannan St.
24 3776/41	25 E	539 Bryant St.
25 3777/48	W	673 Bryant St.

1	3520/30C	W	1477-1479 Emberly Alley (City Landmark No. 199)
2	3517/13	W	1400 Folsom St.
3	3520/30B	W	1477 Folsom St. (City Landmark No. 199)
4	3520/54-59	W	1489 Folsom St. (City Landmark No. 199)
5	3757/67	W	1275 Harrison St.
6	3520/51	W	1440 Harrison St.
7	3755/27	W	7 Heron St.
8	3731/94	E	1035 Howard St.
9	3731/74	E	1049 Howard St.
10	3731/128-149	E	1097 Howard St.
11	3727/14	W	1126 Howard St.
12	3728/14	W	1234 Howard St.
13	3517/35	W	1401 Howard St. (City Landmark No. 120)
14	3517/34	W	1415 Howard St.
15	3728/89	W	1235 Mission St.
16	3786/263-307	W	310 Townsend St.
17	3786/15	W	350 Townsend St.
18	3785/24	W	410 Townsend St.
19			
20			
21			
22			
23			
24			
25			

1	3777/1	E	500 Fourth St.
2	3787/52-139	E	601 Fourth St.
3	3726/11	E	182 Sixth St.
4	3726/2	E	106 Sixth St.
5	3732/124	E	201 Sixth St.
6	3785/7	E	665 Sixth St.
7	3754/18	E	335 Seventh St.
8	3729/82	W	201 Ninth St.
9	3509/14	W	165 Tenth St. (City Landmark No. 246)
10	3525/93-111	W	465 Tenth St.
11	3520/29	W	319 Eleventh St. (City Landmark No. 199)
12	3520/28A	W	333 Eleventh St. (City Landmark No. 199)

**H. LIST OF CONTRIBUTORY BUILDINGS LOCATED WITHIN THE DESIGNATED SOUTH
END HISTORIC DISTRICT.**

Assessor's Block/Lot	In or out of SE HD?	Address
3774/73	In	274 Brannan St.
3789/9	In	275 Brannan St.
3775/8	300 Brannan St.	300 Brannan St.
3788/37	In	301 Brannan St.
3774/8	In	333 Bryant St.

1	3774/75-118	In	355 Bryant St.
2	3774/67	In	385 Bryant St.
3	3789/10	In	52 Colin P. Kelly St.
4	3794/23	In	128 King St. (City Landmark No. 229)
5	3794/15	In	101 Townsend St.
6	3794/14	In	111 Townsend St.
7	3794/10	In	115 Townsend St.
8	3794/22	In	135 Townsend St.
9	3788/9	In	136 Townsend St.
10	3794/21	In	139 Townsend St.
11	3788/9A	In	144 Townsend St.
12	3788/10	In	148 Townsend St.
13	3788/12	In	166 Townsend St.
14	3764/71-197	In	461 Second St.
15	3775/1	In	500 Second St.
16	3775/2	In	512 Second St.
17	3775/4	In	522 Second St.
18	3774/123-132	In	533 Second St.
19	3774/44	In	536 Second St.
20	3775/5	In	544 Second St.
21	3774/191	In	545 Second St.
22	3774/45	In	555 Second St.

1	3774/31	<i>In</i>	599 Second St.
2	3789/8	<i>In</i>	601 Second St.
3	3789/7	<i>In</i>	625 Second St.
4	3788/38	<i>In</i>	634 Second St.
5	3788/2	<i>In</i>	640 Second St.
6	3788/49-73	<i>In</i>	650 Second St.
7	3788/43,44	<i>In</i>	670 Second St.
8	3788/6	<i>In</i>	698 Second St.
9	3789/858-971	<i>In</i>	699 Second St.
10	3788/45	<i>In</i>	625 Third St.
11	3787/8	<i>In</i>	660 Third St.
12	3788/41	<i>In</i>	665 Third St.
13	3788/15	<i>In</i>	685 Third St.

15 Section 4. The General Plan is hereby amended by deleting the map of the South End
 16 Historic District found in Chapter 8 of the East SoMa Area Plan.

18 Section 5. The General Plan is hereby amended by revising the Western SoMa Area
 19 Plan as follows:

20 (a) Map 1, "Eastern Neighborhoods Planning Areas" is hereby amended by revising it
 21 in accordance with the map found on file with the Clerk of the Board in File No.
 22 _____.

23 (b) The Western SoMa Area Plan is further revised, as follows:
 24 * * * *

25 **LAND USE**

1 ***OBJECTIVE 1.5***

2 ***SUPPORT CONTINUED EVALUATION OF LAND USES NEAR MAJOR TRANSIT***
3 ***INFRASTRUCTURE IN RECOGNITION OF CITYWIDE AND REGIONAL SUSTAINABLE***
4 ***GROWTH NEEDS.***

5 *The easternmost portion of the plan area is rich with existing and planned public transit*
6 *infrastructure, including the SFMTA's Central Subway project, Caltrain (planned for improved High-*
7 *Speed Rail-like service through electrification), and myriad muni transit services planned for*
8 *enhancement. This area is also adjacent to existing burgeoning job, housing, and visitor areas in East*
9 *Soma, Yerba Buena, Transit Center, and Mission Bay. The City must continue evaluating how it can*
10 *best meet citywide and regional objectives to direct growth to transit-oriented locations and whether*
11 *current controls are meeting identified needs.*

12 ***POLICY 1.5.1***

13 *Continue to explore and re-examine land use controls east of 6th Street, including as part of any*
14 *future evaluation along the 4th Street corridor.*

15 **TRANSPORTATION AND THE STREET NETWORK**

16 **POLICY 4.23.2**

17 **Create a visible pedestrian network that connects to other areas.**

18 It is important that pedestrian facilities not only feature connections within the area, but
19 also links to surrounding areas (e.g., Downtown, East SoMa, Central SoMa, Showplace
20 Square, Mission and Market-Octavia). A network of way-finding signage should be introduced
21 to help orient the pedestrian.

22
23 Section 6. The General Plan is hereby amended by revising the Commerce and
24 Industry Element as follows:

25 (a) Amend Map 1, "Generalized Commercial and Industrial Land Use Plan", as follows:

- 1 (1) Add a boundary around the Central SoMa Plan area;
 - 2 (2) Remove the colorization from the Plan Area; and
 - 3 (3) Add a reference that states "See the Central SoMa Area Plan."
- 4 (b) Amend Map 2, "Generalized Commercial and Industrial Density Plan," as follows:
- 5 (1) Add a boundary around the Central SoMa Plan area;
 - 6 (2) Remove the colorization from the Plan Area; and
 - 7 (3) Add a reference that states "See the Central SoMa Area Plan."

8

9 Section 7. The General Plan is hereby amended by revising the Housing Element, as
10 follows:

- 11 (a) Amend Part II, Objectives & Policies, Map 1 as follows:
- 12 (1) Remove the red boundary of the Central SoMa Plan, replace with a black
13 boundary showing the adopted Plan area, and fill the area in red; and
 - 14 (2) In the legend remove the "Pending Adoption" text and icon.

15

16 Section 8. The General Plan is hereby amended by revising the Urban Design
17 Element, as follows:

- 18 (a) Amend Map 4 "Urban Design Guidelines for Height of Buildings," as follows: in the
19 notes area below the legend, add a note saying "Add a boundary area around the Central
20 SoMa Plan area with a line that leads to a reference that states 'See the Central SoMa Plan.'"
- 21 (b) Amend Map 5, "Urban Design Guidelines for Bulk of Buildings," as follows: in the
22 notes area below the legend, add a note saying "Add a boundary area around the Central
23 SoMa Plan area with a line that leads to a reference that states 'See the Central SoMa Plan.'"

1 Section 9. The General Plan is hereby amended by revising the Land Use Index as
2 follows:

3 The Land Use Index shall be updated as necessary to reflect the amendments set forth
4 in Sections 2 through 8, above.

5
6 Section 10. Effective Date. This ordinance shall become effective 30 days after
7 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
8 ordinance unsigned or does

9
10 Section 11. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
11 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
12 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
13 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
14 additions, and Board amendment deletions in accordance with the "Note" that appears under
15 the official title of the ordinance.

16
17 APPROVED AS TO FORM:
18 DENNIS J. HERRERA, City Attorney

19 By: 
20 PETER R. MILJANICH FOR
21 VICTORIA WONG
22 Deputy City Attorney

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