



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary General Plan Amendment Initiation

HEARING DATE: AUGUST 6, 2015

Date: July 30, 2015
Case No.: 2011.0409PCA
Project Address: **925 Mission Street and various parcels (aka "5M")**
Existing Zoning: C-3-S (Downtown Support) District
RSD (Residential Service) District
40-X/85-B; 160-F Height and Bulk Districts
SOMA Youth and Family Special Use District
Block/Lot: Multiple
Project Sponsor: Audrey Tendell
5M Project, LLC
875 Howard Street, Suite 330
San Francisco, CA 94103
Staff Contact: Kevin Guy – (415) 558-6163: kevin.guy@sfgov.org
Recommendation: **Initiate General Plan Amendments**

1650 Mission St.
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CA 94103-2479

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415.558.6377

PROJECT DESCRIPTION

The project proposes to demolish surface parking lots and several existing buildings (926 Howard Street, 912 Howard Street, 409-411 Natoma Street, and 190 Fifth Street), retain the Dempster, Camelline, Chronicle, and Examiner (portion) buildings, and construct three new towers on the project site, with occupied building heights ranging from approximately 200 feet to 450 feet. The project includes approximately 821,300 square feet of residential uses (approximately 690 units), 807,600 square feet of office uses (including active office uses at or below the ground floor), and 68,700 square feet of other active ground floor uses (a mix of retail establishments, recreational and arts facilities, restaurants, workshops, and educational uses).

The project would also include vehicular parking, bicycle parking, and loading facilities, an extensive program of private- and publicly-accessible open space, and streetscape and public-realm improvements. The northerly portion of Mary Street between Minna and Mission Streets would be converted into a pedestrian alley lined with active uses and enhanced with seating, landscaping, and pedestrian-scaled lighting. Another significant open space would be situated on the rooftop of the Chronicle building, including a deck, sloping lawn, and an urban agriculture demonstration space with greenhouses and outdoor gardens.

SITE DESCRIPTION AND PRESENT USE

The project site consists of multiple parcels measuring approximately four acres. The site is generally bounded by Mission Street to the north, Fifth Street to the east, Howard Street to the south, and Mary Street to the west, along with several additional parcels further to the west along Mary Street. The site is currently occupied by eight buildings with approximately 318,000 square feet of office and cultural uses,

as well as several surface parking lots. The site has been the long-time home of the San Francisco Chronicle, and recently incorporated new tenants in anticipation of the redevelopment, many of who will remain in the final development.

The site is located at the nexus of the Downtown, SOMA, and Mid-Market areas, within a context characterized by intense urban development and a diverse mix of uses. The Westfield San Francisco Centre located at the southeast corner of Market and Fifth Streets, which defines the entry into the major retail shopping district around Union Square. The Fifth and Mission Parking Garage and the University of the Pacific School of Dentistry are located immediately to the east across Fifth Street, with the Metreon shopping center, Yerba Buena Gardens, and Moscone Center situated further to the east. The 340-foot Intercontinental Hotel is immediately to the east of the site, while the Pickwick Hotel and the Hotel Zetta are located along the 5th Street corridor. The Old Mint is situated immediately to the north of the site across Mission Street. Existing buildings to the west and the south of the site tend to be lower in scale, and contain a wide variety of uses, including residential hotels, older and newly-constructed residential buildings, offices, retail establishments, and automotive repair. The transit spine of Market Street is situated one block to the north, while the alignment of the future Central Subway is located one block to the east along Fourth Street.

The Planning Department began conversations with the project sponsor in 2008, identifying the subject property as an opportunity site that should both reference the lower-scaled environment to the west by emphasizing the existing historic buildings on the site and adding much needed open space to this part of SOMA, and should add density and a mix of uses that relate to the high-rise environment to the east. The proposed project pre-dates the draft Central SOMA Plan, but supports many of the goals of the Plan, such as supporting transit oriented growth, providing extensive open space, and shaping the area’s urban form with recognition of both the City and neighborhood context.

ZONING AND ENTITLEMENT STRUCTURE

Staff from the Planning Department, the Office of Economic and Workforce Development, and other agencies have worked extensively with the project sponsor to formulate a comprehensive planning approach and entitlement structure for the site. As proposed, the project does not comply with many of the zoning controls which currently apply to the site, including existing height and bulk limits. Therefore, the project sponsor is proposing a Special Use District (“SUD”) for the site that will articulate a unique set of zoning regulations and approval processes for the implementation of the project. The entire site would be unified under the C-3-S Zoning District, which currently applies to the majority of the site. Height and Bulk Districts would be rezoned to reflect the heights of the three proposed towers. In addition, a Design for Development (“D4D”) document will articulate a vision for the character of the overall project, and provides specificity on aspects of architecture and massing, streetscape improvements, landscaping and greening, lighting, circulation and transportation facilities, public art, open space programming and design, activation and enhancement of the pedestrian realm, and sustainability features. The scope of the D4D is expansive, and the guidelines and regulations within each topic area are detailed.

REQUESTED ACTION

In addition to the zoning changes described above, several maps and exhibits in the General Plan would need to be amended in association with the 5M project. A portion of the project site (bounded by Howard, Natoma, and Mary Streets) at the southeast corner of the property is located outside of the Downtown Plan, within the South of Market Area Plan. These amendments will adjust these boundaries

to incorporate the project site within the Downtown Plan. The amendment will also correct an error in the Eastern Neighborhoods Area Plan maps, which erroneously depict these parcels as being located within the Eastern Neighborhoods boundary even though the parcels were not included in the implementing ordinances. In addition, the amendments will indicate the rezoned heights proposed for the property, and will refer to the SUD associated with the project for guidance on specific controls for height, bulk, and tower separation. It should be noted that the parcel located at the northwest corner of Howard and Fifth Streets (194-198 Fifth Street, Lot 7 in Assessor’s Block 3725), containing a five-story building with residential uses and “The Chieftain” bar at the ground floor, is not a part of the 5M project site and would not be affected by these amendments. The specific exhibits to be amended are as follows:

- Downtown Plan Map 1 (“Downtown Land Use and Density Plan”): Amend boundaries of the Downtown Plan to incorporate the southeast portion of the project site, identify the land use designation as C-3-S, and add notes to refer to the Fifth and Mission Special Use District.
- Downtown Plan Map 5 (“Proposed Height and Bulk Districts”): Reclassify height and bulk limits within the project site to conform to heights proposed by associated zoning changes.
- Downtown Plan Figure 2 (“Bulk Limits”): Add reference to and SUD.
- Downtown Plan Figure 3 (“Bulk Control Upper Tower Volume Reduction”): Add reference to SUD.
- Downtown Plan Figure 4 (“Separation Between Towers”): Add reference to SUD.
- Urban Design Element Map 4 (“Urban Design Guidelines for Height of Buildings”): Add reference to SUD.
- Urban Design Element Map 5 (“Urban Design Guidelines for Bulk of Buildings”): Add reference to SUD.
- South of Market Area Plan Map 2 (“Generalized Land Use Plan”): Amend boundaries of South of Market Area Plan to remove southeast portion of the project site.
- South of Market Area Plan Map 3 (“Density Plan”): Amend boundaries of South of Market Area Plan to remove southeast portion of the project site.
- South of Market Area Plan Map 5 (“Height Plan”): Amend boundaries of South of Market Area Plan to remove southeast portion of the project site.
- South of Market Area Plan Map 7 (“Open Space and Pedestrian Network Map”): Amend boundaries of South of Market Area Plan to remove southeast portion of the project site.

ENVIRONMENTAL REVIEW

The requested General Plan Amendment Initiation would not, in and of itself, result in a physical change to the environment. Therefore, this action is statutorily exempt under the California Environmental Quality Act (Section 15060(c)(2)). On October 15, 2014, the Department published a draft Environmental Impact Report (EIR) for public review (Case No. 2011.0409E). The draft EIR was available for public comment until December 1, 2014. On November 20, 2014, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to solicit comments regarding the draft EIR. The Department is currently preparing a Comments and Responses document, responding to comments made regarding the draft EIR prepared for the Project. Certification of the final EIR will be considered by the Planning Commission at a public hearing (currently scheduled for September 3, 2015).

HEARING NOTIFICATION

The requested General Plan Amendment Initiation does not require public notification, aside from listing in the published agenda for the Planning Commission hearing. Should the Commission initiate the

General Plan Amendment, the Commission would make a formal recommendation to the Board of Supervisors at a future hearing which will be publicly noticed in accordance with the requirements of the Planning Code.

PUBLIC COMMENT

To date, staff has received no communications from the public regarding the requested General Plan Amendment Initiation.

REQUIRED COMMISSION ACTION

In order for the General Plan Amendments to proceed, the Commission must first approve a Resolution of Intent to initiate the General Plan Amendments. Should the Commission initiate the General Plan Amendments, the Commission would make a formal recommendation to the Board of Supervisors at a future public hearing (currently scheduled for September 3, 2015). The 5M Project will require other additional approvals by the Planning Commission, Recreation and Park Commission, and Board of Supervisors, which will be considered at future public hearings.

Initiation of the General Plan Amendments does not constitute a recommendation that the Board of Supervisors approve the Amendment, nor does it constitute an approval of the projects associated with the Amendment.

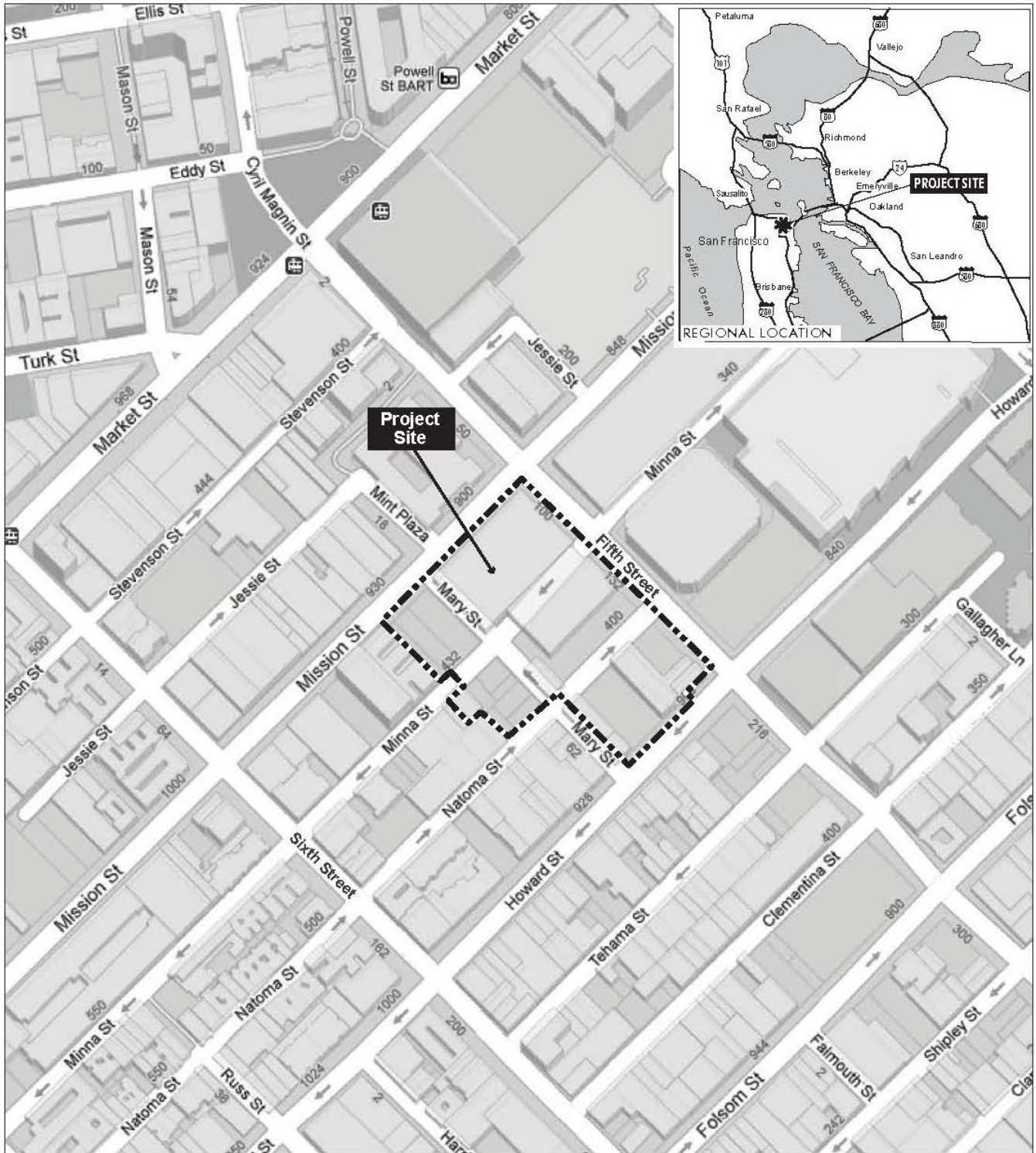
BASIS FOR RECOMMENDATION

- The initiation will enable the General Plan Amendments and other project approvals associated with the 5M project to proceed.
- The project will add office and retail uses that will contribute to the employment base of the City and bolster the viability of the Downtown Core as the center of commerce for the City.
- The Project will add housing opportunities within a dense, walkable urban context.
- The site is currently underutilized, and the addition of ground-floor retail spaces and publicly-accessible open spaces will enliven the streetscape.
- Public transit (including BART, Muni Metro, and the future Central Subway) and retail services are abundant in the area. Employees and residents would be able to walk or utilize transit to commute and satisfy convenience needs without reliance on the private automobile. This pedestrian traffic will activate the sidewalks and open space areas in the vicinity.
- The project is, on balance, consistent with the Goals, Policies, and Objectives of the General Plan.

RECOMMENDATION:	Initiate General Plan Amendments
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Attachments:

- Draft Resolution
- General Plan Amendment Ordinance
- General Plan Amendment Exhibits



Project Location



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Resolution

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RESOLUTION OF INTENTION TO INITIATE AMENDMENTS TO THE GENERAL PLAN, PURSUANT TO PLANNING CODE 340, INCLUDING AMENDMENTS TO DOWNTOWN AREA PLAN MAP 1 (LAND USE AND DENSITY PLAN), MAP 5 (PROPOSED HEIGHT AND BULK DISTRICTS), FIGURE 2 (BULK LIMIT), FIGURE 3 (BULK CONTROL UPPER TOWER VOLUME REDUCTION) AND FIGURE 4 (SEPARATION BETWEEN TOWERS); THE SOUTH OF MARKET AREA PLAN MAP 2 (GENERALIZED LAND USE PLAN), MAP 3 (DENSITY PLAN), 5 (HEIGHT PLAN) AND 7 (OPEN SPACE AND PEDESTRIAN NETWORK); THE URBAN DESIGN ELEMENT MAP 4 (HEIGHT MAP) AND MAP 5 (BULK MAP); EASTERN NEIGHBORHOODS AREA PLAN MAPS; AND THE LAND USE INDEX OF THE GENERAL PLAN, TO REFLECT AMENDMENTS TO THE BOUNDARIES OF THE DOWNTOWN AND SOUTH OF MARKET AREA PLANS, AND TO ADD REFERENCES TO THE FIFTH AND MISSION SPECIAL USE DISTRICT.

1. **WHEREAS**, Section 4.105 of the Charter of the City and County of San Francisco mandates that the Planning Commission shall periodically recommend to the Board of Supervisors for approval or rejection proposed amendments to the General Plan.
2. **WHEREAS**, The General Plan consists of goals, policies and programs for the future physical development of the City and County of San Francisco that take into consideration social, economic and environmental factors.
3. **WHEREAS**, The General Plan shall be periodically amended in response to changing physical, social, economic, environmental or legislative conditions.
4. **WHEREAS**, Section 340 of the Planning Code of the City and County of San Francisco provides that an amendment to the General Plan may be initiated by the Planning Commission upon an

application by one or more property owners, residents or commercial lessees, or their authorized agents.

5. **WHEREAS**, 5M Project LLC (“Project Sponsor”) has filed an application requesting amendments to the General Plan, Planning Code, and Zoning Maps to facilitate the construction of a mixed-use commercial, residential and retail/educational/cultural development project known as the 5M Project (“Project”); and
6. **WHEREAS**, the Project is located on approximately four acres of land under single ownership, bounded by Mission, Fifth and Howard Streets, and includes the historic San Francisco Chronicle Building, Dempster Printing Building, and Camelline Building, as well as five low-rise office/warehouse/commercial workshop buildings and several surface parking lots; and
7. **WHEREAS**, the Project responds to the transit-rich location by proposing increased housing and employment on the Project site. The Project proposes up to 807,600 gross square feet of office uses (including active ground floor office uses), up to 821,300 gross square feet of residential uses (with rental and ownership units), approximately 68,700 gross square feet of other active ground floor uses, and collectively up to 1,697,600 gross square feet of new construction and renovated existing building space, with approximately 59,500 square feet of public and private open space; and
8. **WHEREAS**, the Project proposes neighborhood-serving amenities, such as new ground floor retail, the North Mary Street pedestrianized alleyway, and pedestrian safety improvements to surrounding streets; proposes new publicly accessible open space; and would incorporate sustainability features into the Project; and
9. **WHEREAS**, slightly more than three quarters of the Project site is located within the Downtown Area Plan and the C-3-S (Commercial Support) District, in which high density office and residential uses with active ground floor space are encouraged. The remainder is located at the northern edge of the South of Market (SoMa) Area Plan and the RSD (Residential Service) District, the latter of which was focused Harrison Street between Fourth and Fifth Street and was intended to promote high-density, mid-rise housing while together with retail, business service and commercial, and cultural uses; and
10. **WHEREAS** the current zoning does not accommodate the site-specific goals of the Project, specifically achieving heights and density that are encouraged for a site of this size, in close proximity to major transit, that is amenable to a unified plan of development. The Project sponsor proposes to address this through adoption of specified development controls for the Project site set out in the Fifth and Mission Special Use District (5M SUD), along with a companion Design for Development Document associated with the Project, and rezoning the RSD parcels to C-3-S to conform with the majority of the site; and
11. **WHEREAS**, the Project area was excluded from the Eastern Neighborhoods Area Plans pursuant to Ordinance No. 299-08, although some Area Plan Maps erroneously do not reflect this exclusion;

12. **WHEREAS**, the proposed Ordinance is intended to resolve the aforementioned issues by amending the Maps of the Downtown Area Plan, SoMa Area Plan, Urban Design Element, and the General Plan Land Use Index, to reflect amendments to the boundaries of the Downtown and SoMa Area Plans, and to add references to the 5M SUD, and adding a clarifying notation to the Eastern Neighborhoods Area Plans Maps concerning exclusion of the Project area; and
13. **WHEREAS**, A Proposed Ordinance has been drafted in order to make the necessary amendments to the General Plan to implement the Project. The Office of the City Attorney has approved the Proposed Ordinance as to form.
14. **WHEREAS**, this General Plan Amendment Initiation would not, in and of itself, result in a physical change to the environment. Therefore, this action is statutorily exempt under the California Environmental Quality Act (Section 15060(c)(2)).
15. **WHEREAS**, the Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Planning Department staff and other interested parties; and
16. **WHEREAS**, all pertinent documents may be found in the files of the Planning Department, Jonas Ionin (Commission Secretary) as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

NOW, THEREFORE BE IT RESOLVED, That pursuant to Planning Code Section 340, the Planning Commission adopts a Resolution of Intention to initiate an amendment to the General Plan of the City and County of San Francisco, in order to implement the proposed Projects.

AND BE IT FURTHER RESOLVED, that pursuant to Planning Code Section 306.3, the Commission authorizes the Planning Department to provide appropriate notice for a public hearing to consider the above referenced General Plan amendments contained in the draft Ordinance, approved as to form by the City Attorney, attached hereto as Exhibit A.

I hereby certify that the foregoing Resolution was **ADOPTED** by the Planning Commission on August 6, 2015.

Jonas P. Ionin
Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED: August 6, 2015

1 [General Plan — Fifth and Mission Special Use District]

2
3 **Ordinance amending the General Plan of the City and County of San Francisco by**
4 **1) amending Map 1 of the Downtown Plan to reclassify Lots 005, 006, 008, 009, 012, and**
5 **098 in Assessor's Block 3725 as C-3-S; 2) amending Map 5 of the Downtown Plan to**
6 **reclassify the height and bulk limits in accordance with the Fifth and Mission Special**
7 **Use District and Sectional Map HT001; 3) amending Figures 2, 3, and 4 of the**
8 **Downtown Plan to refer to the Fifth and Mission Special Use District, Section 249.74 of**
9 **the Planning Code; 4) amending Maps 4 and 5 of the Urban Design Element to refer to**
10 **the Fifth and Mission Special Use District; amending Maps 2, 3, 5, and 7 of the South of**
11 **Market Area Plan to remove Lots 005, 006, 008, 009, 012, and 098 in Assessor's Block**
12 **3725 from the boundaries of the South of Market Area Plan; and adopting findings,**
13 **including environmental findings, Section 340 findings, and findings of consistency**
14 **with the General Plan and the priority policies of Planning Code Section 101.1.**

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

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

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

25 (a) Pursuant to San Francisco Charter Section 4.105 and Planning Code Section 340,
any amendments to the General Plan shall first be considered by the Planning Commission

1 and thereafter recommended for approval or rejection by the Board of Supervisors. On
2 _____, by Resolution No. _____, the Commission conducted a duly noticed
3 public hearing on the General Plan Amendments pursuant to Planning Code Section 340,
4 found that the public necessity, convenience and general welfare required the proposed
5 General Plan Amendments, adopted the General Plan Amendments, and recommended them
6 for approval to the Board of Supervisors. A copy of Planning Commission Resolution No.
7 _____ is on file with the Clerk of the Board of Supervisors in File No. _____,
8 and incorporated by reference herein.

9 (b) The Board finds that this ordinance is, on balance, in conformity with the priority
10 policies of Planning Code Section 101.1 and consistent with the General Plan as it is
11 proposed for amendment herein to accommodate the project described in the Fifth and
12 Mission Development Agreement (Ordinance No. _____) for the reasons set forth in
13 Planning Commission Motion No. _____, and the Board hereby incorporates these
14 findings herein by reference.

15 (c) California Environmental Quality Act. At its hearing on _____, and prior
16 to recommending the proposed General Plan amendments for approval, the Planning
17 Commission certified a Final Environmental Impact Report (FEIR) for the Fifth and Mission
18 Project (Project) pursuant to the California Environmental Quality Act (CEQA) (California
19 Public Resources Code Section 21000 et seq.), the CEQA Guidelines (14 Cal. Code Reg.
20 Section 15000 et seq.) and Chapter 31 of the Administrative Code. In accordance with the
21 actions contemplated herein, this Board has reviewed the FEIR and concurs with its
22 conclusions, affirms the Planning Commission's certification of the FEIR, and finds that the
23 actions contemplated herein are within the scope of the Project described and analyzed in the
24 FEIR. The Board hereby adopts and incorporates by reference as though fully set forth herein
25 the Commission's CEQA approval findings, including a statement of overriding considerations,

1 adopted by the Planning Commission on _____. This Board also adopts and
2 incorporates by reference as though fully set forth herein the Project's Mitigation Monitoring
3 and Reporting Program (MMRP). Said findings and MMRP are on file with the Clerk of the
4 Board of Supervisors in File No. _____.

5
6 Section 2. The Board of Supervisors hereby approves amendments to the General
7 Plan, as follows:

8 (a) Downtown Plan, Map 1 ("Downtown Land Use and Density Plan") shall be
9 amended to: identify the zoning district designation for Lots 005, 006, 008, 009, 012, and 098
10 in Assessor's Block 3725 as C-3-S (Downtown Support) and incorporate them into the
11 Downtown Plan Area; and add a reference that states, "See Fifth and Mission Special Use
12 District, Section 249.74 of the Planning Code for commercial use types and density limits."

13 (b) Downtown Plan, Map 5 ("Proposed Height and Bulk Districts") shall be amended to
14 reclassify the height and bulk limits of Assessor's Block 3725 in accordance with the height
15 and bulk limitations found in the Fifth and Mission Special Use District and Sectional Map
16 HT001, as set forth in Ordinance No. _____.

17 (c) Downtown Plan, Figure 2 ("Bulk Limits") shall be amended to add a reference that
18 states, "See Fifth and Mission Special Use District, Section 249.74 of the Planning Code, for
19 buildings therein."

20 (d) Downtown Plan, Figure 3 ("Bulk Control Upper Tower Volume Reduction") shall be
21 amended to add a reference that states, "See Fifth and Mission Special Use District, Section
22 249.74 of the Planning Code, for buildings therein."

23 (e) Downtown Plan, Figure 4 ("Separation Between Towers") shall be amended to add
24 a reference that states, "See Fifth and Mission Special Use District, Section 249.74 of the
25 Planning Code, for buildings therein."

1 (f) Urban Design Element, Map 4 (“Urban Design Guidelines for Height of Buildings”)
2 shall be amended to add a reference that states, “See Fifth and Mission Special Use District,
3 Section 249.74 of the Planning Code, for buildings therein.”

4 (g) Urban Design Element, Map 5 (“Urban Design Guidelines for Bulk of Buildings”)
5 shall be amended to add a reference that states, “See Fifth and Mission Special Use District,
6 Section 249.74 of the Planning Code, for buildings therein.”

7 (h) South of Market Area Plan, Map 2 (“Generalized Land Use Plan”) shall be
8 amended to remove Lots 005, 006, 008, 009, 012, and 098 in Assessor’s Block 3725 from the
9 boundaries of the South of Market Area Plan.

10 (i) South of Market Area Plan, Map 3 (“Density Plan”) shall be amended to remove
11 Lots 005, 006, 008, 009, 012, and 098 in Assessor’s Block 3725 from the boundaries of the
12 South of Market Area Plan.

13 (j) South of Market Area Plan, Map 5 (“Height Plan”) shall be amended to remove Lots
14 005, 006, 008, 009, 012, and 098 in Assessor’s Block 3725 from the boundaries of the South
15 of Market Area Plan.

16 (k) South of Market Area Plan, Map 7 (“Open Space and Pedestrian Network Map”)
17 shall be amended to remove Lots 005, 006, 008, 009, 012, and 098 in Assessor’s Block 3725
18 from the boundaries of the South of Market Area Plan.

19
20 Section 3. The Board of Supervisors hereby approves the following amendment to the
21 General Plan Land Use Index:

22 The Land Use Index shall be updated as necessary to reflect the amendments set forth
23 in Section 2, above.
24
25

1 Section 4. The Board of Supervisors hereby approves the following amendments to
2 the Eastern Neighborhoods Area Plan Maps:

3 The Eastern Neighborhoods Area Plan Maps shall be amended as relevant to add a
4 reference that states, "The Fifth and Mission Special Use District area was not included in the
5 Eastern Neighborhoods Area Plan, see Ordinance No. 299-08."
6

7 Section 5. Effective Date. This ordinance shall become effective 30 days after
8 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
9 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
10 of Supervisors overrides the Mayor's veto of the ordinance.
11

12 Section 6. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
13 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
14 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
15 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
16 additions, and Board amendment deletions in accordance with the "Note" that appears under
17 the official title of the ordinance.
18

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

21 By:

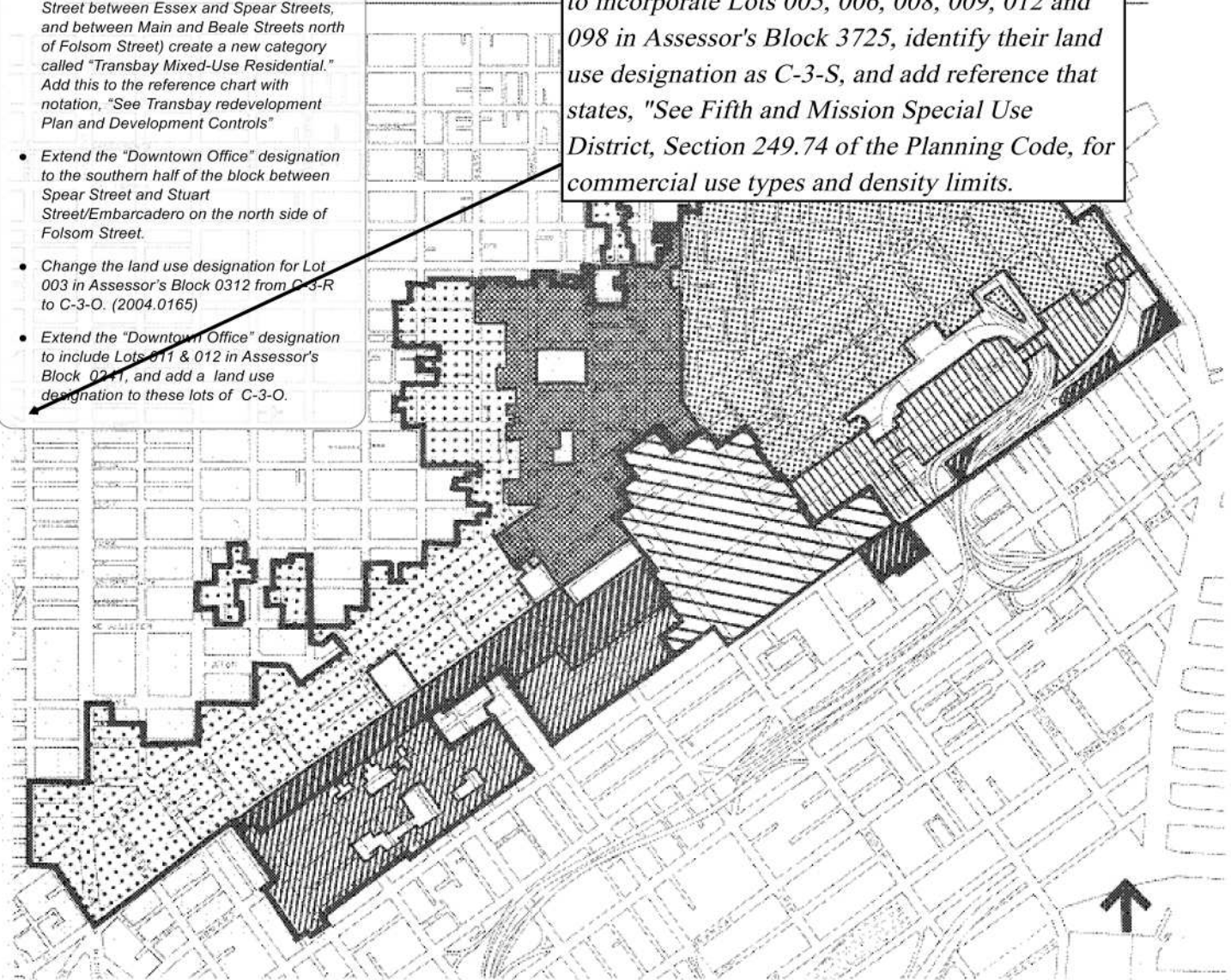

22 _____
23 MARLENA BYRNE
24 Deputy City Attorney

25 n:\land\as2015\1200443\01035363.doc

MAP TO BE EDITED

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

****Amend the boundaries of the Downtown Plan to incorporate Lots 005, 006, 008, 009, 012 and 098 in Assessor's Block 3725, identify their land use designation as C-3-S, and add reference that states, "See Fifth and Mission Special Use District, Section 249.74 of the Planning Code, for commercial use types and density limits.**



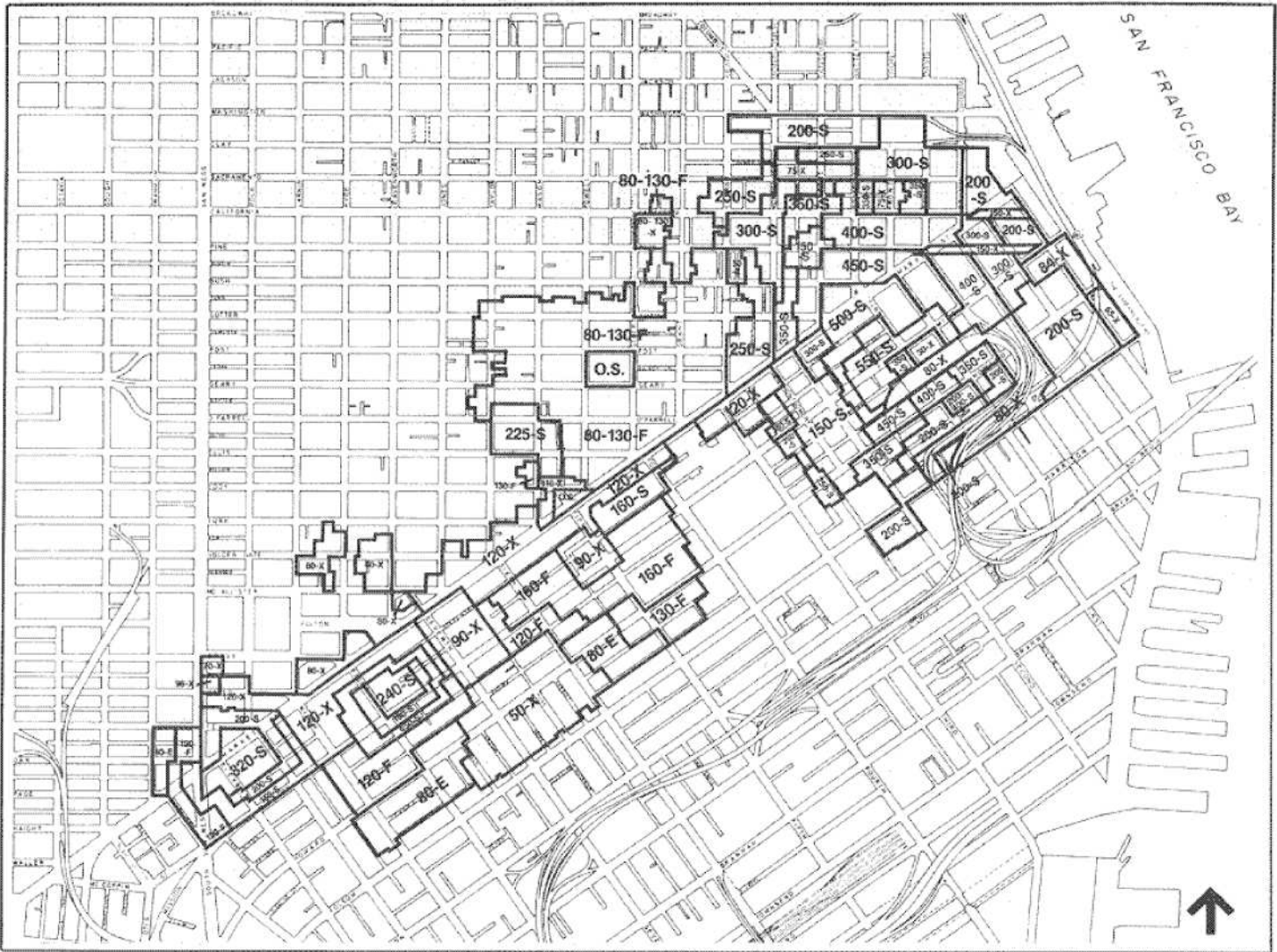
DOWNTOWN LAND USE AND DENSITY PLAN

Map 1

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

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

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



PROPOSED HEIGHT AND BULK DISTRICTS

0 400FT
Map 5

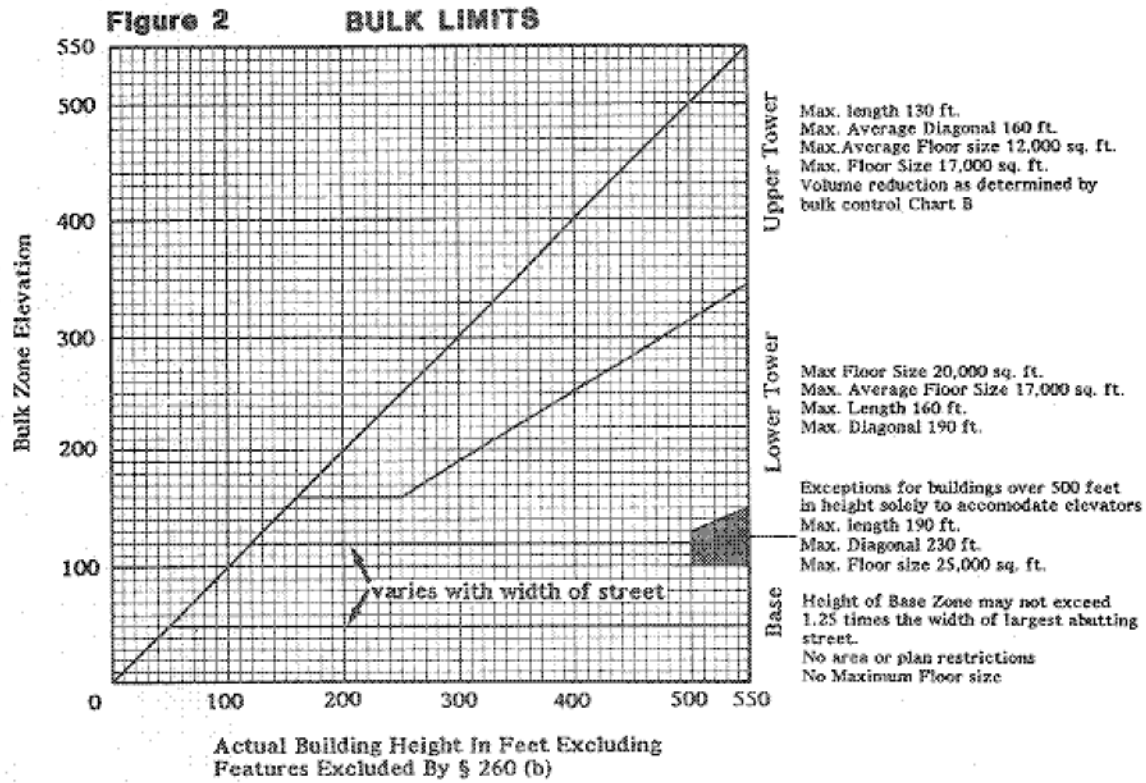
MAP TO BE EDITED

- Remove 80-X label from freeway lands in Transbay and replace with notation that says "See Transbay Redevelopment Plan Development Controls"
- Reclassify height and bulk limits of Lot 063 in Assessor's Block 3701 from 120-X to 200-S.
- Reclassify height and bulk limits of Lot 006 in Assessor's Block 031, currently zoned C-3-O at the corner of Market Street Kearny Street and Geary Avenue (690 Market St) to 285-S.
- Reclassify height and bulk limits of Lots 039, 051, 052 and 053 in Assessor's Block 3702, as well as a portion of the former Jesse Street, from 120-X, 150-S and 240-S to 160-X, 180-X and 240-S. (2006.1343)
- Reclassify height and bulk limits of Lot 047 in Assessor's Block 3735 from 150-S to 250-S. (2004.0852)
- Reclassify height and bulk limits of Lot 003 in Assessor's Block 0312 from 80-130-F to 150-X. (2004.0165)
- Reclassify height and bulk limits of Lot 066 in Assessor's Block 3724 from 160-F to 320-S. (2000.790)
- Reclassify height and bulk limits of the west corner of Lot 063 in Assessor's Block 3735 from 150-S to 350-S, consistent with the rest of the Lot.

****Reclassify height and bulk limits of Assessor's Block 3725 in accordance with height and bulk limitations found in the Fifth and Mission Special Use District and Sectional Map HT001, as set forth in Ordinance No. _____.**

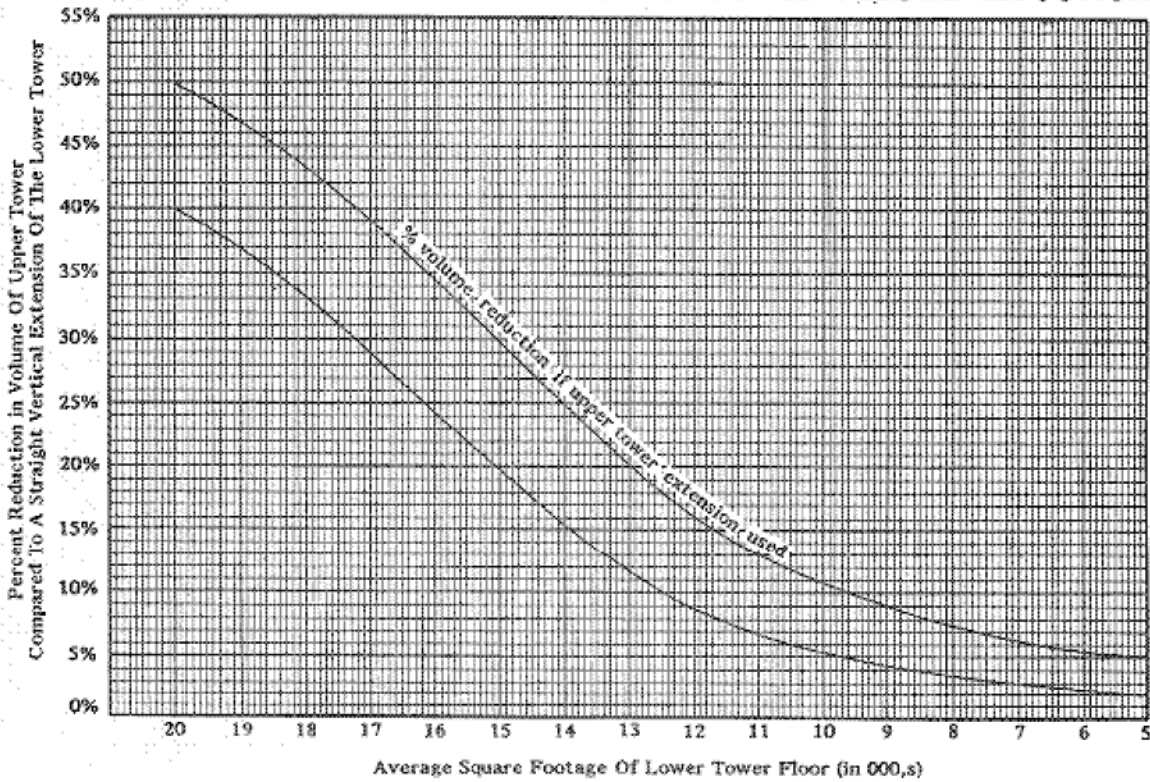
NOTE: The notations shown in italics represent recent amendments to the General Plan. This map is intended only as a temporary placeholder, and will be replaced by final maps illustrating these amendments in graphic form.

Downtown Plan Figures



**Add a reference that states, "See Fifth and Mission Special Use District, Section 249.74 of the Planning Code, for buildings therein."

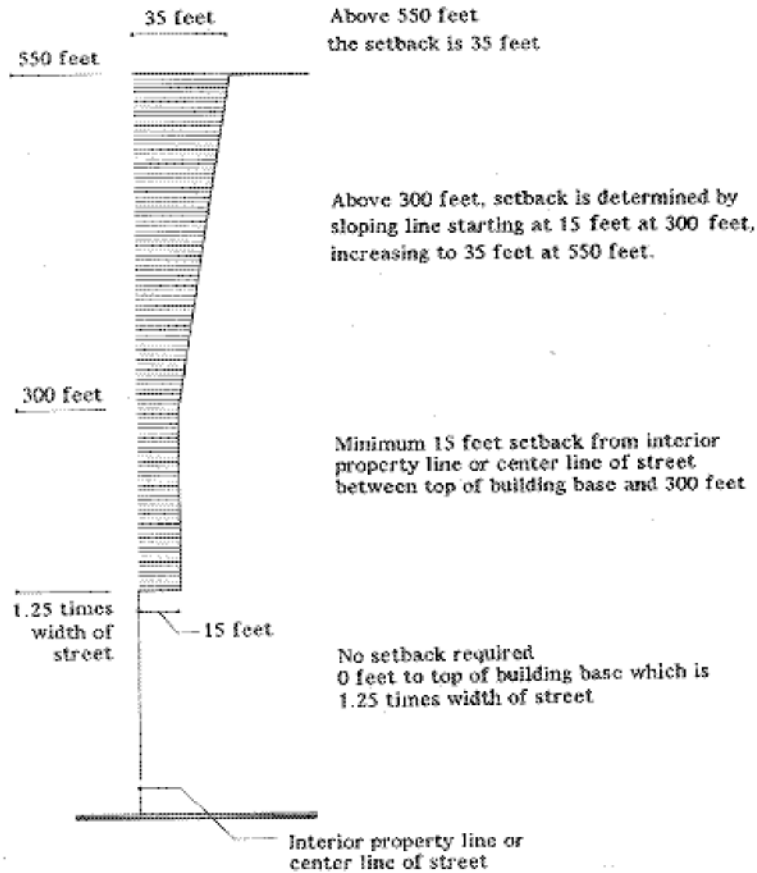
Figure 3 BULK CONTROL UPPER TOWER VOLUME REDUCTION



**Add a reference that states, "See Fifth and Mission Special Use District, Section 249.74 of the Planning Code, for buildings therein."

Figure 4

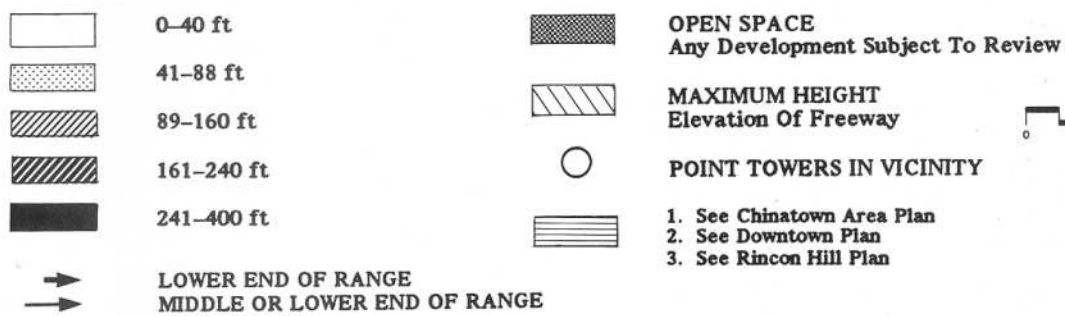
SEPARATION BETWEEN TOWERS



****Add a reference that states, "See Fifth and Mission Special Use District, Section 249.74 of the Planning Code, for buildings therein."**



URBAN DESIGN GUIDELINES FOR HEIGHT OF BUILDINGS



Map 4



MAP APPROVED BY THE BOARD OF SUPERVISORS

The notation below in *italics* represents a recent amendment to the General Plan that has been approved by the Board of Supervisors after this map was originally adopted. The change will be added to the map during the next map update.

→ Delete the shaded areas within the Mission Bay area and add a boundary around the Mission Bay area with a line that leads to a reference that states "See Mission Bay North and Mission Bay South Redevelopment Plans." For Assessor's Blocks 3796 (Lots 1 and 2), 3797 (Lot 1), and a portion of 3880, place an asterisk on the parcels with a reference on the bottom of the page that states "See the Mission Bay Guidelines adopted by the Planning Commission"

→ Add a boundary area around the Hunters Point Shipyard area with a line that leads to a reference that states "See Hunters Point Redevelopment Plan and Hunters Point Shipyard Area Plan"

→ Add a boundary area around Candlestick Point with a line that leads to a reference that states "See Candlestick Point SubArea Plan and Bayview Hunters Point Redevelopment Plan"

→ Add: "See Mission Bay Guidelines adopted by the Planning Commission"

→ Add reference under #2 to Transbay: "See Downtown Plan and Transbay Redevelopment Development Controls and Design for Development Plan"

→ Add a boundary area around the Balboa Park Station plan area with a line that leads to a reference that states "See the Balboa Park Station Area Plan"

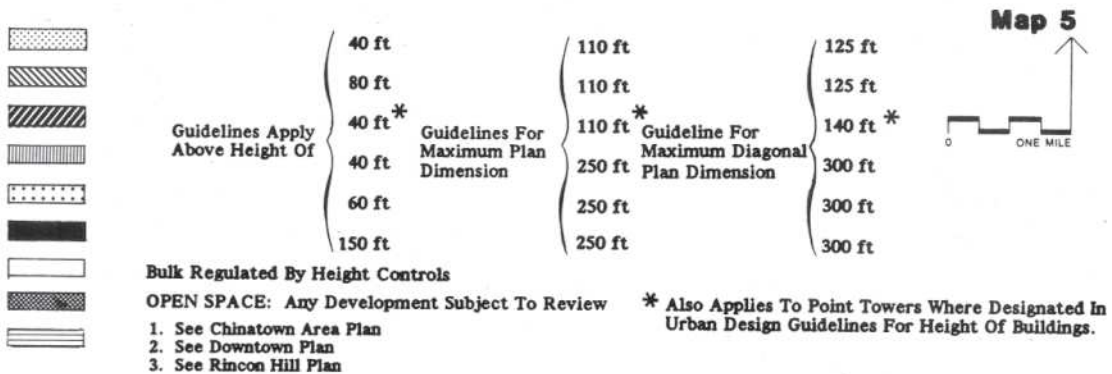
→ Add a boundary area around the Visitacion Valley Schlage Lock area with a line that leads to a reference that states "See Redevelopment Plan for the Visitacion Valley Schlage Lock Project"

→ Add a boundary area around Executive Park with a line that leads to a reference that states "See Executive Park SubArea Plan"

****Add a reference that states, "See Fifth and Mission Special Use District, Section 249.74 of the Planning Code, for buildings therein."**



URBAN DESIGN GUIDELINES FOR BULK OF BUILDINGS



MAP APPROVED BY THE BOARD OF SUPERVISORS

The notation below in italics represents a recent amendment to the General Plan that has been approved by the Board of Supervisors after this map was originally adopted. The change will be added to the map during the next map update.

→ Delete the shaded areas within the Mission Bay area and add a boundary around the Mission Bay area with a line that leads to a reference that states "See Mission Bay North and Mission Bay South Redevelopment Plans." For Assessor's Blocks 3796 (Lots 1 and 2), 3797 (Lot 1), and a portion of 3880, place a "T" (cross shape) on the parcels with a similar "T" on the bottom of the page that states "See the Mission Bay Guidelines adopted by the Planning Commission"

→ Add a boundary area around the Hunters Point Shipyard area with a line that leads to a reference that states "See Hunters Point Redevelopment Plan and Hunters Point Shipyard Area Plan"

→ Add reference under #2 to Transbay: See Downtown Plan and Transbay Redevelopment Development Controls and Design for Development Plan

→ Delete shadings, add + at AB3796 (lots 1&2), 3797 (lot 7) and part of 3880; and add: "See Mission Bay North and South Redevelopment Plans"

→ Add a boundary area around Candlestick Point with a line that leads to a reference that states "See Candlestick Point SubArea Plan and Bayview Hunters Point Redevelopment Plan"

→ Add + under "Also Applies..." and add: "See Mission Bay Guidelines adopted by the Planning Commission"

→ Add a boundary area around the Balboa Park Station area with a line that leads to a reference that states "See the Balboa Park Station Area Plan"

→ Add a boundary area around the Visitacion Valley Schlage Lock area with a line that leads to a reference that states "See Redevelopment Plan for the Visitacion Valley Schlage Lock Project"

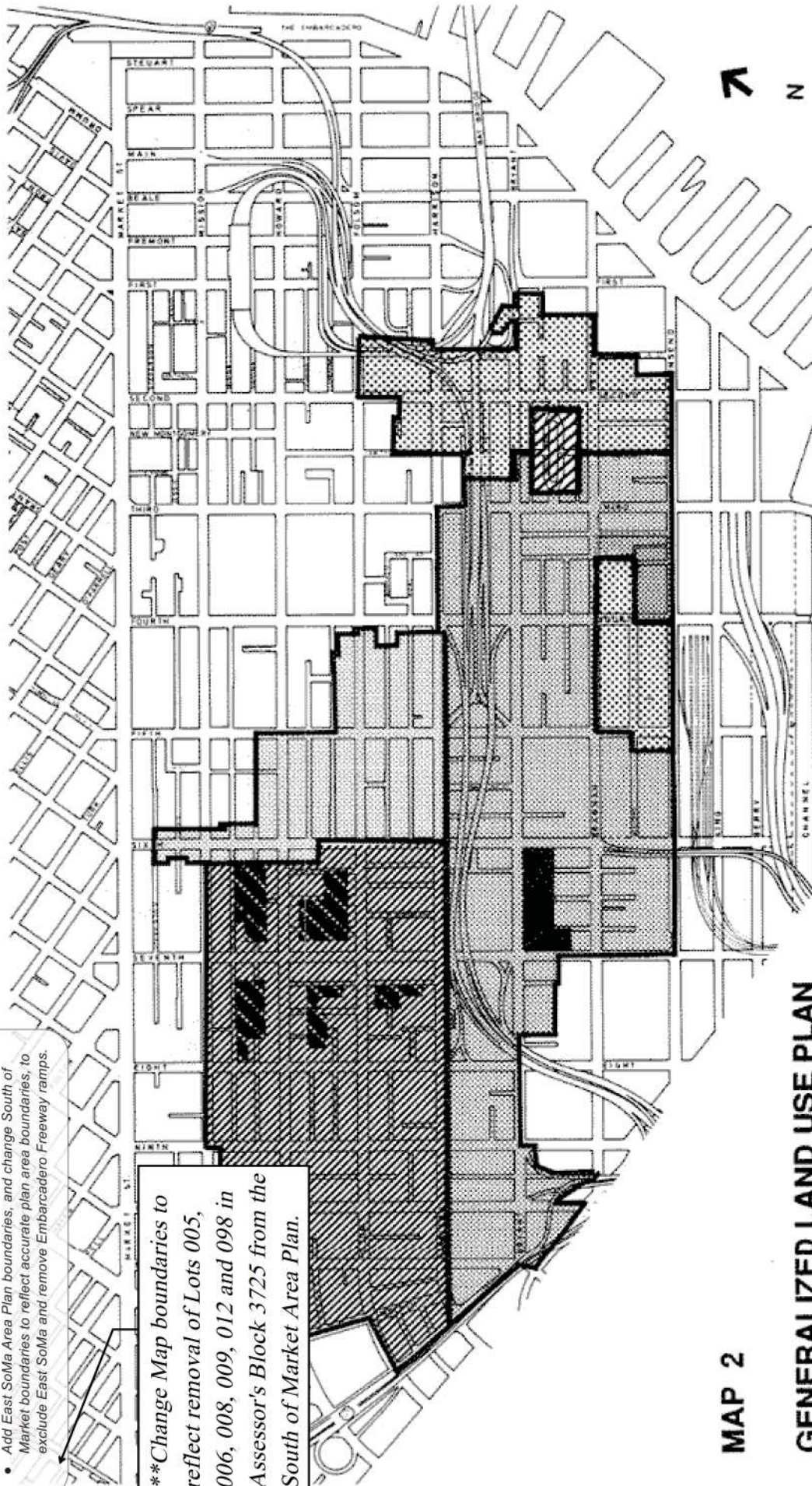
→ Add a boundary area around Executive Park with a line that leads to a reference that states "See Executive Park SubArea Plan"

****Add a reference that states "See Fifth and Mission Special Use District, Section 249.74 of the Planning Code, for buildings therein."**

MAP TO BE EDITED

- Add East SoMa Area Plan boundaries, and change South of Market boundaries to reflect accurate plan area boundaries, to exclude East SoMa and remove Embarcadero Freeway ramps.




****Change Map boundaries to reflect removal of Lots 005, 006, 008, 009, 012 and 098 in Assessor's Block 3725 from the South of Market Area Plan.**



MAP 2

**GENERALIZED LAND USE PLAN
Schematic Boundaries Only**

-  Residential
-  Residential / Retail / Business Service / Light Industrial
-  Residential / Retail / Business Service / Light Industrial
-  Hall of Justice Legal Service Office District

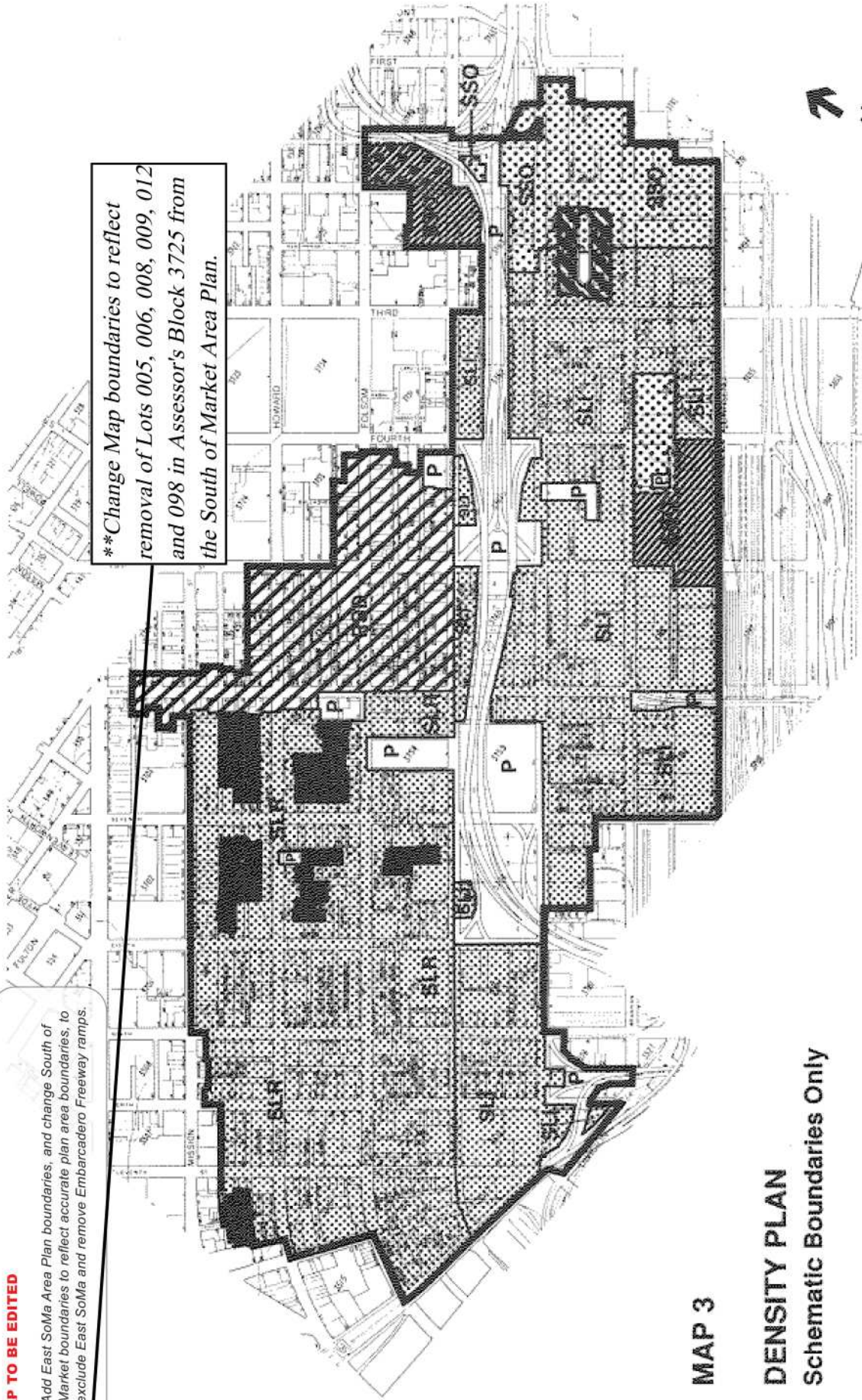
-  Residential / Retail / Business Service / Light Industrial / Office
-  Retail / Business Service / Industrial Low Income Housing a Conditional Use
-  Office / Retail / Business Service / Light Industrial Housing and Entertainment a Conditional Use

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MAP TO BE EDITED








- Add East SoMa Area Plan boundaries, and change South of Market boundaries to reflect accurate plan area boundaries, to exclude East SoMa and remove Embarcadero Freeway ramps.

****Change Map boundaries to reflect removal of Lots 005, 006, 008, 009, 012 and 098 in Assessor's Block 3725 from the South of Market Area Plan.**



MAP 3

**DENSITY PLAN
Schematic Boundaries Only**

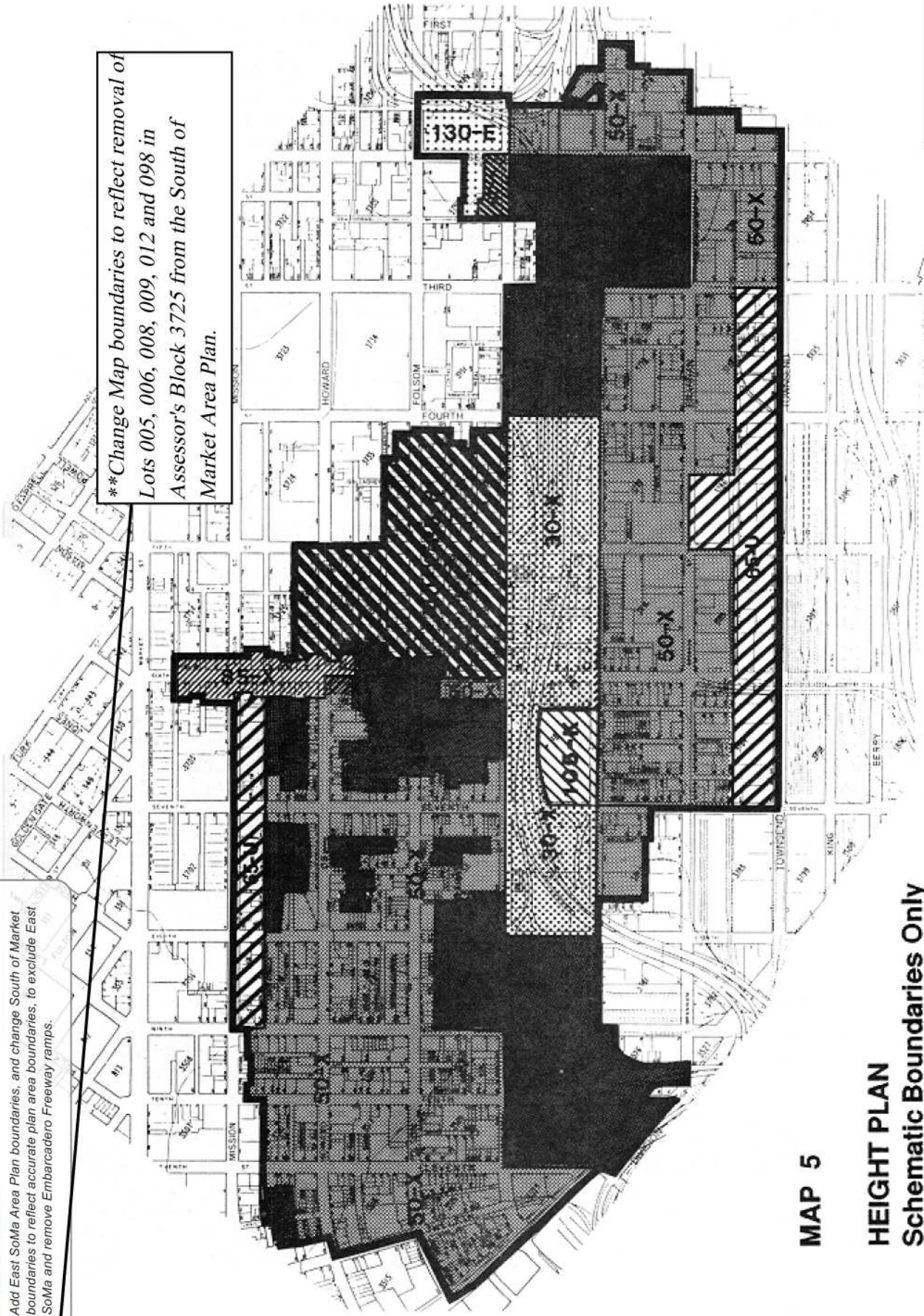
	Medium Density Residential (1:400)* Low Density Commercial / Industrial (1:8FAR)**		High Density Residential (1:200 or Building Envelope Limit) Low Density Commercial / Industrial (1:8FAR)
	Moderate Density Residential (1:600) Low Density Commercial / Industrial (1:8FAR)		High Density Residential (1:200) Medium Density Commercial / Industrial (3FAR)
	High Density Residential (1:200) Moderate Density Commercial / Industrial (2.5FAR)		High Density Residential (1:200) Medium Density Commercial / Industrial (4FAR)
	Number of dwelling units allowed per square foot increment of lot area. Multiplied ratio of building area to lot area.		High Density Residential (1:200) Medium High Density Commercial / Industrial 4.5 (FAR)

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

MAP TO BE EDITED

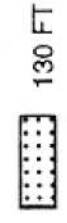
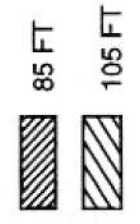
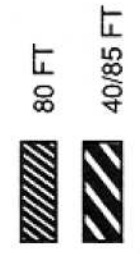
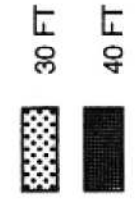
- Add East SoMa Area Plan boundaries, and change South of Market boundaries to reflect accurate plan area boundaries, to exclude East SoMa and remove Embarcadero Freeway ramps.

****Change Map boundaries to reflect removal of Lots 005, 006, 008, 009, 012 and 098 in Assessor's Block 3725 from the South of Market Area Plan.**



MAP 5

**HEIGHT PLAN
Schematic Boundaries Only**



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MAP TO BE EDITED

- Add East SoMa Area Plan boundaries, and change South of Market boundaries to reflect accurate plan area boundaries, to exclude East SoMa and remove Embarcadero Freeway ramps.
- Amend to include the proposed open spaces at Harrison and Fremont Streets (Block 3766, Lot 009) and Guy and First Streets (Block 3749, Lot 005) as "proposed open space."

****Change Map boundaries to reflect removal of Lots 005, 006, 008, 009, 012 and 098 in Assessor's Block 3725 from the South of Market Area Plan.**



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-  Existing Open Space
-  Proposed Open Space
-  Proposed Large Park Opportunity Site
-  Proposed Pedestrian Network

MAP 7

OPEN SPACE AND PEDESTRIAN NETWORK