



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: MARCH 17, 2016

Project Name: **IMPLEMENTING THE MISSION 2016 INTERIM CONTROLS**
Case No.: 2005-000988CWP
Initiated by: Planning Commission
Staff Contact: Claudia Flores, Sr. Community Development Specialist
Claudia.flores@sfgov.org, 415-558-6473
Reviewed by: AnMarie Rodgers, Senior Policy Advisor
Elizabeth Watty, Assistant Director of Current Planning
Recommendation: **No Action, Informational Only**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

BACKGROUND

On January 14, 2016, the Commission adopted the Mission 2016 Interim Controls (hereinafter, "The Interim Controls") to govern certain permit applications during the development of the Mission Action Plan (MAP) 2020. The controls require a Large Project Authorization or Conditional Use Authorization for certain projects. The area governed by the Interim Controls is generally defined by the following boundaries: 13th and Division Street to Mission Street, to Cesar Chavez Avenue, to Potrero Avenue, and back to Division Street. The Mission Street boundary would include any parcel with a property line on either side of Mission Street. The Interim Controls are in place for 15 months from the date of adoption and will expire on April 14, 2017.

DEPARTMENT IMPLEMENTATION

The Interim Controls are an ambitious set of controls that seek to make explicit the Commission's expectations to engage in the discussion of how development interacts with displacement, housing opportunity, and neighborhood change. As these controls are novel, the Department is using this hearing to share our expectation for how the Interim Controls will be implemented in advance of any specific development project. The first development projects that will be subject to the Interim Controls are expected to come before Commission in April, at the earliest. Therefore, it is important that both the Commission and the public have a chance to preview implementation of the controls before any specific project seeks approval.

CLARIFICATIONS. The adopted Interim Controls are attached. Still, there have been some questions about how the Interim Controls will be applied. In general, the Department will be broadly interpreting the Interim Controls for maximum applicability. Under this construct, the following clarifications are provided below.

- Under "IV. Controls (A)," the definition of a "loss of a rent-controlled unit" will be consistent with Planning Code Section 317(d),(e), and or (f), meaning the loss of any dwelling unit whether

that loss is brought about through demolition, merger or conversion will be subject to this provision¹.

- Under “IV. Controls (B) Medium Projects and (C) Large Projects”, the square footage thresholds used to determine whether a project is either a medium or large project, will include the creation of net new space, regardless of whether the new space is created in a new building or whether the new space is the result of a change of use authorization within an existing building. That said, a change of use from one of the protected or desired uses named in the Interim Controls to another protected or desired use shall not trigger the Interim Controls.
- The Interim Controls are intended to apply to all projects that meet the square footage thresholds, whether residential or “other” use—however, the language of the controls specify “residential or mixed-use”, the latter of which is not defined in the Planning Code. In order to meet the intent of the Interim Controls, the Department will subject any project to the Interim Controls whether that project is a residential, nonresidential, or a mix of uses, if the size threshold is met.

EXPECTATIONS FOR PROJECT SPONSOR SUBMITTALS. The Department has prepared a template for the required Project Sponsor submittals. The attached template points project sponsors to specific pages of published reports that may be used to satisfy the data points required by the Interim Controls. As described in the Interim Controls, sources for the data may include, but are not limited to the following reports: 1) “Potential Effects of Limiting Market-Rate Housing in the Mission” by the San Francisco Office of Economic Analysis, 2) “Displacement in the Mission District” by the Budget and Legislative Analyst’s Office, 3) the “Housing Inventory” or other publications by the San Francisco Planning Department or 4) publications that are part of the “The Urban Displacement Project” a research and action initiative of UC Berkeley in collaboration with researchers at UCLA, community based organizations, regional planning agencies and the State of California’s Air Resources Board. Further, since the adoption of the Interim Controls, the State Legislative Analyst’s Office has published another report that may be cited. This report published on February 9, 2016, is titled, “Perspectives on Helping Low-Income Californians Afford Housing”.

STAFF ANALYSIS. The Interim Controls directed the staff to provide review of the materials to be submitted by the project sponsor. In response to this direction, the Department proposes a summary level discussion within the case report and a more detailed analysis within the draft motion for the Commission’s consideration. Staff will spot-check project sponsor submittals to ensure that selected facts do originate from an independent qualified professional and are appropriately cited from a published report, as described above. While staff will not be expected to re-analyze the data and work of the

¹ Except that 1) per “Planning Code Section 188. Noncomplying Structures.”, a noncomplying structure that is damaged or destroyed by fire, other calamity, Act of God, or the public enemy, may be restored to its former condition within certain limits, without application of Section 317, 303, and by extension without the application of the Interim Controls. Any enlargement or intensification of such structure, however, would be subject to the applicable permanent controls and/or Interim Controls. And, except that 2) per “Planning Code Section 317(e)”, there are certain other exemptions to Section 317 including property that is not under the jurisdiction of the Planning Department and where a unit must be demolished pursuant to a legal order necessary to protect life and/or safety.

independent qualified professional, staff will be expected to provide findings that assess whether, on balance, the project is consistent with the General Plan, paying particular attention to the policies in Mission Area Plan and the Housing Element.

Within the Executive Summary, staff will add a new section titled “Mission Interim Controls” that will 1) describe the aspects of the project that trigger the applicability of the Interim Controls, 2) provide a short summary of the applicant’s submittal, and 3) highlight the key findings from the General Plan that are relevant to the review of the project sponsor’s submittal.

Within the draft Planning Commission motion, staff will add a new section titled “Mission Interim Controls” that will describe the aspects of the project which determine the applicability of the Interim Controls and describe the project sponsor’s compliance with the submittal requirements, including Section 317 compliance, if applicable.

In addition, staff will provide the following standard language and detailed analysis within the draft Planning Commission motion under the “General Plan Compliance” section as follows:

HOUSING ELEMENT

For Medium Projects, staff will add the following summary of topics from the Commission’s Resolution², enacting the Interim Controls:

“Per Section IV.B.1 of the Mission 2016 Interim Controls for Medium Projects, within the housing section of the General Plan compliance review, staff shall discuss housing policies in relation to the project sponsor submittal for IV.B.1.a. Total Housing Production, IV.B.1.b. Affordable Housing Production, IV.B.1.c. Housing Preservation, IV.B.1.d. Tenant Displacement, and IV.B.1.e. Proposed & Recent Development within ¼ mile of the proposed project.”

Citation of applicable General Plan housing policies and staff analysis specific to the project will follow.

Or for Large Projects, staff will add the following summary of topics from the Interim Controls:

“Per Section IV.C. of the Mission 2016 Interim Controls for Large Projects, within the housing section of the General Plan compliance review, staff shall discuss housing policies in relation to the project sponsor submittal for IV.C.1. Demographic Changes, IV.C.2. Economic Pressure, IV.C.3. Total Housing Production, IV.C.4. Affordable Housing Production, IV.C.5. Housing Preservation, and IV.C.6. Tenant Displacement.”

Citation of applicable General Plan housing policies and staff analysis specific to the project will follow.

MISSION AREA PLAN

For Medium Projects, staff will add the following summary of topics from the Interim Controls:

“Per Section IV.B.2 of the Mission 2016 Interim Controls for Medium Projects, within this section of the General Plan compliance review, if a project displaces, demolishes, or converts certain uses, staff shall discuss Mission Area Plan policies in relation to the project sponsor submittal for IV.B.2.a. Relocation Assistance, IV.B.2b. Business and Community-building Uses, IV.B.2c. Inventory of Similar Uses, and IV.B.2d. Non-Residential Displacement.”

Citation of applicable General Plan Mission Area Plan policies and staff analysis specific to the project will follow.

² On January 14, 2016, the Planning Commission adopted Resolution Number 19548 enacting the Mission 2016 Interim Controls. See Attachment B to this memorandum for the full text of the Interim Controls.

Or for Large Projects, staff will add the following summary of topics from the Interim Controls:

“Per Section IV.C.7 of the Mission 2016 Interim Controls for Large Projects, *if a project* displaces, demolishes, or converts certain uses within this section of the General Plan compliance review, staff shall discuss housing policies in relation to information provided by the project sponsor submittal concerning IV.C.7.a. Relocation Assistance, IV.C.7(b). Business and Community-Building Uses, IV.C.7.c. Jobs and Economic Profile, IV.C.7(d). Available Space in the Mission, IV.C.7(e). Affordability of Community-Building Uses, and IV.C.7(f). Non-Residential Displacement.”

Citation of applicable General Plan Mission Area Plan policies and staff analysis specific to the project will follow.

STAFF REPORT ON SITES, FINANCING AND STRATEGIES FOR AFFORDABLE HOUSING PROJECTS. This information will be presented to the Commission at the May 5, 2016 MAP 2020 Informational hearing.

PRE-APPLICATION MEETINGS. The Interim Controls asked the Planning Director to consider sending staff to pre-application meetings. In response to this request, the Director is developing a full community engagement strategy for development projects of a certain size. This proposal is being vetted through a “process improvement group” convened by Mayor Edwin Lee. To date the proposal includes 1) publication of information on the entitlement process and how the public may engage in that process, 2) distribution of the Preliminary Project Assessment to neighborhood groups in the vicinity of the proposed development, and 3) a new department-led community meeting after entitlements are filed and before public notification. The proposal is expected to be finalized by spring of 2016.

No Action Required: Informational Presentation.
--

Attachment A: Template for Project Sponsors

Attachment B: Commission Resolution Number 19548, Enacting the Mission 2016 Interim Controls

MISSION 2016 INTERIM CONTROLS
ADDITIONAL FINDINGS (Project Name)

Note to the reader: This template is meant to provide direction to project sponsors as to how the information required by the Mission 2016 Interim Controls may be submitted. The example provided below cites specific reports and pages that may be used for the required information. This example is not intended to limit project sponsors to these citations, but instead is meant to assist by way of example. Additional reports and sources may be used as described in the Commission's resolution which enacted the Mission 2016 Interim Controls (see Attachment B Resolution Number 19548.)

Trigger: Define applicable trigger. For this example, the text below could describe a large project: "This project is a residential or mixed-use project that would include the net addition or new construction of more than 75,000 gross square feet or includes more than 75 dwelling units. As such, it shall require Conditional Use authorization under Planning Code Section 303(c)."

ISSUES TO BE ADDRESSED. Please note that depending upon the project size and the applicable triggers for the Interim Controls, the required headings for this section may vary. Project sponsors should use headings applicable to their specific project as described in Resolution 19548, which enacted the Mission 2016 Interim Controls (see Attachment B).

The sample below would be for a "large project." An application of the Interim Controls for this sample project shall include the following headings and may include supporting information from the reports referenced below:

1. Demographic Changes: Provide information about the socio-economic characteristics of the neighborhood and evaluate how the proposed project would affect existing and future residents, businesses and community-serving providers of the area.

Demographics. Information regarding demographics of the Mission neighborhood was obtained from the October 27, 2015 City and County of San Francisco, Board of Supervisor's Budget and Legislative Analyst's Office Policy Analysis Report, "Displacement in the Mission District" ("Mission District Displacement Report").

Table 1 is a summary of the Mission neighborhood demographics.¹

¹ Information in **Table 1** comes from the Mission District Displacement Report Exhibit 2 and Exhibit 9.

Table 1 Demographics of Mission Neighborhood 2009-2013	
Total Population	38,287
Hispanic/Latino	18,372
Hispanic/Latino % Total	48%
# Households	14,454
Average Household Size	2.6
Households w/ Children	3,041
% Total	21%
# Households: Related Individuals	6,263
% Total	43%
# Households: Unrelated Individuals	8,191
% Total	57%
Owner-occupied Units	3,655
% Total	25%
Renter-occupied Units	10,789
% Total	75%

Demographic Trends. The Mission District Displacement Report included a discussion of the demographic and socio-economic and income changes that occurred in the Mission neighborhood from 2000 to 2009-2013. **Table 2²** below is a summary of demographic trends and **Table 3³** is a summary of income changes during this same time period.

Table 2 Demographic Trends in Mission Neighborhood			
	2000	2009-2013	% Change
Total Population	42,266	38,281	-9%
Hispanic/Latino	25,180	18,372	-27%
Hispanic/Latino % Total	60%	48%	-12%
# Households	13,071	14,454	+ 11%
Average Household Size	3.2	2.6	-19%
Households w/ Children	4,088	3,041	-26%
% Total	31%	21%	-10%
# Households: Related Individuals	6,655	6,263	-6%
% Total	51%	43%	-8%
# Households: Unrelated Individuals	6,416	8,191	+ 28%
% Total	49%	57%	+ 8%
Owner-occupied Units	2,482	3,655	+ 48%
% Total	19%	25%	+ 6%
Renter-occupied Units	10,589	10,789	+ 2%
% Total	81%	75%	-6%

² Information in **Table 2** comes from Exhibit 2 and Exhibit 9 of the Mission District Displacement Report.

³ Information in **Table 3** comes from Exhibit 12 of the Mission District Displacement Report.

The Mission Displacement Report also indicates that if current trends continue, the Mission District's Hispanic/Latino population will decline from 48 percent of the total population to 31 percent by 2025.

Table 3 Income Trends in Mission Neighborhood			
Annual Household Income	2000	2009-2013	% Change
Less than \$35,000	3,682	4,592	+ 25%
\$35,000 – 99,999	5,798	5,060	- 13%
\$100,000 – 149,999	1,972	2,100	+ 6%
More than \$150,000	1,633	2,702	+ 65%

The University of California Berkeley's Center for Community Innovation's July 2015 "case studies on Gentrification and Displacement in the San Francisco Bay Area" ("Berkeley Mission District Case Study") also included information regarding demographic changes and income trends in the Mission neighborhood. **Table 4**⁴ below is a summary of the Berkeley Mission District Case Study demographic information.

Table 4 <u>Berkeley Mission District Case Study</u> Demographic Information			
	2000	2013	% Change
Total Population	54,428	51,578	- 5%
Hispanic/Latino	50%	38%	- 12%
Family Households	41%	38%	- 3%
Median Income	\$70,199	\$76,762	+ 8%

Project Information: Describe the Project

1. Discussion of Demographic Changes

Refer to

- Berkeley Mission District Case Study page 29;
- Mission District Displacement Report; Pages 4 and 27
- 2015 City and County of San Francisco Board of Supervisor's Budget and Legislative Analyst's Office Policy Analysis Report "Housing Development in the Mission District"

⁴ Information in **Table 4** comes from the Berkeley Mission District Case Study Table 4.1, Figure 4.2, Figure 4.3

- Housing Balance Report Summary, Table 2.
- Office of the Controller – Office of Economic Analysis “Potential Effects of Limiting Market-Rate Housing in the Mission,” Pages 7, 10, 18, 22-23

Discuss data and project impacts

2. Economic Pressure: Provide information about the additional housing supply provided by the project and evaluate how that may affect affordability of newly vacant units of housing (indirect displacement) and the rate of evictions (direct displacement) within the neighborhood.

- Mission District Displacement Report, pgs. 4 and 27.
- Berkeley Mission District Case Study, pg. 31.
- Controller’s Report, pg. 7.
- State Legislative Analyst’s Office Report, pg. 9.

Indirect Displacement

- Mission District Displacement Report, pgs. 4 and 27.
- Berkeley Mission District Case Study, pg. 31.

Direct Displacement

- Controller’s Report, pg. 7.
- Annual Report by the Rent Control Board to the Board of Supervisors
- Berkeley Mission District Case Study, pg. 33 – 34.

3. Total Housing Production: Provide information about i) the maximum allowable dwelling unit density the site could accommodate and ii) the density of the proposed project, then iii) evaluate how effectively the proposed project would house future residents – add or change the net supply of housing for all income levels and types of tenure.

- Controller’s Report, , pg. 7

4. Affordable Housing Production: Provide information about whether additional affordable housing could be provided on the site through the availability of public financing or financial incentives, through use of the State Density Bonus Law, Government Code Section 65915, or other applicable affordable housing incentive program to provide an economic incentive or financial support for additional affordable units on the site.

- August 2015, Seifel Consulting Inc. “Financial Analysis of San Francisco’s Proposed Affordable Housing Bonus Program”

5. Housing Preservation: Provide information about existing housing on the project site in terms of occupancy types, relative affordability, adaptability rent-control

and other tenant-features.

Discussion and analysis of existing housing

6. **Tenant Displacement:** Provide information about whether the Rent Board has recorded a history of evictions or buyouts on the property.

Discussion and analysis of potential tenant displacement, after reviewing Rent Board data

Additional Information for Displacement, Demolition or Conversion of Certain Uses: If the project would displace, demolish or convert Assembly, Recreation, Arts & Entertainments, Light Manufacturing, Auto Repair, Trade Shops or Institutional uses in any zoning district in making its Conditional Use Authorization Application, the application shall include the following analysis:

Discuss current uses that may be displaced

(a) **Relocation assistance in non-PDR zoning districts:** In zoning districts other than PDR districts, provide information about the existing or last known Assembly, Recreation, Entertainment, PDR or Institutional tenants. For the last-known tenant, the information required would be limited to uses that have been operating within three years prior to the entitlement date of the project, and disclose whether the tenant has relocated or relocation benefits have been or will be provided.

Project-specific response to above finding

(b) **Businesses and Community Building Uses:** If the existing Assembly, Recreation, Entertainment, PDR or Institutional tenants have not been relocated or offered relocation benefits, then the applicant shall provide information regarding potential impacts to the community and benefits of the project as described below:

Project-specific response to above finding

(c) **Jobs & Economic Profile:** An analysis of the economic and fiscal impact of the proposed project. Towards this end, the application shall include an analysis of the loss of the existing use compared to the benefit of the proposed use, including an estimate, if known, of permanent job creation and/or job retention in the community of the proposed use compared to the existing use and associated wages and benefits for both;

Project-specific response to above finding

(d) **Available Space in the Mission.** Discuss whether sufficient vacant space for the use type being demolished or removed exists in the neighborhood; and

Project-specific response to above finding

(e) **Affordability of Community-Building Uses.** Provide an assessment of the affordability of community-building uses. Community-building uses shall include but not be limited to arts, nonprofit services and childcare uses. This assessment should discuss the nature of the community-building uses, the affordability of the uses and the amount of space provided for such uses on the existing site compared to similar uses associated with the proposed project, if any.

Project-specific response to above finding

(f) **Non-Residential Displacement.** Discuss existing businesses or non-profit organizations that will not be retained in the proposed project, or offered an opportunity to lease space in the proposed project, in terms of length of lease, number of employees, whether the use is minority-owned, a non-restaurant or bar use, and if a business is retail and whether that business is formula retail. Discuss whether a commercial tenant has been displaced through rent increases or lack of lease renewal in the last 12 months.

Project-specific response to above finding



SAN FRANCISCO PLANNING DEPARTMENT

Mission 2016 Interim Zoning Controls Planning Commission Resolution No.19548

JANUARY 14, 2016

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Project Name: COMMISSION-SPONSORED MISSION 2016 INTERIM CONTROLS
RELATED TO THE MISSION ACTION PLAN (MAP) 2020
Case Number: 2015-000988CWP
Initiated by: Planning Commission
Staff Contact: Claudia Flores, Sr. Community Development Specialist
Claudia.flores@sfgov.org, 415-558-6473
Reviewed by: AnMarie Rodgers, Senior Policy Advisor
anmarie@sfgov.org, 415-558-6395

ADOPTING COMMISSION-SPONSORED MISSION 2016 INTERIM CONTROLS RELATED TO THE MISSION ACTION PLAN (MAP) 2020. THE INTERIM CONTROLS ARE INTENDED TO ALLOW TIME FOR STAFF ANALYSIS OF AFFORDABLE HOUSING NEEDS AND POTENTIAL DEVELOPMENT OF AFFORDABLE HOUSING PRODUCTION AND PRESERVE EXISTING INCOME PROTECTED UNITS WHILE MAINTAINING PRODUCTION, DISTRIBUTION, AND REPAIR (PDR) CAPACITY IN PDR ZONED LANDS AND VITAL COMMUNITY RESOURCES. THE PROPOSED CONTROLS WOULD REQUIRE A LARGE PROJECT AUTHORIZATION OR CONDITIONAL USE AUTHORIZATION FOR PROJECTS THAT PROPOSE THE FOLLOWING: 1) THE LOSS OF ONE OR MORE RENT-CONTROLLED DWELLING UNITS; 2) THE ADDITION OF MORE THAN 25,000 SQUARE FEET OF COMMERCIAL USE; OR 3) THE ADDITION OF MORE THAN 25 RESIDENTIAL UNITS. THE AREA PROPOSED FOR INTERIM CONTROLS IS GENERALLY DEFINED BY THE FOLLOWING BOUNDARIES: 13TH AND DIVISION STREET TO MISSION STREET, TO CESAR CHAVEZ AVENUE, TO POTRERO AVENUE, AND BACK TO DIVISION STREET. THE MISSION STREET BOUNDARY WOULD INCLUDE ANY PARCEL WITH A PROPERTY LINE ON EITHER SIDE OF MISSION STREET. THE INTERIM CONTROLS WOULD BE PROPOSED FOR A PERIOD OF NINE MONTHS.

PREAMBLE

WHEREAS, the same conditions observed in the Mission District over 15 years ago that justified enacting interim land use controls to reduce the displacement of PDR uses while rezoning some industrial land for housing production at higher affordable levels persist today; and

WHEREAS, the Planning Commission is obligated to continue to seek solutions, including new interim controls; and

WHEREAS, since 1994, the City has recognized the effect of market forces and changing land use patterns upon the viability of light industrial activity and residential affordability in the Mission District. For example the Planning Commission and/or Board of Supervisors found the following:

Resolution No. 19548**Case No. 2015-000988CWP
Commission-Sponsored Interim Controls****1995 Planning Commission Resolution Number 13794:**

- Proposals for housing and live/work developments, both new construction and conversion of former industrial buildings are increasingly being proposed in industrially zoned districts.
- There are other strategies that could be explored to promote both appropriate housing locations and industrial stability and the opportunity for economic development, such as the “swapping” of opportunity sites.

1999 Planning Commission Resolution 14861:

- Interim controls [are required] to temporarily eliminate the threat to the supply of industrially zoned land and building space available to PDR businesses, while providing adequate space and direction for the location of residential and live/work development.

2001 Planning Commission Resolution 16202:

- Office and live/work housing uses began to compete with PDR uses for land and building space in large part because market pressures favored this type of development.
- As a result of this, the supply of industrially zoned land and building space available to PDR uses was expected to continue to diminish in the future unless protected.

2001 Board of Supervisors Resolution 518-01

- Construction of housing has not occurred in the North East Mission Industrial Zone because it is less favored than “artist live/work” use, skewing the production of new housing to upper-income, non-family, non-affordable housing in an area where low-income, family housing predominates.
- There was a 41% increase in average commercial lease rates in the Mission District between 1997-1999.
- It is necessary to create a “community service” use category, which allows nonprofits, arts activities and community-serving small businesses to be located where commercial uses, which do not provide direct services to Mission District residents, may be inappropriate.
- In recent years, construction of lower-income housing in the Mission District has fallen considerably short of demand.
- The largest amount of new housing in the Mission District has been in live/work units, which are not affordable, do not provide family housing, and occupy land that will never be available for affordable housing.

2002 Board of Supervisors Resolution 500-02:

- Construction of lower-income housing in the Mission District has fallen considerably short of demand.
- Lower-income households in the Mission District have become even more overcrowded, face ever escalating rents, and are being forced to leave the City.

2004 Planning Commission Resolution 16727:

- There is a constant need for new housing and new housing opportunity sites.
- The General Plan calls for a balanced economy in which good paying jobs are available for the widest breadth of the San Francisco labor force.
- Arts activities—a thriving element of San Francisco that contributes to tourism and attracting new businesses and new industries to this city—are also in need of attention/protection.

Resolution No. 19548**Case No. 2015-000988CWP
Commission-Sponsored Interim Controls**

WHEREAS, in response to these findings, the Commission authorized the launching of the Eastern Neighborhoods Plans (EN Plan) in 2001 through Resolution Number 16201; and

WHEREAS, the EN Plan, a large scale community planning effort encompassing four neighborhoods including the Mission District, sought to balance the growth of residential and office development with the need to preserve land for PDR activities; and

WHEREAS, six years after the adoption of the EN Plan many of the same conditions observed in the past persist, without any indication of their easing. This situation compels new action on the part of the City. A fine grained analysis of opportunity sites for PDR use and affordable housing in the Mission District is required. This analysis should focus on preserving the land capacity for PDR uses as determined through the EN process while exploring whether increased affordable housing capacity is possible; and

WHEREAS, there are a number of sites where PDR activities could be preserved through changes in land use regulation or through mixed use projects containing both housing and PDR; and

WHEREAS, the preface to the Housing Element of the General Plan states, "San Francisco's share of the regional housing need for 2015 through 2022 has been pegged at 28,870 new units, with almost 60% to be affordable." Meaning, the need for housing production is high and the need for this housing to be affordable is severe.

WHEREAS, the City should explore where new affordable housing could be developed at an economically feasible scale; and

WHEREAS, the average annual decline of low-income and moderate-income households (those earning 30%-120% Area Median Income) in the Mission from 2009-2013 was 150 household per year and decline could accelerate to 180 households/year; and

WHEREAS, Approximately 900 low- and moderate-income households left the Mission District from 2010-2015; if this trend continues unabated about 900 additional low- and moderate-income households could be lost from 2016-2020; and

WHEREAS, within the Mission, an average of 160 evictions notices have been filed per year since 2009, of which about 50% were Ellis and No Fault evictions; and

WHEREAS, small businesses are facing lease expirations and substantial rent increases that often double or triple their rents;

WHEREAS, the Planning Code Section 306.7 authorizes the Planning Commission to impose interim controls temporarily heightening the scrutiny applied to projects to enable Planning Department study of the impacts and to propose permanent changes to the San Francisco Municipal Code;

WHEREAS, Planning Department and other City staff are currently working with the community on the Mission Action Plan (MAP) 2020;

Resolution No. 19548**Case No. 2015-000988CWP
Commission-Sponsored Interim Controls**

WHEREAS, Mission Action Plan (MAP) 2020 is collaboration, initiated by the community, between community organizations and the City of San Francisco to create more housing and economic stability in the Mission;

WHEREAS, The purpose of the MAP 2020 Plan is to retain low to moderate income residents and community-serving businesses and nonprofits in order to preserve the socioeconomic diversity of the Mission neighborhood;

WHEREAS, on August 6, 2015, the Planning Commission adopted Resolution Number 19428, which formalized the Commission Policy for development during the time that the City is developing the Mission Action Plan 2020;

WHEREAS, the Commission requested a later hearing to consider potential interim controls during the August 6, 2015 hearing;

WHEREAS, potential interim controls have been calendared by the Planning Commission on July 9, 2015, July 23, 2015, August 6, 2015, September 24, 2015, and most recently November 19, 2015;

WHEREAS, at the November 19, 2015 hearing, the Commission asked staff to bring a simpler set of controls back to the Commission for consideration on or after January 14, 2015;

WHEREAS, the proposed controls are not defined as a project under the California Environmental Quality Act Sections 15378 and 15060(c)(2) because they do not result in a physical change in the environment; and

WHEREAS, the Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

WHEREAS, the Commission has reviewed the proposed Interim Controls at a duly-noticed hearing on January 14, 2016.

RESOLVED, that pursuant to Planning Code Section 306.3, the Planning Commission adopts the following findings and the Interim Controls, approved as to form by the City Attorney.

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. **General Plan Compliance.** This Resolution is consistent with the following Objectives and Policies of the General Plan:

Resolution No. 19548**Case No. 2015-000988CWP
Commission-Sponsored Interim Controls****I. HOUSING ELEMENT****OBJECTIVE 1**

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

POLICY 1.1

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

POLICY 1.3

Work proactively to identify and secure opportunity sites for permanently affordable housing.

POLICY 1.4

Ensure community based planning processes are used to generate changes to land use controls.

POLICY 1.7

Consider public health objectives when designating and promoting housing development sites.

POLICY 1.9

Require new commercial developments and higher educational institutions to meet the housing demand they generate, particularly the need for affordable housing for lower income workers and students.

POLICY 2.1

Discourage the demolition of sound existing housing, unless the demolition results in a net increase in affordable housing.

POLICY 3.1

Preserve rental units, especially rent controlled units, to meet the City's affordable housing needs.

POLICY 3.2

Promote voluntary housing acquisition and rehabilitation to protect affordability for existing occupants.

POLICY 3.5

Retain permanently affordable residential hotels and single room occupancy (SRO) units.

POLICY 3.4

Preserve "naturally affordable" housing types, such as smaller and older ownership units.

POLICY 4.4

Encourage sufficient and suitable rental housing opportunities, emphasizing permanently affordable rental units wherever possible.

POLICY 4.5

Ensure that new permanently affordable housing is located in all of the city's neighborhoods, and encourage integrated neighborhoods, with a diversity of unit types provided at a range of income

Resolution No. 19548

**Case No. 2015-000988CWP
Commission-Sponsored Interim Controls**

levels.

POLICY 4.6

Encourage an equitable distribution of growth according to infrastructure and site capacity.

POLICY 4.7

Consider environmental justice issues when planning for new housing, especially affordable housing.

POLICY 5.5

Minimize the hardships of displacement by providing essential relocation services.

POLICY 5.6

Offer displaced households the right of first refusal to occupy replacement housing units that are comparable in size, location, cost, and rent control protection.

POLICY 6.1

Prioritize permanent housing and service-enriched solutions while pursuing both short- and long-term strategies to eliminate homelessness.

POLICY 6.2

Prioritize the highest incidences of homelessness, as well as those most in need, including families and immigrants.

OBJECTIVE 7

SECURE FUNDING AND RESOURCES FOR PERMANENTLY AFFORDABLE HOUSING, INCLUDING INNOVATIVE PROGRAMS THAT ARE NOT SOLELY RELIANT ON TRADITIONAL MECHANISMS OR CAPITAL.

POLICY 7.1

Expand the financial resources available for permanently affordable housing, especially permanent sources.

POLICY 7.4

Facilitate affordable housing development through land subsidy programs, such as land trusts and land dedication.

POLICY 7.5

Encourage the production of affordable housing through process and zoning accommodations, and prioritize affordable housing in the review and approval processes.

OBJECTIVE 8

BUILD PUBLIC AND PRIVATE SECTOR CAPACITY TO SUPPORT, FACILITATE, PROVIDE AND MAINTAIN AFFORDABLE HOUSING.

Resolution No. 19548

**Case No. 2015-000988CWP
Commission-Sponsored Interim Controls**

POLICY 8.1

Support the production and management of permanently affordable housing.

POLICY 8.2

Encourage employers located within San Francisco to work together to develop and advocate for housing appropriate for employees.

POLICY 10.1

Create certainty in the development entitlement process, by providing clear community parameters for development and consistent application of these regulations.

POLICY 10.2

Implement planning process improvements to both reduce undue project delays and provide clear information to support community review.

OBJECTIVE 11

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

POLICY 11.3

Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

POLICY 11.9

Foster development that strengthens local culture sense of place and history.

POLICY 12.2

Consider the proximity of quality of life elements, such as open space, child care, and neighborhood services, when developing new housing units.

II. COMMERCE AND INDUSTRY ELEMENT

POLICY 1.1

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

OBJECTIVE 2

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

POLICY 2.1

Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

OBJECTIVE 3

Resolution No. 19548**Case No. 2015-000988CWP
Commission-Sponsored Interim Controls**

PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

POLICY 3.1

Promote the attraction, retention and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

POLICY 3.3

Emphasize job training and retraining programs that will impart skills necessary for participation in the San Francisco labor market.

OBJECTIVE 4

IMPROVE THE VIABILITY OF EXISTING INDUSTRY IN THE CITY AND THE ATTRACTIVENESS OF THE CITY AS A LOCATION FOR NEW INDUSTRY.

POLICY 4.3

Carefully consider public actions that displace existing viable industrial firms.

POLICY 4.4

When displacement does occur, attempt to relocate desired firms within the city.

POLICY 4.5

Control encroachment of incompatible land uses on viable industrial activity.

OBJECTIVE 6

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

POLICY 6.1

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

III. COMMUNITY FACILITIES ELEMENT**OBJECTIVE 3**

ASSURE THAT NEIGHBORHOOD RESIDENTS HAVE ACCESS TO NEEDED SERVICES AND A FOCUS FOR NEIGHBORHOOD ACTIVITIES.

2. The Planning Commission finds from the facts presented that the impact on the public health, safety, peace and general welfare as set forth in Section 306.7(a) require the proposed Interim Controls.
3. This Resolution is consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

Resolution No. 19548**Case No. 2015-000988CWP
Commission-Sponsored Interim Controls**

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced.
- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.
- C) The City's supply of affordable housing will be preserved and enhanced.
- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking.
- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced.
- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.
- G) That landmark and historic buildings will be preserved.
- H) Parks and open space and their access to sunlight and vistas will be protected from development.

4. The Planning Commission adopts the following Mission 2016 Interim Zoning Controls.**MISSION 2016 INTERIM ZONING CONTROLS**

- I. **BOUNDARIES.** The area proposed for interim controls is generally defined by the following boundaries: 13th and Division Street to Mission Street, to Cesar Chavez Avenue, to Potrero Avenue, and back to Division Street. The Mission Street boundary would include any parcel with a property line on either side of Mission Street. **See map attached hereto as Exhibit A.**
- II. **DURATION.** The interim controls shall be in effect for fifteen (15) months from the date of this Motion.
- III. **EXEMPTIONS:**

The following types of project are exempt from these interim controls, even if such project would otherwise be subject to them under the requirements of subsection (b) below:

- 1. Residential and mixed use projects that (A) provide at least 33% or more of the residential units as affordable for Households of Low and Moderate Income, all as defined in Planning Code Section 401; or (B) provide a dedication of land to the Mayor's Office of Housing and Community, in amount equal to the equivalent of 33% units or greater as described in Table 419.5 under Planning Code Section 419.5 or 419.6.

Resolution No. 19548

Case No. 2015-000988CWP
Commission-Sponsored Interim Controls

3. Production, distribution, and repair uses if exclusively PDR or that are mixed-use and include PDR uses and meet either of the two criteria above.

IV. CONTROLS.

A. **Loss of Rent-Controlled Units.** Any project that would result in the loss of one or more rent-controlled residential units shall require Conditional Use Authorization under Planning Code Section 303(c), or a Large Project Authorization under Planning Code Section 329, depending on the size of the project. In addition, any such project shall require the following:

1. **Application.** As part of the Conditional Use Permit or Large Project Authorization application, the applicant shall include in its application materials or in a supplement to its application:

(a) whether any of the new units in the Proposed Project:

(i) would be subject to the San Francisco Rent Stabilization and Arbitration Ordinance, San Francisco Administrative Code Section 37;

(ii) are qualified replacement units to be occupied by households of low or very low income, under the Government Code section 65915(c)(3) (the State Density Bonus Law); and;

(iii) are designated BMR units for the purposes of meeting the City's Inclusionary Housing requirements under Section 415 of the Planning Code; or

(b) Describe how the Project addresses the loss of the rent-controlled units, including but not limited to whether the project proposes to construct new rental units.

2. **Findings.** The Commission shall find in making a determination to approve the project that the project meets the majority of the following criteria:

(i) the property is free of a history of serious, continuing Code violations;

(ii) the housing has been maintained in a decent, safe, and sanitary condition;

(iii) that the project does not convert rental housing to other forms of tenure or occupancy.

(iv) the project conserves existing housing to preserve cultural and economic neighborhood diversity;

(v) the project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

(vi) the project protects the relative affordability of existing housing;

(vii) the project increases the number of permanently affordable units as governed by Section 415;

(viii) the project increases the number of family-sized units on-site;

Resolution No. 19548**Case No. 2015-000988CWP
Commission-Sponsored Interim Controls**

B. Medium Projects. Any residential or mixed use project that is between 25,000 and 75,000 gross square feet of non-residential use or has between 25-75 units shall require a Large Project Authorization under Planning Code Section 329, unless the project is already required to obtain a Conditional Use Authorization under Planning Code Section 329, in which case the additional required information shall be considered by the Planning Commission in its deliberation on the Conditional Use Authorization.

1. **Application Information:** The applicant shall include in its application for a Large Project or Conditional Use Authorization materials or in a supplement to its application information related to the following topics:

(a). **Total Housing Production:** The maximum allowable dwelling unit density the site could accommodate and ii) the density of the proposed project, and iii) evaluate how effectively the proposed project would house future residents – add or change the net supply of housing for all income levels and types of tenure.

(b). **Affordable Housing Production:** Discuss whether additional affordable housing could be provided on the site, through the availability of public financing or financial incentives, or through use of the State Density Bonus Law, Government Code Section 65915 or other applicable affordable housing incentive program, to provide an economic incentive or financial support for additional affordable units on the site.

(c). **Housing Preservation:** Existing housing on the project site that will be retained or demolished in terms of occupancy types, relative affordability, adaptability, rent-control and other tenant-features.

(d). **Tenant Displacement:** Whether the Rent Board has recorded a history of evictions or buyouts on the property and information on Ellis Act and Owner Move-In (OMI) evictions within a quarter mile from the project

(e). **Nearby Development.** Proposed and recent development in the project's vicinity, to be defined as within 1/4 mile radius of the project site. For the purposes of this review, past development projects shall include anything under construction or built within the last five (5) years and proposed development shall include any proposed project that has submitted an application or a preliminary project assessment (PPA) to the Planning Department.

2. **Additional Information for Displacement, Demolition or Conversion of Certain Uses.** If the project would displace, demolish or convert Assembly, Recreation, Arts and Entertainment, Light Manufacturing, Auto Repair, Trade Shops or Institutional uses¹ in any zoning district, the application shall include the following information:

¹ As defined for each use respectively in the Planning Code: Arts Activity Section 102, Amusement Arcade 790.4 and 890.4, Movie Theater 102, 790.64 and 890.64, Community Facility 102, 790.50, 890.50; Auto Repair 890.15 and 790.15; Child Care Facility 102, 790.50, 790.51, 890.50 (b); Entertainment General & Other 102, 790.4, 890.4, 790.38, 890.37; Light Manufacturing 890.54(a); Nighttime

Resolution No. 19548

Case No. 2015-000988CWP
Commission-Sponsored Interim Controls

(a). **Relocation assistance in non-PDR zoning districts:** In zoning districts other than PDR districts, discuss the existing or last-known Assembly, Recreation, Entertainment, PDR or Institutional tenants, for the last-known tenants the information required would be limited to uses that have been operating within three (3) years prior to the entitlement date of the project, and disclose whether the tenant has relocated or relocation benefits have been or will be provided.

(b). **Findings for Businesses and Community Building-Uses.** If the existing Assembly, Recreation, Entertainment, PDR or Institutional tenants have not been relocated or offered relocation benefits then the applicant shall provide the Planning Commission with additional information regarding potential impacts to the community and benefits of the project, including:

(c) **Inventory of Similar Uses.** Whether any other existing business similar to the use type being demolished or removed exists in the neighborhood; and

(d) **Non-Residential Displacement.** Discuss existing businesses or non-profit organizations that will not be retained in the proposed project, or offered an opportunity to lease space in the proposed project, in terms of length of lease, number of employees, whether the use is minority owned and a non-restaurant or bar use, and if a business is retail whether that business is formula retail. Discuss whether a commercial tenant has been displaced through rent increases or lack of lease renewal in the last 12 months.

C. Large Projects. Any residential or mixed-use project that would include the net addition or new construction of more than 75,000 gross square feet or includes more than 75 dwelling units shall require Conditional Use authorization under Planning Code Section 303(c). An application for conditional use shall include the following information:

1. **Demographic Changes:** Provide information about the socio-economic characteristics of the neighborhood and evaluate how the proposed project would affect existing and future residents, businesses and community-serving providers of the area.
2. **Economic Pressure:** Provide information about the additional housing supply provided by the project and evaluate how that may affect affordability of newly vacant units of housing (indirect displacement) and the rate of evictions (direct displacement) within the neighborhood.
3. **Total Housing Production:** Provide information about i) the maximum allowable dwelling unit density the site could accommodate and ii) the density of the proposed project, then iii) evaluate how effectively the proposed project would house future

Entertainment, 102, 790.38, 890.37; Recreation Building 843.62; Educational Services 790.50 (c) and 890.50(c), Religious Institution or Facility 102, 790.50(d), 890.50(a&d); Entertainment, other 890.37; Entertainment, General, 102; Entertainment, Arts and Recreation Uses, 102; Trade Shops 890.124 and 790.124; and Institution, other (Job Training) 890.50(f).

Resolution No. 19548**Case No. 2015-000988CWP
Commission-Sponsored Interim Controls**

residents – add or change the net supply of housing for all income levels and types of tenure.

4. **Affordable Housing Production:** Provide information about whether additional affordable housing could be provided on the site, through the availability of public financing or financial incentives, or through use of the State Density Bonus Law, Government Code Section 65915 or other applicable affordable housing incentive program to provide an economic incentive or financial support for additional affordable units on the site.
5. **Housing Preservation:** Provide information about existing housing on the project site in terms of occupancy types, relative affordability, adaptability, rent-control and other tenant-features.
6. **Tenant Displacement:** Provide information about whether the Rent Board has recorded a history of evictions or buyouts on the property and information on Ellis Act and Owner Move-In (OMI) evictions within a quarter mile from the project.
7. **Additional Information for Displacement, Demolition or Conversion of Certain Uses.** If the project would displace, demolish or convert Assembly, Recreation, Arts and Entertainment, Light Manufacturing, Auto Repair, Trade Shops or Institutional uses² in any zoning district in making its Conditional Use Authorization Application, the application shall include the following analysis:
 - (a) **Relocation assistance in non-PDR zoning districts:** In zoning districts other than PDR districts, provide information about the existing or last-known Assembly, Recreation, Entertainment, PDR or Institutional tenants, for the last-known tenant the information required would be limited to uses that have been operating within three (3) years prior to the entitlement date of the project, and disclose whether the tenant has relocated or relocation benefits have been or will be provided.
 - (b) **Businesses and Community Building-Uses.** If the existing Assembly, Recreation, Entertainment, PDR or Institutional tenants have not been relocated or offered relocation benefits then the applicant shall provide information regarding potential impacts to the community and benefits of the project as described below:

² As defined for each use respectively in the Planning Code: Arts Activity Section 102, Amusement Arcade 790.4 and 890.4, Movie Theater 102, 790.64 and 890.64, Community Facility 102, 790.50, 890.50; Auto Repair 890.15 and 790.15; Child Care Facility 102, 790.50, 790.51, 890.50 (b); Entertainment General & Other 102, 790.4, 890.4, 790.38, 890.37; Light Manufacturing 890.54(a); Nighttime Entertainment, 102, 790.38, 890.37; Recreation Building 843.62; Educational Services 790.50 (c) and 890.50(c), Religious Institution or Facility 102, 790.50(d), 890.50(a&d); Entertainment, other 890.37; Entertainment, General, 102; Entertainment, Arts and Recreation Uses, 102; Trade Shops 890.124 and 790.124; and Institution, other (Job Training) 890.50(f).

Resolution No. 19548**Case No. 2015-000988CWP
Commission-Sponsored Interim Controls**

(c) **Jobs & Economic Profile.** An analysis of the economic and fiscal impact of the proposed project. Towards this end, the application shall include an analysis of the loss of the existing use compared to the benefit of the proposed use, including an estimate, if known, of permanent job creation and/or job retention in the community of the proposed use compared to the existing use and associated wages and benefits for both;

(d) **Available Space in the Mission.** Discuss whether sufficient vacant space for the use type being demolished or removed exists in the neighborhood; and

(e) **Affordability of Community-Building Uses.** Provide an assessment of the affordability of community-building uses. Community-building uses shall include but not be limited to arts, nonprofit services and childcare uses. This assessment should discuss the nature of the community-building uses, the affordability of the uses and the amount of space provided for such uses on the existing site compared to similar uses associated with the proposed project, if any.

(f) **Non-Residential Displacement.** Discuss existing businesses or non-profit organizations that will not be retained in the proposed project, or offered an opportunity to lease space in the proposed project, in terms of length of lease, number of employees, whether the use is minority owned and a non-restaurant or bar use, and if a business is retail whether that business is formula retail. Discuss whether a commercial tenant has been displaced through rent increases or lack of lease renewal in the last 12 months.

V. ANALYSIS REQUIRED & STAFF REVIEW. The information required above shall be based upon independent study by a qualified professional. Studies that have been completed within 18 months from the date of the project's scheduled hearing at the Planning Commission and that are specific to San Francisco and Mission District conditions are preferable. Existing studies that may be used include but shall not be limited to "Potential Effects of Limiting Market-Rate Housing in the Mission" by the San Francisco Office of Economic Analysis, the "Housing Inventory," "Displacement in the Mission District" by the Budget and Legislative Analyst's Office or other publications by the San Francisco Planning Department or publications that are part of the "The Urban Displacement Project" a research and action initiative of UC Berkeley in collaboration with researchers at UCLA, community based organizations, regional planning agencies and the State of California's Air Resources Board.

Planning Department staff shall review the information provided by the applicant as described above and provide an assessment of the information. The Commission shall consider the staff analysis, where appropriate for the underlying entitlement. Specifically, for Large Project Authorizations subject to Section 329, Planning Department staff should use this information in the evaluation of Section 329(c)(9) and for a Conditional Use authorization, in the evaluation of Section 303(c).

Resolution No. 19548**Case No. 2015-000988CWP
Commission-Sponsored Interim Controls****VI. PRE-APPLICATION MEETINGS.**

The Planning Director will encourage staff to attend required pre-application meetings, especially for large projects, in the area to review proposals early in the process and listen to comments made by the public about the project early on.

VII. EFFECTIVE DATE.

These Interim Controls shall apply to all projects that have not received a required entitlement or approval from the Planning Department, Zoning Administrator, or Planning Commission by January 14, 2016.

VIII. STAFF REPORT

The Planning Commission directs staff to follow up on the San Francisco Board Budget and Legislative Analyst's May 29, 2015 Report and, working with the Mayor's Office of Housing and Community Development and other City agencies as necessary, provide an informational report to the Commission as to:

- A. Sites in the Interim Control area available for the development of 40 or more affordable units;
- B. Whether any available sites could potentially be subdivided to produce a site for market rate housing and a site suitable for 100% affordable housing production;
- C. Whether financing would be available to fund developments of 100% affordable housing on sites in the Interim Control area in the near or mid-term; and
- D. Any other strategies for the City to develop, incentivize or facilitate the development of affordable housing projects in the Interim Control Area.

APPROVED AS TO FORM:

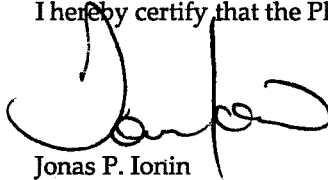
DENNIS J. HERRERA, City Attorney

By: 

KATE H. STACY

Deputy City Attorney

I hereby certify that the Planning Commission ADOPTED the foregoing Resolution on January 14, 2016.


Jonas P. Iorin

Commission Secretary

Resolution No. 19548

**Case No. 2015-000988CWP
Commission-Sponsored Interim Controls**

AYES: Antonini, Hillis, Johnson, Moore, Wu, Richards, Fong

NOES: None

ABSENT: None

Exhibit A: Map of Mission 2016 Interim Controls Area

Division St

Potrero Ave

Mission St

Cesar Chavez St



Interim Control

N

0.5 Mile