



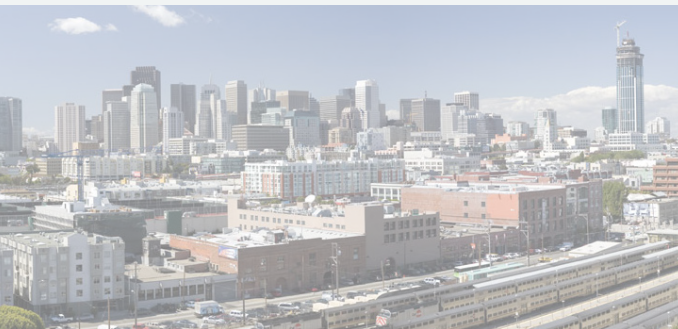
# CENTRAL SOMA

## PLAN & IMPLEMENTATION STRATEGY

Adoption Hearing – Planning Commission – May 10, 2018

# TODAY'S ACTIONS

1. Certification of the Final EIR
2. Adoption of CEQA Findings
3. Adoption of Amendments to the General Plan
4. Adoption of Amendments to the Planning Code and Legislative Code
5. Adoption of Amendments to the Zoning Map
6. Adoption of the Implementation Program
7. Adoption of the Housing Sustainability District



CEQA

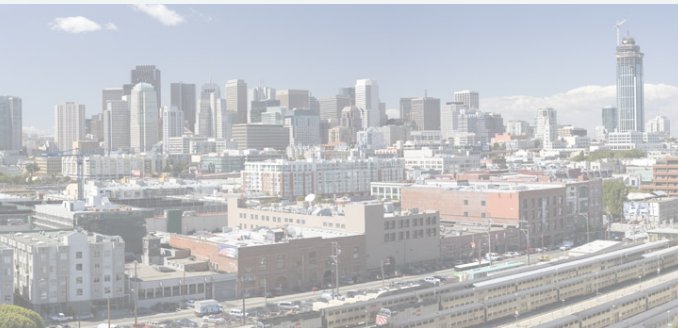
# Certification of the Final Environmental Impact Report



# CEQA FINDINGS AND MMRP

## Case Packet Content:

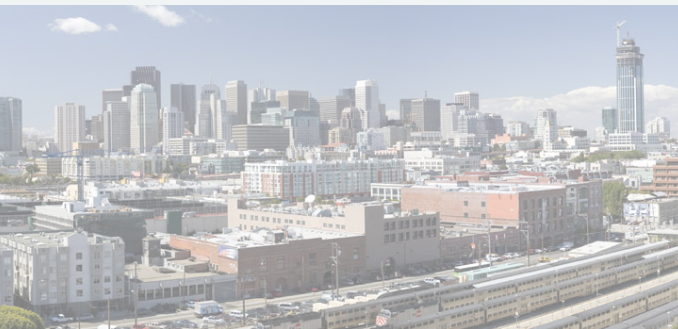
- Case Report
- Draft Resolution to Adopt
- CEQA Findings
- Mitigation Monitoring and Reporting Program



# GENERAL PLAN AMENDMENTS

## Case Packet Content:

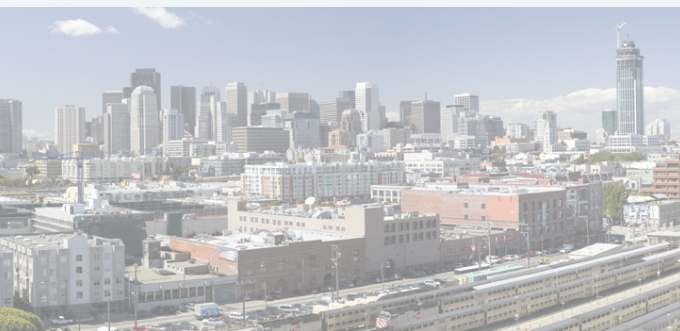
- Case Report
- Draft Resolution to Adopt
- Draft Ordinance
  - » Central SoMa Plan
  - » Amendments to the East SoMa Plan and Western SoMa Plan
  - » Amendments to other sections
- Changes since Introduction



# PLANNING CODE AND ADMINISTRATIVE CODE AMENDMENTS

## Case Packet Content:

- Case Report
- Draft Resolution to Adopt
- Draft Ordinance
- “Summary of Amendments”
- Changes since Introduction
- “Issues for Consideration”



# PLANNING CODE - RECOMMENDED MODIFICATIONS

## LAND USE AND ZONING

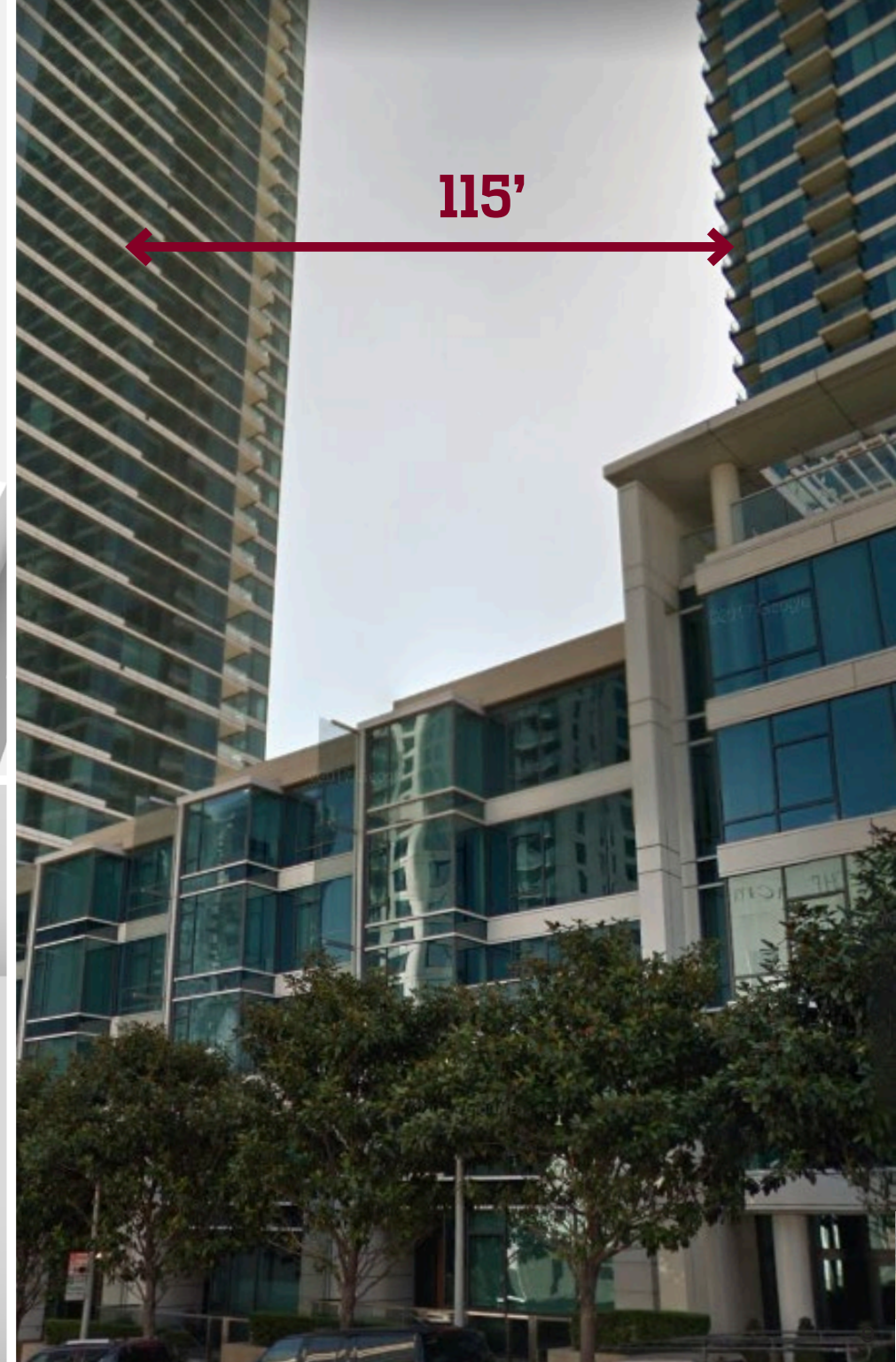
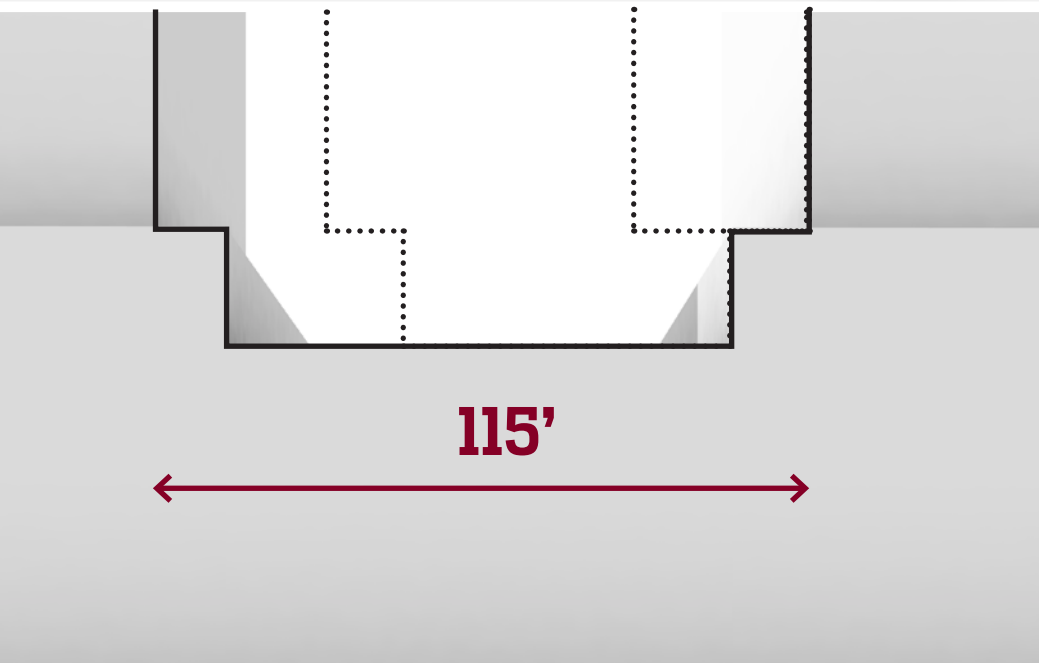
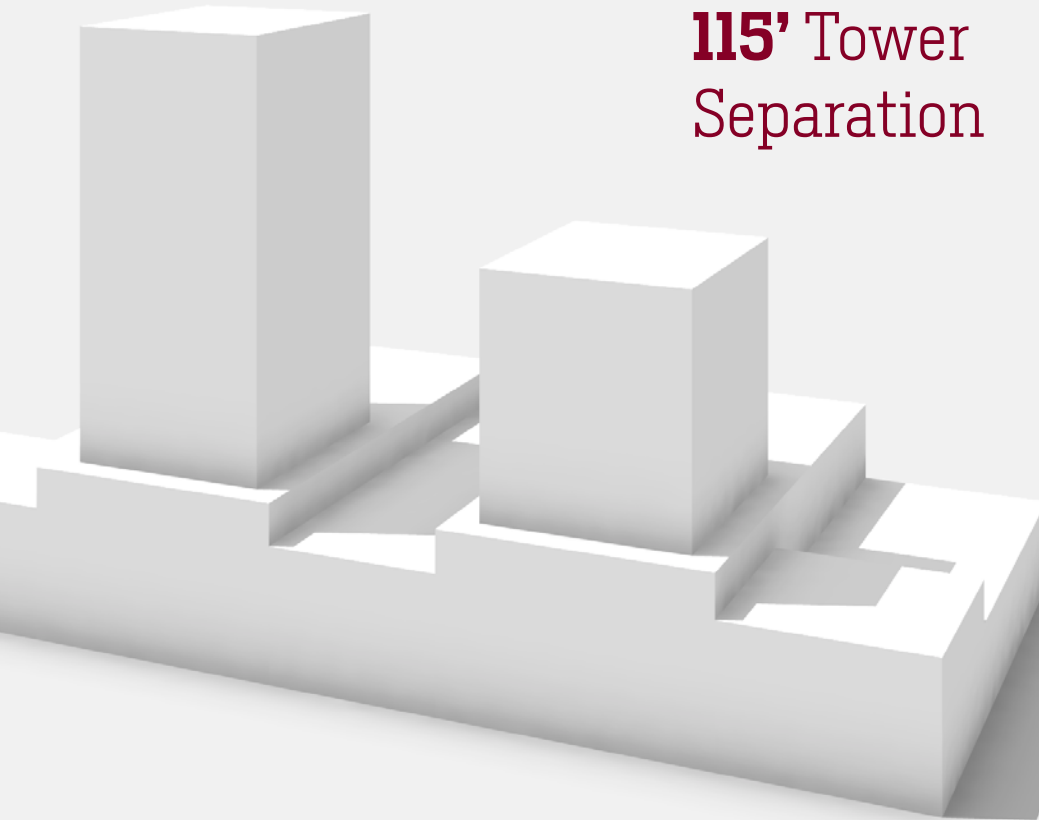
Section	Change	Rationale
<b>249.78(c)(5)(B)</b>	Expand the uses allowed to fulfill the PDR requirements of large office projects to also include nonprofit community services, city-owned public facilities, and Legacy Businesses	Like PDR, these uses are beneficial to the community and can only pay limited rent

## PLANNING CODE - RECOMMENDED MODIFICATIONS

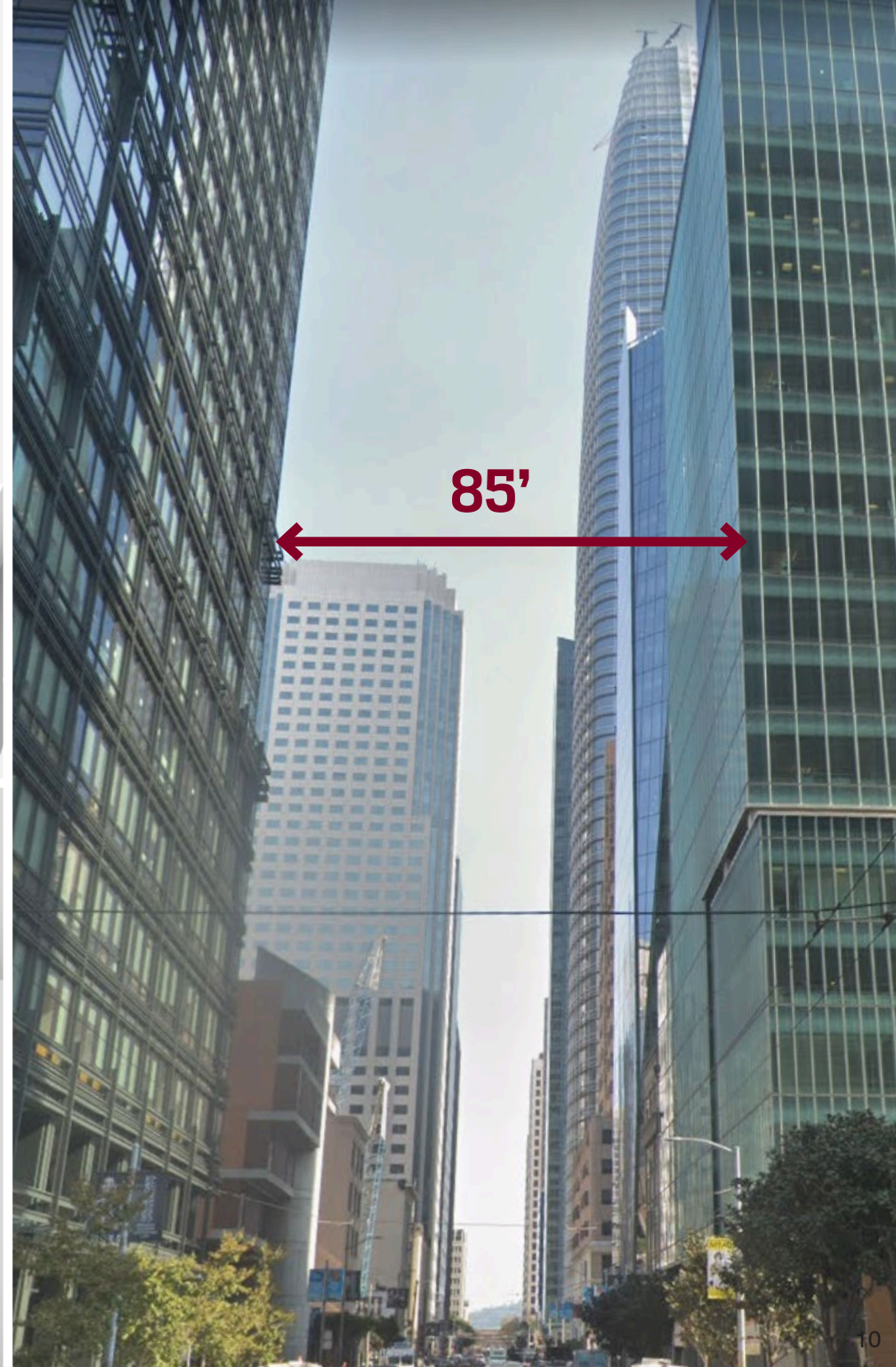
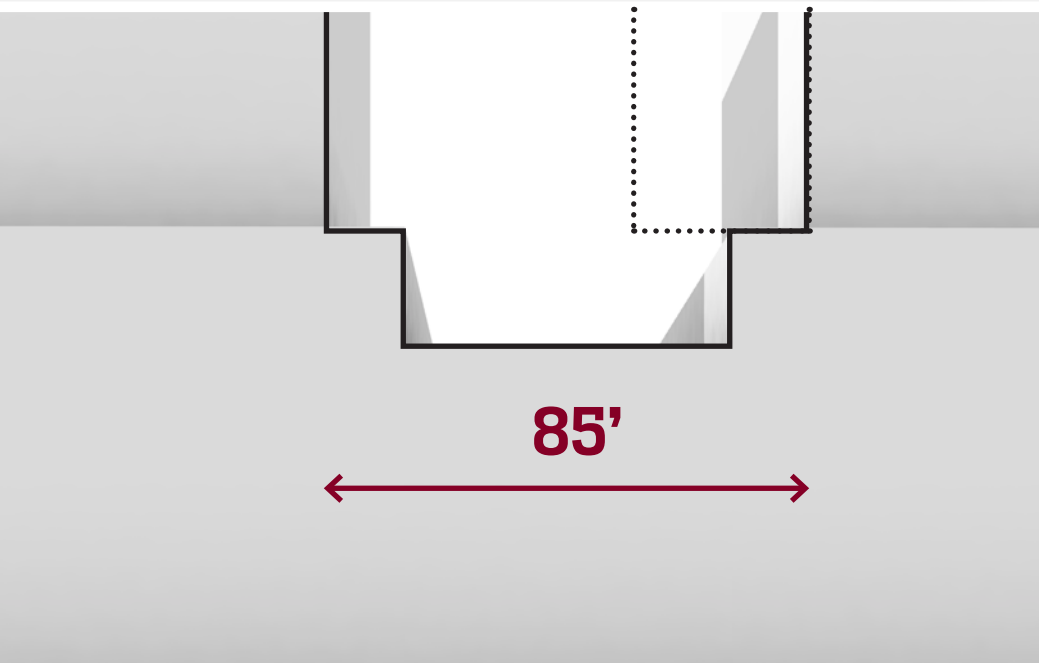
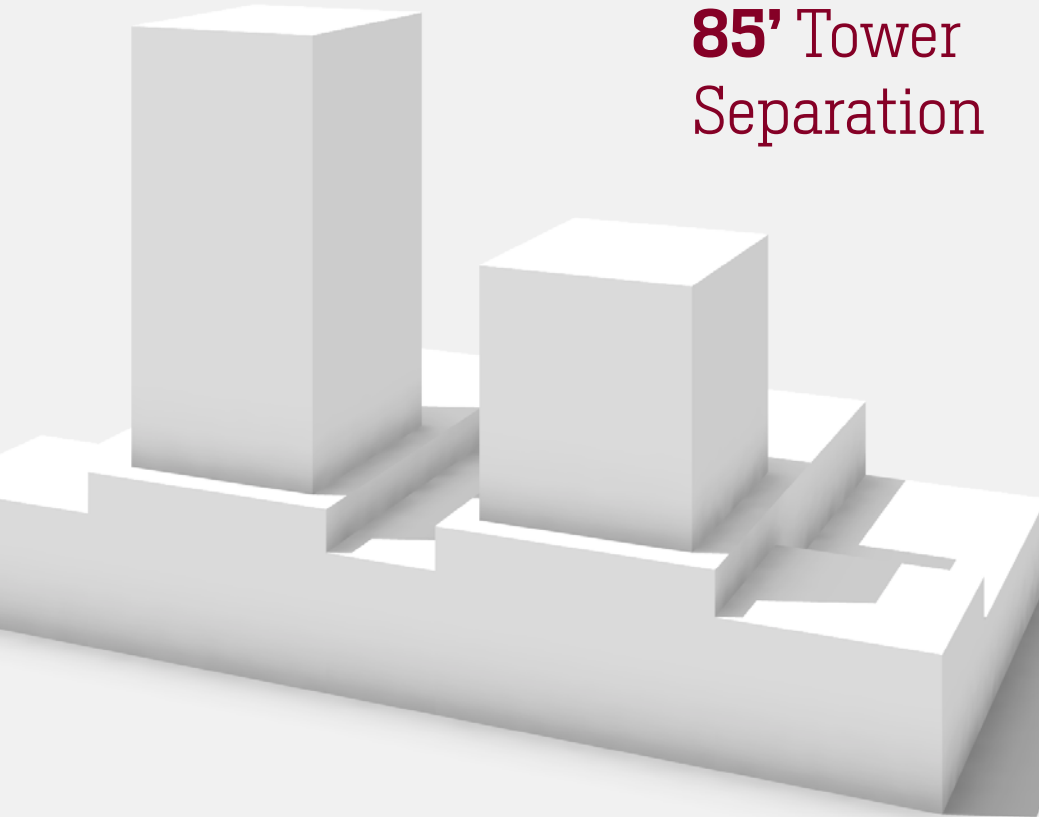
### PHYSICAL CHARACTER

Section	Change	Rationale
<b>848</b>	Cross-reference the residential lot coverage requirements in 249.78	Non-substantive amendment but not included in the Case Report
<b>329(e)(3)(B)</b>	Limit certain exceptions to specific Key Development Sites	Certain exceptions should be tailored to Key Development Sites, and not be broadly applicable to all the Key Sites.
<b>329(e)(2)</b>	Add Block 3786 Lot 322 as a Key Site	This site has the potential to build additional public amenities (e.g., the Bluxome Linear Park) but would require additional exceptions to do so.

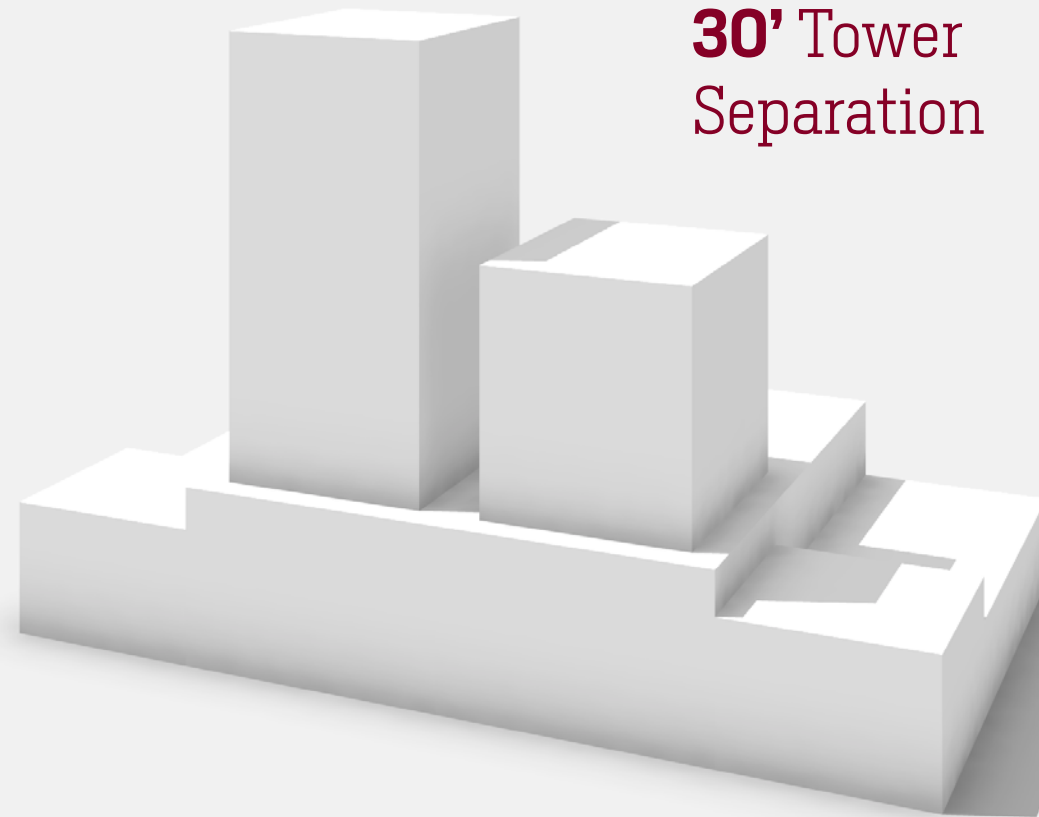
**115'** Tower  
Separation



**85'** Tower  
Separation



**30'** Tower  
Separation



**30'**  
↔



## PLANNING CODE - RECOMMENDED MODIFICATIONS

### PHYSICAL CHARACTER (CONT.)

Section	Change	Rationale
<b>140(a)</b>	<p>1) Allow units above 85' in height to meet exposure requirements if they are 15' back from the property line;</p> <p>2) allow 10% of units at or below 85' to have an exposure of 15'x15' instead of 25'x25'; and</p> <p>3) do not require the increase in setback at every horizontal dimension that increases of 5' at each subsequent floor</p>	<p>These changes would make a rule of commonly granted exceptions.</p>

## PLANNING CODE - RECOMMENDED MODIFICATIONS

### PARKING, LOADING, AND TDM

Section	Change	Rationale
<b>155(u)</b>	Require a Passenger Loading Plan.	The Passenger Loading Plan would help minimize the impact of passenger drop-offs, particularly on high injury corridors.
<b>169.3</b>	Amend the TDM language to require projects that submitted applications before September 4, 2016 to meet 75% of the TDM requirements.	Projects have been substantially planned and designed based on grandfathering of the TDM Ordinance. This requires them to comply with some, but not all of the grandfathering provisions.

# PLANNING CODE - RECOMMENDED MODIFICATIONS

## EXACTIONS

Section	Change	Rationale
<b>434</b>	<p>Add the CFD applicability language. The CFD would be applicable to projects that</p> <ul style="list-style-type: none"> <li>(1) Exceed 40,000 gross square feet,</li> <li>(2) Are in Central SoMa Res Tiers B &amp; C and Non-Res Tier C, and</li> <li>(3) Sqft proposed &gt; Sqft allowed without Plan.</li> </ul>	<p>Always expected, just trailed.</p> <p>Notes:</p> <ul style="list-style-type: none"> <li>1) CFD rates live in “Public Benefits Program”</li> <li>2) CFD creation subject to separate Board actions (expected this summer)</li> </ul>

## PLANNING CODE - RECOMMENDED MODIFICATIONS

### EXACTIONS (CONT.)

Section	Change	Rationale
<b>406</b>	Add fee waiver from TSF and Central SoMa Fee to allow for developments on Block 3777 that provide public parks.	Waiver facilitates timely and cost-effective construction of the proposed one-acre park on the block between 4th, 5th, Bryant, and Brannan Streets.
<b>411A</b>	Provide exception in Central SoMa from the Transportation Sustainability Fee (TSF) increase for proposed in Board File No. 180117.	The Central SoMa Plan's public benefits package is structured to maximize feasible contribution, and the addition of fee may render some projects infeasible.

## PLANNING CODE - RECOMMENDED MODIFICATIONS

### PROCESS

Section	Change	Rationale
<b>Admin 10E.2</b>	Split the ENCAC into two - including one for the three SoMa Area Plan (East, Central, and Western).	The Eastern Neighborhoods CAC has proven to be an unwieldy size for administering its oversight responsibilities.

# PLANNING CODE - RECOMMENDED MODIFICATIONS

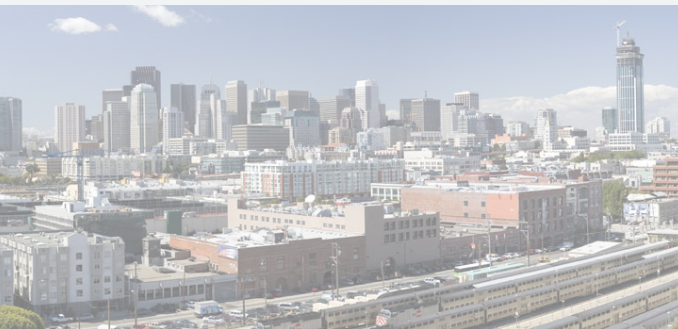
## PROCESS (CONT.)

Section	Change	Rationale
<b>Commission Policy</b>	<p>“All non-residential development over 25,000 sq ft, shall provide a Community Good Jobs Employment Plan (“Plan”) for public review and comment prior to consideration of project approval by the Planning Commission. The Plan must detail the project’s strategy for providing permanent jobs within the future development for South of Market residents, especially disadvantaged persons, at good living wages with benefits. The Plan must detail how this strategy would be implemented, including how it would engage concerned community, civic, and labor organizations.”</p>	<p>Per Policy 3.1.3, the Plan supports good jobs in the Plan Area, yet the Department and Commission have very limited tools to facilitate this. At the request of labor, this policy would at large non-residential developments on record for their strategy.</p>

# ZONING MAP AMENDMENTS

## Case Packet Content:

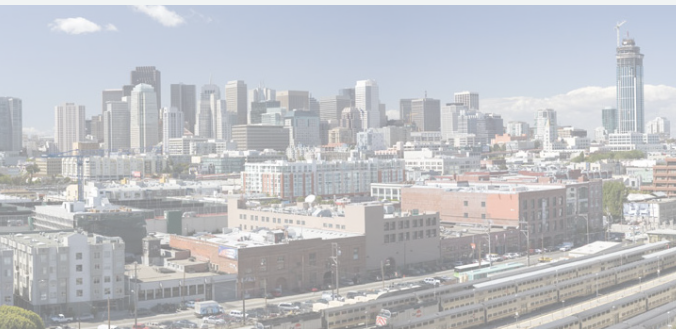
- Case Report
- Draft Resolution to Adopt
- Draft Ordinance
- Changes since Introduction
- “Issues for Consideration”



# IMPLEMENTATION

## Case Packet Content:

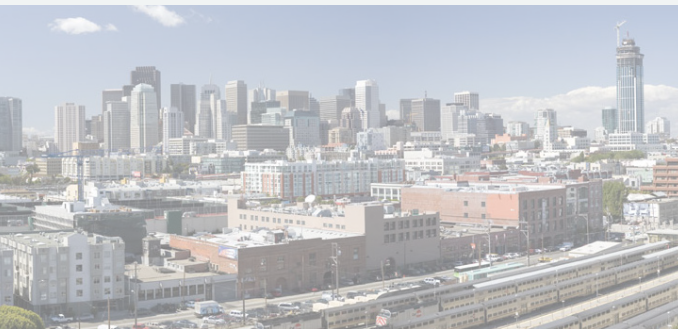
- Case Report
- Draft Resolution to Adopt
- Implementation Program
  - » Implementation Matrix
  - » Public Benefits Program
  - » Guide to Urban Design
  - » Key Development Sites Guidelines
  - » Key Streets Guidelines
- Changes since Introduction
- “Issues for Consideration”



# HOUSING SUSTAINABILITY DISTRICT

## CONTENTS:

- Case Report
- Draft Resolution to Adopt
- Draft Ordinance



# HOUSING SUSTAINABILITY DISTRICT

## CENTRAL SOMA HOUSING SUSTAINABILITY DISTRICT

- Meet all requirements of AB73
- Qualify SF for 'zoning incentive payments' from State
- Local eligibility criteria and procedures



# HOUSING SUSTAINABILITY DISTRICT

## COMPLY WITH AB73 PROJECT ELIGIBILITY REQUIREMENTS

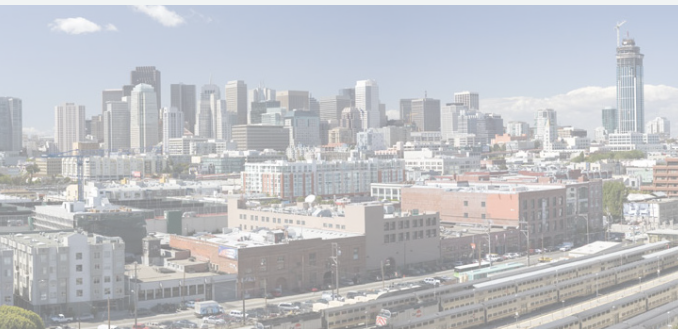
- **10% on-site units affordable to lower-income households**
- **Meet wage and labor standards**
  - » Pay prevailing wages (projects <75 units)
  - » Use skilled and trained workforce (projects 75+ units)



# HOUSING SUSTAINABILITY DISTRICT

## ESTABLISH LOCAL PROJECT ELIGIBILITY REQUIREMENTS

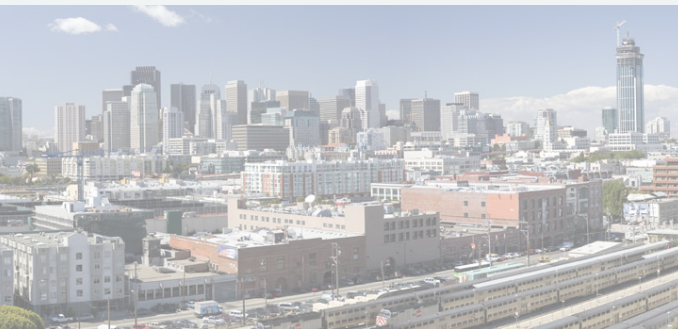
- Mixed-income projects over 160 ft not eligible
- Article 10 or 11 properties not eligible
- Properties containing existing units not eligible



# HOUSING SUSTAINABILITY DISTRICT

## ESTABLISH LOCAL APPROVAL PROCESS

- Create Sec. 343
- Ministerial approval of qualifying projects
- Decision within 120 days of complete application



# HOUSING SUSTAINABILITY DISTRICT

## ESTABLISH LOCAL APPROVAL PROCESS

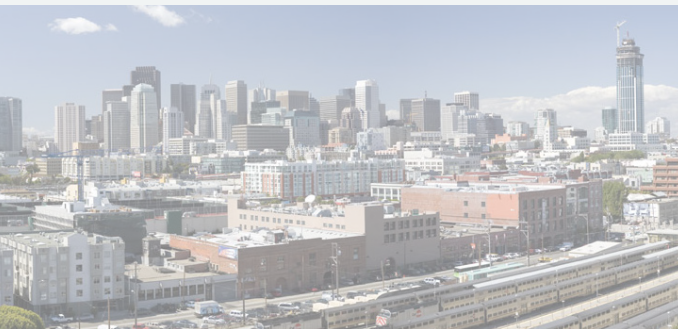
- Compliance with Central SoMa EIR Mitigation Measures
- Design review: UDGs and Central SoMa Guide to Urban Design
- Informational public hearing required
- Progress requirement



# HOUSING SUSTAINABILITY DISTRICT

## THEMES FOR DISCUSSION AND POSSIBLE AMENDMENTS:

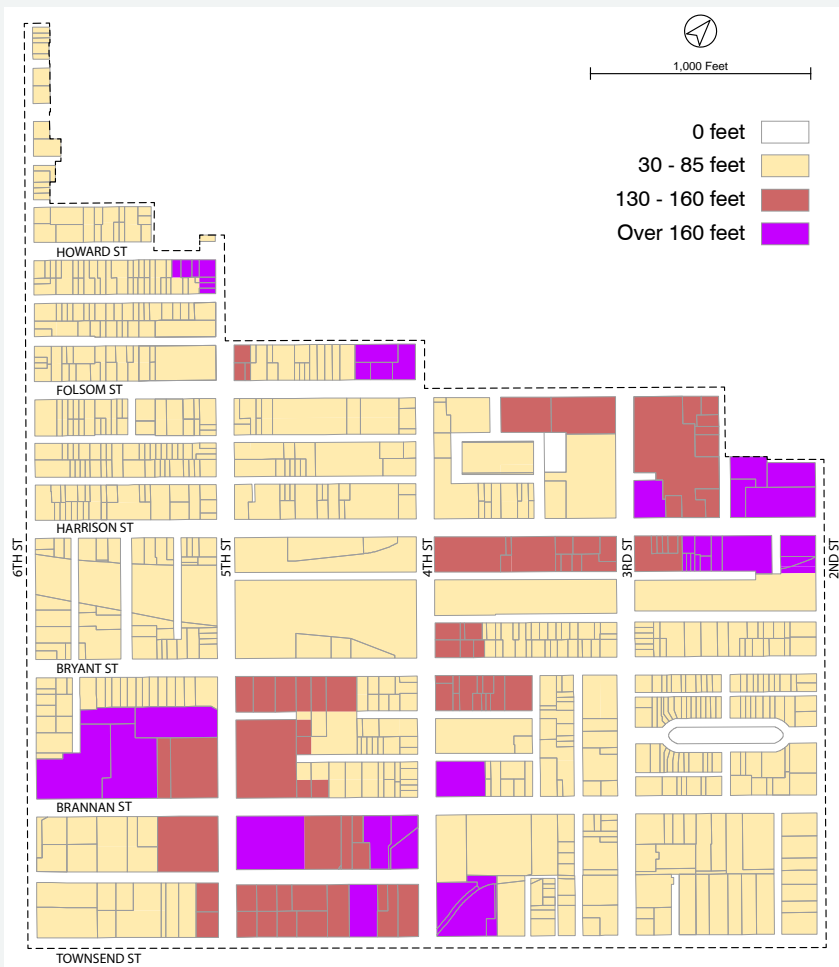
- **Local eligibility requirements**
  - » 160 ft height limit for mixed-income projects
- **Process**
  - » Progress requirement
  - » Delegation of approval authority



# HOUSING SUSTAINABILITY DISTRICT

- Local eligibility requirement - height

## *Proposed Height Limits*



# HOUSING SUSTAINABILITY DISTRICT

- **Progress Requirement**

- » Trigger: obtain first site or building permit within 36 months
- » “obtained” vs. “applied for”
- » Period of extension of approvals for “good faith” projects
- » 12, 24 or 36 months



## HOUSING SUSTAINABILITY DISTRICT

- **Delegate approval and review authority to Department**
  - » Clarifying amendment

**THANKS**

**STEVE WERTHEIM**

**415.558.6612**

**STEVE.WERTHEIM@SFGOV.ORG**

**PAOLO IKEZOE**

**415.575.9137**

**PAOLO.IKEZOE@SFGOV.ORG**