



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Resolution 18966

HEARING DATE: SEPTEMBER 19, 2013

*Project Name:* **Planning Code and Zoning Map Amendments relating to creation of a Japantown Neighborhood Commercial District**

*Case Number:* 2013.0735TZ

*Initiated by:* Planning Department

*Staff Contact:* Steve Wertheim, Citywide Planning  
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*Reviewed by:* Joshua Switzky, Acting Chief of Citywide Planning  
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*Recommendation:* **Approval**

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### INITIATING AMENDMENTS TO THE ZONING MAP AND PLANNING CODE TO CREATE A JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT.

#### PREAMBLE

WHEREAS, on September 19, 2013 the Planning Commission has adopted Resolution No. \_\_\_\_ in support of the Japantown Cultural Heritage and Economic Sustainability Strategy (JCHESS); and

WHEREAS, the JCHESS includes a number of recommendations intended to fulfill the vision that Japantown will thrive as a culturally rich, authentic, and economically vibrant neighborhood, which will serve as the cultural heart of the Japanese and Japanese American communities for generations to come; and

WHEREAS, one of the recommendations of the JCHESS is to create a Japantown Neighborhood Commercial District (NCD) to help reflect the particular characteristics of the neighborhood and community goals; and

WHEREAS, staff has drafted an ordinance amending the Planning Code to create the proposed Japantown NCD ("the Ordinance"), created in collaboration with the Japantown community and as a first step in fulfilling the recommendation and vision of the JCHESS; and

WHEREAS, the proposed Japantown NCD controls are designed to encourage and promote development that enhances the walkable, commercial character of this area and to support its local and regional role. New commercial development is required on the ground floor and permitted above. Most neighborhood- and visitor-serving businesses are strongly encouraged, including eating, drinking, and retail uses. Less active commercial uses are encouraged above the ground floor, along with housing and institutional uses.

WHEREAS, the proposed Ordinance will need review under the California Environmental Quality Act, (“CEQA”) Public Resources Code section 21000 et. seq., and review for consistency with the San Francisco General Plan and the Priority Policies in Planning Code Section 101.1(b), prior to any possible approval by the Commission; and

WHEREAS, the Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting to consider the Resolution of Intent to Initiate the proposed Ordinance as required by Planning Code Section 302(b), on September 19, 2013; and

WHEREAS, the Commission has reviewed the Resolution of Intent to initiate the proposed Ordinance, and 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, the 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 now therefore be it:

**MOVED**, that pursuant to Planning Code Section 302(b), the Planning Commission Adopts a Resolution of Intent to Initiate amendments to the Planning Code and Zoning Map.

**AND BE IT FURTHER MOVED**, That pursuant to Planning Code Section 306.3, the Planning Commission authorizes staff to initiate review of the proposed Ordinance under the California Environmental Quality Act, and, after appropriate CEQA review, and authorizes the Department to provide appropriate notice for a public hearing to consider the above referenced Planning Code and Zoning Map amendments contained in the draft ordinance, approved as to form by the City Attorney in **Exhibit A**, to be considered at a publicly noticed hearing on or after October 17, 2013.

I hereby certify that the foregoing Resolution was **ADOPTED** by the San Francisco Planning Commission on September 19, 2013.

Jonas P. Ionin  
Acting Commission Secretary

AYES: Fong, Antonini, Borden, Hillis, Moore, Sugaya, Wu

NOES:

ABSENT: