

## Exhibit III-2 Planning Code Amendments Resolution

SAN FRANCISCO

PLANNING COMMISSION

RESOLUTION NO. 17586

**WHEREAS**, Section 4.105 of the Charter of the City and County of San Francisco provides to the Planning Commission the opportunity to periodically recommend amendments to the Planning Code to the Board of Supervisors; and

As a means to implement both the goals of the General Plan that are specific to the Eastern Neighborhoods Area Plans, and the citywide effort to encourage new housing at appropriate locations affordable to a range of city residents while preserving sufficient land for necessary production, distribution and repair (PDR) businesses and activities, the Department is proposing Planning Code amendments that would apply new districts and standards and district revisions.

The Planning Code governs permitted land uses and planning standards in the area. Thus, conforming amendments to the Planning Code are required in order to implement the Eastern Neighborhoods Area Plans and in order for development to proceed in the areas consistent with the Plans.

The proposed Planning Code amendments contain proposals for changes to standards from those currently established by the Planning Code; including but not limited to those for land use, height and bulk, building design, density, open space, and parking. Proposed Planning Code text and map amendments will: a) establish 13 new zoning districts; b) amend the South Park District; RTO District, NCT Districts, Downtown Residential Districts, and PDR Districts; c) update height and bulk districts; and d) make related revisions to the Planning Code necessary to implement the General Plan as proposed to be amended and make related Planning Code Amendments pursuant to the Eastern Neighborhoods Area Plans.

The proposed new districts would include:

1. PDR-1-General (PDR-1-G)
2. PDR-1-Design (PDR-1-D)
3. Life Science and Medical Special Use District
4. Innovative Industries Incubator Special Use District
5. Mission Street Neighborhood Commercial Transit District (Mission Street NCT)
6. Valencia Street Neighborhood Commercial Transit District (Valencia Street NCT)
7. Small Scale Neighborhood Commercial Transit District (NCT-2)

8. SoMa Neighborhood Commercial Transit District (SoMa NCT)
9. South Beach Downtown Residential (SB-DTR)
10. Mixed Use-General (MUG)
11. Mixed Use-Residential (MUR)
12. Mixed Use-Office (MUO)
13. Urban Mixed Use (UMU)

The draft ordinance, attached hereto as Exhibit III-2, has been drafted in order to revise the Planning Code necessary to implement the Eastern Neighborhoods Area Plans, including adding Sections 102.29, 102.30, 145.4, 145.5, 157.1, 175.6, 207.8, 210.9, 210.10, 219.1, 222.1, 249.36, 249.37, 263.21, 270.1, 270.2, 309.2, 319, 327, 342, 734.1, 735.1, 736.1, 802.3, 802.4, 802.5, 802.6, 803.8, 803.9, 829, 840, 841, 842, 843, 890.52, 890.53, Appendix I to Article 10, and Appendix L to Article 10 and by amending Planning Code Sections 102.5, 102.9, 121.1, 121.2, 121.5, 124, 132, 134, 135, 135.3, 136, 136.1, 136.2, 140, 141, 142, 143, 144, 145.1, 145.4, 147, 150, 151.1, 152, 152.1, 153, 154, 155, 161, 163, 166, 167, 175.6, 181, 182, 201, 202, 204, 204.4, 205, 205.1, 205.3, 206, 207.4, 207.5, 207.6, 208, 209.7, 210, 210.8, 210.11, 215, 216, 217, 218, 218.1, 219, 220, 221, 222, 223, 224, 225, 226, 227, 231, 233, 234.2, 260, 261.1, 263.19, 270, 304, 305, 306.2, 307, 309.1, 311, 316, 603, 607, 607.1, 607.2, 608.1, 702.1, 703.2, 726.1, 801.1, 802.1, 803, 803.3, 803.4, 803.5, 803.6, 809, 813, 814, 815, 816, 817, 818, 820, 822, 825, 825.1, 827, 890.54, 890.70, and 890.111 to implement the Eastern Neighborhoods Area. The City Attorney's Office has reviewed the draft ordinance and approved it as to form.

In related actions, the Department is proposing amendments to the Zoning Map and to the General Plan, which include adding four new area plans, the East South of Market, Central Waterfront, Mission and Showplace Square / Potrero Hill Area Plans, and making related amendments to the Commerce and Industry, Recreation and Open Space, the South of Market Area Plan, the Northeastern Waterfront Area Plan, the Central Waterfront Area Plan and the Land Use Index to implement the four Eastern Neighborhoods Plans.

The Planning Commission finds that the Eastern Neighborhoods Planning Code Amendments are, on balance, in conformity with the General Plan and the eight Priority Policies of Planning Code Section 101.1 and with the General Plan as proposed to be amended for the reasons set forth in Planning Commission Resolution No. 17585 of Intention to Initiate Amendments to the General Plan, which accompanies this Motion, and incorporates said findings herein by reference.

**NOW, THEREFORE BE IT RESOLVED**, That pursuant to Planning Code Section 302 (b), the Planning Commission Adopts a Resolution of Intention to Initiate amendments to the Planning Code.

**AND BE IT FURTHER RESOLVED**, That pursuant to Planning Code Section 306.3, the Planning Commission authorizes the Department to provide appropriate

Case No. 2004.0160I  
Resolution of Intent to Initiate Planning  
Code Amendments Pursuant to the  
Eastern Neighborhoods Area Plans

notice for a public hearing to consider the above referenced Planning Code amendments contained in an ordinance approved as to form by the City Attorney hereto attached as **Exhibit III-3** to be considered at a publicly noticed hearing on or after 5/15/2008.

I hereby certify that the foregoing Resolution was ADOPTED by the City Planning Commission on April 17, 2008.

Linda Avery  
Commission Secretary

AYES: Antonini, Lee, Lee, Olague, Sugaya.

NAYES: NONE

ABSENT: Moore

ADOPTED: April 17, 2008