

Exhibit IV-2 Zoning Map Amendments Resolution

SAN FRANCISCO

PLANNING COMMISSION

RESOLUTION NO. 17587

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 proposed amendments to the Zoning Maps; and

The San Francisco Planning Department is seeking to implement the four Eastern Neighborhoods Area Plans, comprised of the East South of Market, Mission, Central Waterfront and Showplace Square/Potrero Hill Area Plans, which seek to reduce land use conflicts between industry and other competing uses such as office and housing in areas designated as Production, Distribution and Repair (PDR), retain existing jobs in the area, and encourage diverse and affordable housing, mixed-used areas, and complete neighborhoods.

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 Zoning Maps amendments that would apply new districts and district revisions as outlined in the proposed Mission, Showplace Square/Potrero Hill, Central Waterfront and East SoMa Area Plans, and related proposed Planning Code Amendments. These changes correspond to a number of conforming amendments to Sectional Sectional Maps ZN01, ZN07 and ZN08; maps HT01, HT07, and HT08; and Map SU08 of the Zoning Maps of the City and County of San Francisco. The amendments would include changes to permitted land use and height and bulk controls, reclassifying properties into newly created districts throughout the Planning Areas.

The Zoning Map governs land use and height and bulk permitted in the areas and a number of changes are proposed. Thus, conforming amendments to the Zoning Map would be required in order for development to proceed in the area consistent with the Eastern Neighborhoods Area Plans of the General Plan.

The proposed Zoning Maps amendments specify the application of Planning Code amendments to specific parcels. These 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, open space, density, residential demolition and parking.

The Proposed Zoning Map Amendments would include:

- Shifting some RH and RM zoned parcels in the Mission to the already existing RTO district
- Changes to the height and bulk sectional maps.
- 13 new zoning districts as listed below
 1. PDR-1-General
 2. PDR-1-Design
 3. Life Science and Medical Special Use District
 4. Innovative Industries Special Use District
 5. Valencia Street NCT
 6. Small Scale Neighborhood Commercial District (NCT-2)
 7. SoMa NCT
 8. South Beach Downtown Residential (SB-DTR)
 9. Mixed Use-General (MUG)
 10. Mixed Use-Residential (MUR)
 11. Mixed Use-Office (MUO)
 12. Urban Mixed Use (UMU)
 13. Mission NCT

The proposed zoning map changes to land use and height and bulk districts are included in a draft Ordinance, attached hereto as **Exhibit IV-3**. 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 Planning Code 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 will consider certification of the Eastern Neighborhoods Environmental Impact Report on or after May 15, 2008 prior to considering relevant amendments to the General Plan, Planning Code and the Zoning Map. It will also consider adopting California Environmental Quality Act Findings at that hearing.

The Planning Commission will consider finding that the Eastern Neighborhoods Zoning Map 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. 17587 which accompanies this Resolution, 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 Zoning Map of the City and County of San Francisco, including amendments to Sectional Maps ZN01, ZN07 and ZN08; maps HT01, HT07, and HT08; and Map SU08

AND BE IT FURTHER RESOLVED, That pursuant to Planning Code Section 306.3, the Planning Commission authorizes the Department to provide appropriate notice for a public hearing to consider the above referenced Zoning Map amendments contained in an ordinance approved as to form by the City Attorney hereto attached as **Exhibit IV-3** to be considered at a publicly noticed hearing on or after May 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