



2018-018

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SAN FRANCISCO County Clerk

SAN FRANCISCO PLANNING DEPARTMENT

DEC 18, 2018

by: **MARIEDYNE L. ARGENTE**
Deputy County Clerk

Notice of Determination

Approval Date: December 12, 2018
Case No.: 2011.1356E
Project Title: **Central South of Market (SoMa) Plan**
Prior Zoning: Various Height and Bulk Districts
Revised Zoning: Various Height and Bulk Districts
Block/Lot: Various
Lot Size: Approximately 230 acres
Lead Agency: San Francisco Planning Department
Project Sponsor: Lisa Chen, San Francisco Planning Department, (415) 575-9124
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Staff Contact: Elizabeth White- (415) 575-6813
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DEC 18 2018
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 TO

To: County Clerk, City and County of San Francisco State of California
 City Hall Room 168 Office of Planning and Research
 1 Dr. Carlton B. Goodlett Place PO Box 3044
 San Francisco, CA 94102 Sacramento, CA 95812-3044

Pursuant to the California Environmental Quality Act (CEQA), the CEQA Guidelines adopted by the Secretary for the Natural Resources Agency, and San Francisco requirements, this Notice of Determination is transmitted to you for filing. At the end of the posting period, please return this notice to the staff contact with a notation of the period it was posted.

Attached fee:

\$66 filing fee AND \$3,168 EIR Fee

PROJECT DESCRIPTION:

The Planning Department developed the Central SoMa Plan as a comprehensive plan for the area surrounding much of the southern portion of the Central Subway transit line, a 1.7-mile extension of the Third Street light rail line that will link the Caltrain Depot at Fourth and King Streets to Chinatown and provide service within the South of Market ("SoMa") area. The Plan Area includes roughly 230 acres that comprise 17 city blocks, as well as the streets and thoroughfares that connect SoMa to adjacent neighborhoods: Downtown, Mission Bay, Rincon Hill, and the Mission District.

The Plan Area is bounded by Second Street on the east, Sixth Street on the west, Townsend Street on the south, and an irregular border to the north that generally jogs along Folsom, Howard, and Stevenson Streets and represents the border of the Downtown Plan Area. The project analyzed in the EIR includes street network changes throughout the Plan Area, including specific designs within, and in some cases beyond, the Plan Area for the following streets: Howard, Folsom, Harrison, Bryant, Brannan, Third, and Fourth Streets. In addition, open space improvements would occur within and outside of the Plan Area.

The Central SoMa Plan addresses a wide range of topics that include land use; transportation infrastructure; parks, open space, and recreation facilities; ecological sustainability; historic preservation; urban design and urban form; and financial programs and implementation mechanisms to fund public improvements.

The Plan seeks to encourage and accommodate housing and employment growth by: (1) removing land use restrictions to support a greater mix of uses while also emphasizing office uses in portions of the Plan Area; (2) amending height and bulk districts to allow for taller buildings; (3) modifying the system of streets and circulation within and adjacent to the Plan Area to meet the needs and goals of a dense, transit-oriented, mixed-use district; and (4) creating new, and improving existing, open spaces.

Plan policies include a call for public realm improvements, including planning for new open spaces; changes to the street and circulation system; policies to preserve neighborhood character and historic structures; and strategies that aim to improve public amenities and make the neighborhood more sustainable. The Plan also includes financial programs to support its public improvements through the implementation of new fees, in addition to taxes or assessments on subsequent development projects.

The project also includes the creation of a Housing Sustainability District within the Central SoMa Plan Area in accordance with Assembly Bill (AB) 73.

DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on December 12, 2018, which was the date that the Mayor signed the legislation implementing the Central SoMa Plan. A copy of the environmental review document for the project may be examined at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 in Case File No 2011.1356E. The approval actions for the Project are listed below.

Final approval actions by the City and County of San Francisco Board of Supervisors for the Central SoMa Plan (referenced by file number "File No.", which may be reviewed at the Board of Supervisors, City Hall, 1 Carlton B. Goodlett Place Room 244, San Francisco, CA, 94102):

1. **File No. 180622:** Establish the Central SoMa Special Tax District
2. **File No. 180623:** Incur Bonded Indebtness and Other Debt for the Central SoMa Special Tax District
3. **File No. 180185:** Amend Central SoMa Special Use District
4. **File No. 180612:** Amend the Administrative Code Special Tax Financing Law
5. **File No. 180490:** General Plan Amendments – Central South of Market Area Plan
6. **File No. 180184:** Administrative, Planning Codes – Central South of Market Area Plan
7. **File No. 180453:** Amend the Business and Tax Regulations, Planning Codes – Central South of Market Housing Sustainability District

Final and Related Approval Actions of City and County of San Francisco Planning Commission (referenced by Resolution Number "R No.):

1. **R No. 20183:** Adopt the Central SoMa Plan CEQA Findings

2. R No. 20184: Approve the General Plan Amendments, including the Central SoMa Plan
 3. R No. 20185: Recommend adoption of Central SoMa Plan with modifications of the Planning Code and Administrative Code
 4. R No. 20186: Approve the Central SoMa Plan Zoning Map Amendments
 5. R No. 20187: Recommend adoption of the Implementation Program
 6. R No. 20188: Recommend adoption of the Housing Sustainability District
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1. An Environmental Impact Report has been prepared and certified pursuant to the provisions of CEQA. It is available to the public and may be examined at the Planning Department at the above address.
 2. A determination has been made that the project in its approved form will have a significant effect on the environment; a statement of overriding considerations was adopted; and findings were made pursuant to CEQA Guidelines sections 15091 and 15093.
 3. Mitigation measures were made a condition of project approval and a Mitigation, Monitoring, and Reporting Plan was adopted.

John Rahaim
Planning Director



By Lisa Gibson
Environmental Review Officer

cc: Lisa Chen, San Francisco Planning Department
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