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TO: Members, Eastern Neighborhoods Community Health Impact Assessment
FR: Dean Macris, Director of Planning
RE: Eastern Neighborhoods, proposed plan for public participation
STAFF CONTACT: Sue Exline (558-6332)
REVIEWED BY: Amit K. Ghosh, Chief of Comprehensive Planning

This memo is a brief summary of the Eastern Neighborhoods Community Planning process. Please let us know if you have any questions about the history or the upcoming workshops. The upcoming workshops are scheduled as follows:

- February 8 – East SoMa, 6-8pm at the SoMa Rec Center
- February 15 – Mission, 6-8pm at the John O’Connell High School
- March 1 – Showplace/Potrero at the California College of Art (TBA)
- March 7 – Central Waterfront at the California College of Art (TBA)

Subsequent workshops will be scheduled at 6-8 weeks intervals.

Background

To address land use issues in the Eastern Neighborhoods in a comprehensive fashion, the Department initiated a community-based rezoning effort in the Eastern Neighborhoods in 2001. This work covered SoMa, the Mission, Showplace Square/Potrero, and Bayview Hunters Point. After lengthy public outreach, the Eastern Neighborhoods planning process resulted in three zoning proposals – Options A, B, and C – representing variations in the amount of land to be retained as space for new businesses, to promote existing businesses, and the amount of land to be rezoned to encourage the creation of new housing. These options were contained in *Community Planning in the Eastern Neighborhoods: Rezoning Options Workbook*, published by the Department in February 2003.

Timeline for the Current Eastern Neighborhoods Rezoning and Planning Process

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| 1998 | DCP consults with Hausrath and Associates to study the needs of PDR businesses |
| 1999 | DCP publishes “Zoning Options for Industrial Land” |
| 1999 | Planning Commission adopts <i>Resolution 14861</i> establishing interim zoning controls / industrial protection zones |
| 2001 | Planning Commission adopts <i>Resolution 16202</i> establishing policies modeled after expiring interim zoning controls |
| 2001 | DCP initiates <i>Community Planning Process</i> in the Eastern Neighborhoods |
| 2003 | DCP publishes “Rezoning Options Workbook” which outlines three options for rezoning |
| 2003 | Planning Commission removes Western SoMa from the planning process |
| 2004 | Planning Commission adopts <i>Resolution 16727</i> establishing interim zoning policies |

- 2005 DCP contracts with Economic and Planning Systems (EPS) and publishes "Supply/Demand Study for Production, Distribution, and Repair (PDR) in San Francisco's Eastern Neighborhoods"
- 2005 DCP initiates environmental review process for proposed rezoning

2006
(projected) Planning Commission adopts Environmental Impact Report

2006
(projected) Permanent Zoning Controls proposed

Proposed Zoning Districts

Following the production of the workbook, the Department has begun to move towards permanent controls. The Department recommends three basic zoning designations and two special use overlay zones for consideration as permanent controls.

- **Residential Mixed Use Zone** – areas zoned to encourage high-density housing development. Almost two-thirds of the existing M-1 and M-2 industrial zones are being rezoned and converted to areas where housing is encouraged and permitted by right. These areas are anticipated to become new residential neighborhoods that are also home to a range of commercial and retail businesses.
- **Employment and Business Development District** –The intent of this district is to encourage new business formation, promote existing businesses, and generally encourage a wide mix of non-residential activities. A further goal of this district is to conserve building space for existing Production, Distribution and Repair businesses, those PDR businesses that may be displaced from other areas that are rezoned to allow for housing, and to provide flexible incubator space for all types of new businesses including high tech.
- **Urban Mixed Use Zone** – transition areas between the Employment and Business Development areas and more residential neighborhoods. These districts, the Department recommends, would require a certain amount of PDR as part of new development, but would otherwise encourage housing and mixed use. The intent is to create districts that are urban, balanced, and genuinely diverse, and to do so in part by ensuring the presence of some PDR activity. Parts of these districts are characterized by existing areas of mixed use; they also serve as buffers to predominately residential areas.
- **Design and Showroom Special Use District** – zoning overlay district that encourages and ensures the sustained availability of both a special collection of buildings and of jobs that are important to San Francisco's economy and image. A zoning overlay would enable all uses that mix well with and support showroom and design related activities except for housing and downtown office.
- **Arts and Technology Special Use Districts** – zoning overlay district that recognizes the opportunity sites surrounding the core design district which can accommodate greater densities, of a variety of uses, provided that that showroom uses in the area are sustained. This special use district would allow all uses except for housing in the Seventh Street Corridor. Located adjacent to the I-280 freeway, accessible from 101, and near the Mission Bay/UCSF Campus and California College of the Arts, this corridor contains an existing mix of vacant land and industrial activities. Future opportunities would include high tech, CCA expansion, and integrating with the surrounding research activities and the wider Showplace Square area.

Elements to be Discussed in the Area Planning Process

The Planning Department is beginning a series of workshops to finalize the zoning proposals and to begin to discuss elements of the area plans. These elements include the following topics.

Urban Design

The proposed rezoning options would not substantially change height limits.

In the Mission District, the height limits would be increased along the commercial corridors of Mission and Valencia Streets. There are also minimal height increases in the North East Mission Industrial Zone in order to implement higher ground-floor heights for retail spaces. There also would be decreases in heights along the alleyways, to allow light and air access.

In Showplace Square, height limits would increase modestly throughout the area, to recognize the existing building heights.

In Eastern SoMa, height limits would increase primarily on the arterials and remain low on the alleys, with additional setbacks in alleys to allow light and air. The heights around South Park would also remain low, but increase on the surrounding arterials to recognize the higher heights of existing buildings and to take advantage of the proposed 4th Street light rail.

Transportation

Transportation facility and mass transit infrastructure proposals identified and analyzed in the EIR are:

- Transit lanes on Folsom Street (Embarcadero to Cesar Chavez), 16th Street (Third Street to Church), Eighth Street (Market to Townsend; possibly also with a bicycle lane);
- Bicycle lanes on Howard Street (Embarcadero to South Van Ness) and South Van Ness Avenue (14th Street to Cesar Chavez, similar to Valencia Street);
- Transit lanes and bicycle lanes in each direction on Potrero Avenue (Division to Cesar Chavez);
- Lane reconfigurations on Ninth and Tenth Streets to reduce the number of traffic lanes from four one-way lanes to three one-way lanes, with a fourth one-way lane to be provided on each street during peak hours by implementation of tow-away zones (Market to Howard); and
- New traffic signals on Rhode Island Street (Division Street to 17th).

These policies will be refined and revised based on community input in the upcoming workshops.

Open Space/Parks

The following policies on open space are being analyzed in the EIR:

- Acquire and Develop New Spaces for Neighborhood Parks in Underserved Areas
- Improve Existing Spaces to Better Serve Neighborhood Residents
- Connect Open Spaces with a Network of Living Streets
- Require public open spaces as part of major new private development

These policies will be refined and revised based on community input in the upcoming workshops.

Community Facilities

No specific sites for community facilities have been identified yet, but the residents and community groups in the Eastern Neighborhoods have expressed the goal of improving existing community facilities and building new ones. These issues will be discussed in the upcoming workshops.

Housing

No specific policies on housing have been developed to date, but the Community has expressed goals on increasing the affordability of housing and increasing family housing throughout the Eastern Neighborhoods. These and other housing policies will be discussed in the upcoming workshops.

G. Source Materials

- SF Planning Department. Community Planning in the Eastern Neighborhoods: Rezoning Options Workbook. February, 2003
- SF Planning Department Notice of Preparation: Eastern Neighborhoods Rezoning and Community Plans. March, 2005
- Eastern Neighborhoods Proposed Permanent Zoning Controls: An Overview. October, 2005