

EASTERN NEIGHBORHOODS

Update for the Board Land Use Committee



SAN FRANCISCO
PLANNING
DEPARTMENT

APRIL 2008

Recent Activity

- Draft EIR Published June 30, 2007
- Draft Area Plans and Zoning for Public Review Published December 17, 2007
- Public Comment Period through February 2008
- April 17, 2008, the Planning Commission voted to initiate discussion of amendments to:
 - General Plan
 - Planning Code
 - Zoning Map

THE EASTERN NEIGHBORHOODS





1. Encourage development of new housing
2. Provide affordable housing and public benefits
3. Provide places for jobs
4. Provide complete neighborhoods

Components of the Eastern Neighborhoods Program

- Four New Area Plans
- Changes to Zoning and Heights Maps
- Changes to the Planning Code
- Public Benefits and Affordable Housing Program

Initiation Package Review

- 6 sections in 3 volumes
 - I. Executive Summary Materials
 - II. General Plan Amendments
 - III. Planning Code Amendments
 - IV. Zoning Maps Amendments
 - V. Draft Interim Historic Preservation Procedures
 - VI. Implementation Program
- Each section generally contains the following components:
 - Staff report
 - Planning Commission Resolution
 - Board of Supervisors Draft Ordinance
 - Related Attachments

Incorporating Comments from the Public

OBJECTIVES		POLICIES		IMPLEMENTATION			
#	Objective	#	December 2007 Policy	Revised Policy	#	December 2007 Action	Revised Action
1.8-1.6	IMPROVE INDOOR AIR QUALITY FOR SENSITIVE LAND USES IN THE CENTRAL WATERFRONT	1.8-1.6.1-1.6.1	Minimize exposure to air pollutants from existing traffic sources for new residential developments, schools, daycare and medical facilities.		1.8-1.1-1.8.1.1	As part of the environmental review process for proposed new sensitive uses, including residential, childcare, and school facilities, work with the Department of Public Health to perform the appropriate exposure analysis.	For proposed sensitive uses, including residential, childcare and school facilities, work with the Department of Public Health to perform appropriate air quality exposure analysis as part of the project design and environmental review process.
1.3-1.7	RETAIN THE ROLE OF CENTRAL WATERFRONT AS AN IMPORTANT LOCATION FOR PRODUCTION, DISTRIBUTION, AND REPAIR (PDR) ACTIVITIES	1.3.1-1.7.1	In areas designated for PDR, protect the stock of existing buildings used by, or appropriate for, PDR businesses by restricting conversions of industrial buildings to other building types and discouraging the demolition of sound PDR buildings.	In areas designated for PDR, protect the stock of existing buildings used by, or appropriate for, PDR businesses by restricting conversions of industrial buildings to other building types.	1.3.1.1	In PDR districts, amend the Planning Code to institute new building demolition controls that protect sound PDR buildings.	Amend the Planning Code to extend PDR demolition controls to new PDR districts
		1.3.2-1.7.2	Strongly discourage case-by-case rezoning of areas within PDR districts	Ensure that any future rezoning of areas within PDR districts is proposed within the context of periodic evaluation of the city's needs for PDR space.	1.3.2.1-1.7.2.1		As part of the 5-year monitoring report, Planning staff will recommend any appropriate changes to land use controls, based on new conditions.
		1.3.3-1.7.3	Require development of flexible buildings with generous floor-to-ceiling heights, large floor plates, and other features that will allow the structure to support various businesses.		1.3.3.1-1.7.3.1	See design guidelines in the Built Form chapter.	Amend the Planning code to adopt design controls; See design guidelines discussed in the Built Form chapter.
1.4-1.8	PROTECT MARITIME AND MARITIME-RELATED ACTIVITIES IN THE CENTRAL WATERFRONT	1.4.1-1.8.1	Ensure that development adjacent to the Pier 70 and Pier 80 facilities does not conflict with intensive 24-hour industrial operations characteristic of these sites or conflict with transportation access to these areas.		1.4.1.1-1.8.1.1	Amend the Planning Code to establish a new "PDR-2" district generally east of Illinois Street, prohibiting residential development.	
		1.4.2-1.8.2	To better serve businesses and industry, enhance the infrastructure and working environment within areas designated for maritime uses.		1.4.2.1-1.8.2.1	See Built Form and Transportation Chapters.	

Incorporating Comments from the Public

Key Changes from December 2007

- 3rd and 4th Street Corridors in East SoMa to remain under existing SLI zoning
- 1-2 story height increases in selected areas
- Adjustments to proposed floor controls for offices in PDR and mixed use districts
- New “innovative industries” special use district proposed in western portion of Showplace Square

Commission Adoption Hearings

- May 15, 2008:
 - Land Use in the Eastern Neighborhoods
 - Places for Jobs

- May 22, 2008
 - Places to Live
 - Affordable Housing and Public Benefits

- June 5, 2008
 - Complete Neighborhoods

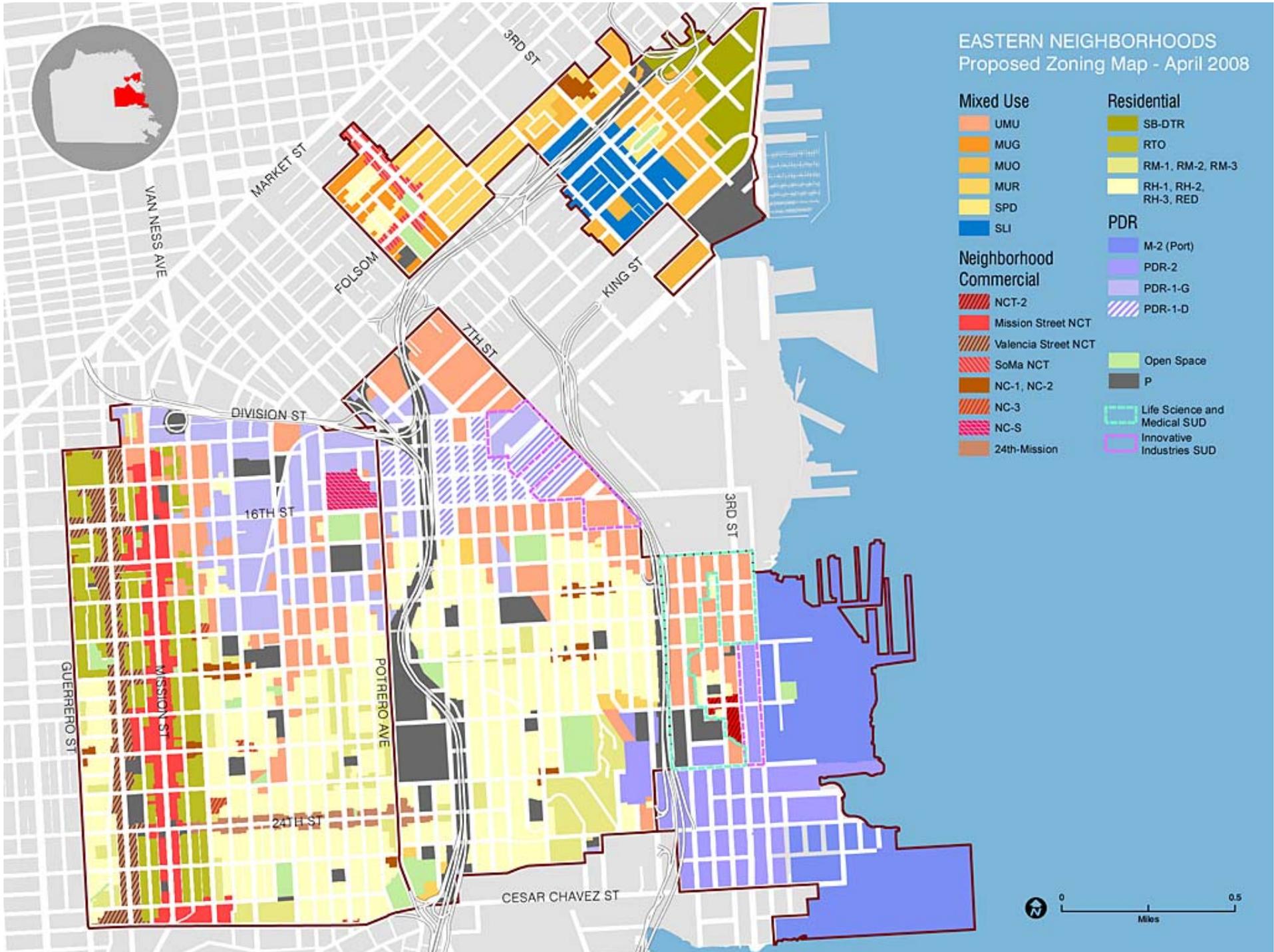
Commission Adoption Hearings

- June 12, 2008:
 - Implementing the Plans

- June 19, 2008
 - Pipeline
 - Commissioners' Remaining Concerns
 - Certify Final EIR
 - Approve all other Program Elements

THANK YOU!

EASTERN NEIGHBORHOODS
Proposed Zoning Map - April 2008



Mixed Use

- UMU
- MUG
- MUO
- MUR
- SPD
- SLI

Residential

- SB-DTR
- RTO
- RM-1, RM-2, RM-3
- RH-1, RH-2, RH-3, RED

Neighborhood Commercial

- NCT-2
- Mission Street NCT
- Valencia Street NCT
- SoMa NCT
- NC-1, NC-2
- NC-3
- NC-S
- 24th-Mission

PDR

- M-2 (Port)
- PDR-2
- PDR-1-G
- PDR-1-D

- Open Space
- P

- Life Science and Medical SUD
- Innovative Industries SUD



EASTERN NEIGHBORHOODS Proposed Height Limits - April 2008

Heights in Feet

40	85
45	90
50	105
55	130
58	150-200
65	OS
68	

Some parcels have split height designations which are not shown on this map. To be certain of the exact height designation for a specific parcel, please see the tables and detailed maps at <http://easternneighborhoods.sfplanning.org>

