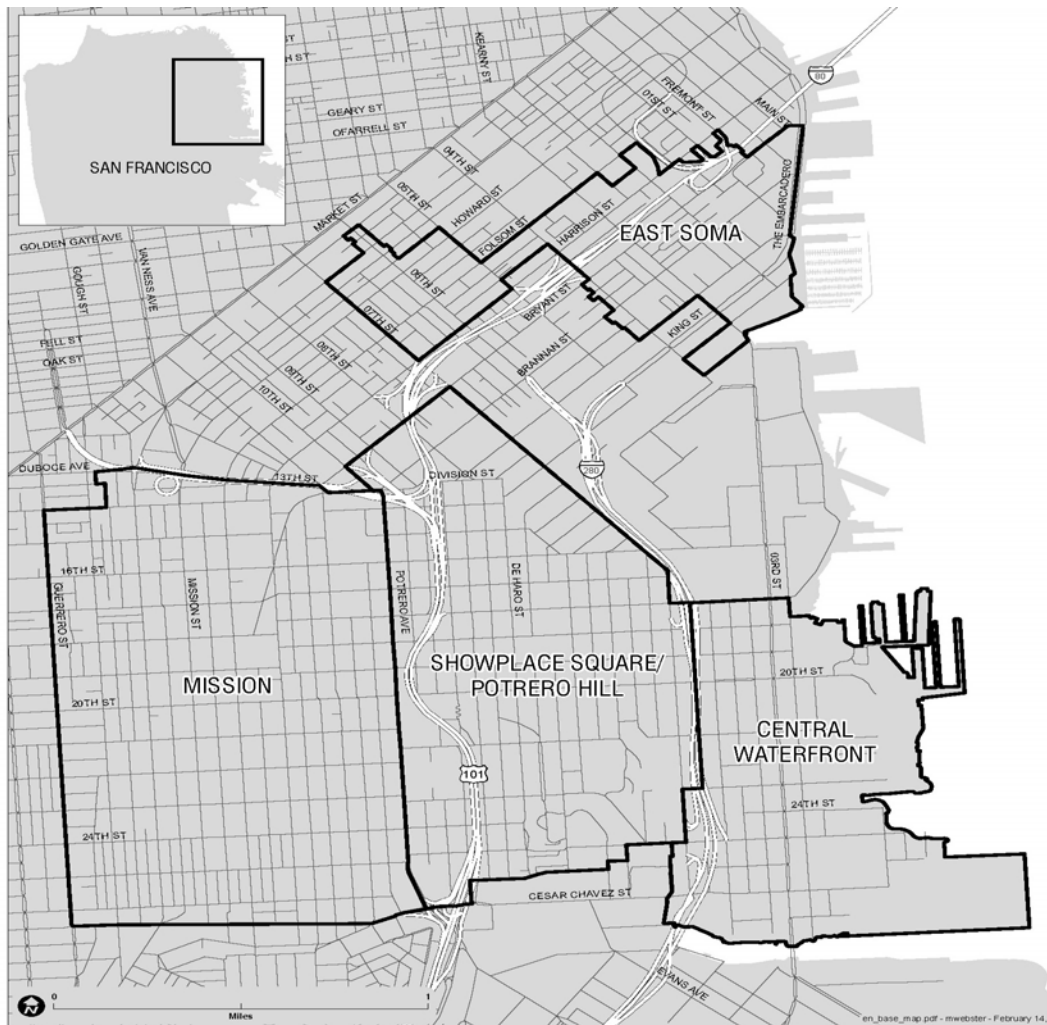


# Materials for Eastern Neighborhoods Program Adopted by the Planning Commission

Case No. 2004.0160EMTUZ



Adopted August 7, 2008

## VOLUME 1

- I. Staff Report and Informational Maps
- II. General Plan Amendments



**SAN FRANCISCO PLANNING COMMISSION**

**EASTERN NEIGHBORHOODS PROGRAM ADOPTED BY THE PLANNING COMMISSION  
FOR TRANSMITTAL TO BOARD OF SUPERVISORS**

**TABLE OF CONTENTS**

**VOLUME 1**

- I. Staff Report and Informational Maps**
  - I-1A Final Staff Report for Commission Action
  - I-2A Existing and Proposed Zoning and Heights Maps for Informational Purposes
  - I-3A Public Outreach Summary
- II. General Plan Amendments**
  - II-2A Planning Commission Resolution Approving General Plan Amendments
  - II-3A Draft General Plan Amendments Ordinance
  - II-4A General Plan Text and Map Amendments
  - II-5A Eastern Neighborhoods Area Plans – Central Waterfront Area Plan, East SoMa Area Plan, Mission Area Plan, and Showplace Square-Potrero Hill Area Plan

**VOLUME 2**

- III. Planning Code Amendments**
  - III-2A Planning Commission Resolution Approving Planning Code Amendments
  - III-3A Draft Planning Code Amendments Ordinance

**VOLUMES 3 & 3a**

- IV. Zoning Map Amendments**
  - IV-2A Planning Code Resolution Approving Zoning Map Amendments
  - IV-3A Draft Zoning Map Amendments Ordinance

**VOLUME 4**

- V. Historic Preservation Interim Procedures**
  - V-2A Planning Commission Resolution Approving Interim Procedures and Integration of Surveys for the Eastern Neighborhoods Area Plans
  - V-3A Interim Procedures Document  
*(Planning Code text for interim procedures included with Planning Code Amendments Ordinance)*
- VI. Implementation Program Document**
  - VI-1A Implementation – Public Benefits Program Case Report
  - VI-2A Planning Code Resolution Approving Monitoring and Review of the Eastern Neighborhoods Area Plans Implementation
  - VI-3A Draft Ordinance Amending the Administrative Code to Establish the Eastern Neighborhoods Monitoring, Review and Implementation Program
  - VI-4A Implementation Matrix
  - VI-5A Nexus Studies & Financial Analysis, including Needs Assessment
- VII. CEQA Documents**
  - VII-1A Planning Commission Motion Certifying EIR
  - VII-2A Planning Commission Motion Making CEQA Findings
  - VII-3A CEQA Findings of Fact, Evaluation of Mitigation Measures and Alternatives and Statement of Overriding Considerations
  - VII-4A Changes Proposed to Zoning Proposal since April 17, 2008 Initiation – CEQA Review



**SAN FRANCISCO  
PLANNING DEPARTMENT**

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2008 AUG 22 PM 3:04

BY \_\_\_\_\_

August 21, 2008

Angela Calvillo, Clerk  
Board of Supervisors  
City Hall, Room 244  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

**Re: Transmittal of the Eastern Neighborhoods Program  
(Planning Case No. 2004.0160EMTZU)**

Dear Ms. Calvillo:

As required by the City Charter, the Planning Department is transmitting the Planning Commission's recommendation on the Eastern Neighborhoods Program (Case 2004.0160EMTZU) to the Board of Supervisors.

The Eastern Neighborhoods Program is the product of a decade-long community planning process involving residents, property owners, business owners, community activists and civic organizations in all four neighborhoods and citywide. The Program covers four neighborhoods in the southeastern part of the City – East SoMa, the Mission, Showplace Square – Potrero Hill and the Central Waterfront, and comprises changes to the City's General Plan (including four new Area Plans), Planning Code, Zoning Map and Administrative Code. On August 7, 2008, the Planning Commission took final action on these proposed changes, certified the Environmental Impact Report and adopted CEQA findings.

The attached *Table of Contents* provides orientation to the major components of the Eastern Neighborhoods Program forwarded for Board review and approval. Approval of the plan requires the following actions by the full Board.

- Environmental review findings and mitigation measures
- General Plan Amendments, including four new Area Plans for each of the four Eastern Neighborhoods
- Amendments to the Planning Code
- Amendments to the Zoning Map
- Amendments to the Administrative Code (review and monitoring procedures)

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

RECEIVED  
BOARD OF SUPERVISORS  
2008 AUG 22 PM 3:04  
Reception: 415.558.6378  
Fax: 415.558.6409  
Planning Information: 415.558.6372

The Eastern Neighborhoods Plans, developed over almost ten years, with the participation of thousands of community members and other stakeholders, embody a series of strategies for responding to the need to preserve some industrial land in the City, while providing increased levels of affordable housing. The following key principles have informed all of the work on the Eastern Neighborhoods Program:

*People and Neighborhoods:*

- 1) Encourage new housing at appropriate locations and make it as affordable as possible to a range of City residents;
- 2) Plan for transportation, open space, community facilities and other critical elements of complete neighborhoods;

*The Economy and Jobs:*

- 3) Reserve sufficient space for Production, Distribution and Depair (PDR) activities, in order to support the city's economy and provide good jobs for residents;
- 4) Take steps to provide space for new industries that bring innovation and flexibility to the city's economy

The following provides a brief synopsis of the ways in which the proposed new area plans and zoning controls realize these key principles:

- **Updated Zoning for Industrially-Zoned Areas**

The four Eastern Neighborhoods, together with Bayview Hunters Point (which recently underwent a separate rezoning process), comprise most of the City's remaining industrially-zoned land. Existing industrial zoning in San Francisco is very permissive, allowing almost all land uses by-right or with a conditional use permit. As a result of this, over the past decade, housing, offices and shops and services which cater to them have been developed adjacent to industrial businesses. Residents, community activists and business owners have all recognized the need for updated zoning to stabilize these neighborhoods into the future.

The Eastern Neighborhoods Program proposes to rezone about half of the industrially-zoned areas into PDR zones, where zoning controls would prohibit or limit new housing, office, retail or institutional uses that compete for space with PDR or arts-related businesses. This new "PDR Zoning" is designed to protect industrial, arts-related and other businesses which support our economy and provide good jobs for those without a college degree, while also ensuring that innovative new businesses are able to locate and thrive in the Eastern Neighborhoods.

- **Housing and Affordable Housing**

The remaining portion of the industrially-zoned areas would be rezoned to encourage housing and mixed use. Provision of housing affordable to residents with a wide range of incomes is one of the City's most important goals and an important thrust of the Eastern Neighborhoods Program. Thus the proposed new zoning requires elevated levels of inclusionary housing for all new residential development in former industrial areas. The new controls also propose a more flexible framework for meeting the inclusionary requirements. Outside the former industrial areas, the proposed new controls update the existing zoning to encourage denser housing in appropriate locations

- **Complete Neighborhoods**

With more housing, it is important to provide for "complete neighborhoods" – ensuring that neighborhoods which will see significant new development also receive the transit, streetscape, pedestrian and open space improvements that are the hallmark of good San Francisco neighborhoods. The Eastern Neighborhoods Program has responded to this by commissioning a detailed public benefits needs assessment for all four neighborhoods that attempted to quantify these needs. A funding plan was then developed to secure revenue to support these needs. The centerpiece of this funding plan is a series of public benefits impact fees which will be levied on all new non-PDR development in the Eastern Neighborhoods. The fees will be assessed at graduated levels tied to the degree to which each parcel has been afforded additional development potential by the new zoning.

---

- **Updated Development Standards**


---

The proposed new area plans and zoning include a series of new design guidelines and development standards addressing parking and open space, among other topics, to ensure that new residential and commercial development in the Eastern Neighborhoods is of the highest quality.

---

The Planning Commission is recommending Board approval of these ordinances to implement the results of this decade-long planning process. If you would like further assistance please contact Ken Rich, the project manager at (415) 558-6345.

Sincerely,



John Rahaim  
Director of Planning



## SAN FRANCISCO PLANNING DEPARTMENT

---

**For Hearing on:** August 7, 2008, Eastern Neighborhoods Approval Hearing

**To:** Members of the Planning Commission

**Item:** **Eastern Neighborhoods Program**—Amendments to the General Plan, Planning Code and Zoning Map, and Interim Historic Preservation Procedures

**Case Numbers:** 2004.0160E Certification of EIR and CEQA Findings  
2004.0160M Amendments to the General Plan  
2004.0160T Amendments to the Planning Code  
2004.0160Z Amendments to the Zoning Map  
2004.0160U Interim Historic Preservation Procedures  
2004.0160UU Approving Public Benefits Program and Monitoring Procedures

**Staff Contacts:** Ken Rich (415-558-6345), Sarah Dennis Phillips, Sue Exline, Claudia Flores, Jon Swae, Steve Wertheim, Dan Sider

**Action Requested:** Certification of Environmental Impact Report and adoption of various approval actions related to the Eastern Neighborhoods Program (for more specific detail see body of Staff Report below)

---

[Note: August 7, 2008: This staff report is updated from the earlier version distributed to the Commission on July 31, 2008. This updated version reflects changes added to the Adoption Package per direction received from the Commission at the July 31, 2008 hearing. Those items that are new since July 31 are indicated by underlined text. All other portions of this Staff Report are unchanged from the July 31, 2008 version.]

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

## **Introduction:**

On April 17, 2008 the Planning Commission adopted Resolutions of Intention to Initiate amendments to the City's General Plan, Planning Code, and Zoning Maps. These proposed amendments, along with other explanatory written and graphical information, were contained in an Initiation Package, presented to the Commission and made available to the public on that date.

Subsequent to the Commission's adoption of these initiation resolutions, staff prepared and distributed notice to all affected property owners and tenants, as required by law. On May 15, 2008, May 22, 2008, June 5, 2008, June 12, 2008, June 19, 2008, June 26, 2008, July 3, 2008, July 10, 2008, and July 24, 2008, the Commission held public hearings which included staff presentations, public testimony and Commissioners' discussion of a variety of aspects of the Eastern Neighborhoods Program.

This Staff Report consists of 3 sections: 1) A brief explanation of each action that the Commission will be asked to take at this hearing. 2) A list of all changes to the April 17, 2008 Initiation Packet for which staff has prepared amended language, based on informal Commission direction received during the aforementioned hearings. 3) Detailed addenda containing all proposed substantive text revisions.

Attached to this Staff Report is an Adoption Package which consists of adoption resolutions and a partial reprinting and update of the April 17, 2008 Initiation Package, including planning code amendments, zoning map amendments and related materials. Many of these updates are in response to input from the Commission and the public received since April 17, 2008. Sections of the April 17, 2008 package that have not substantially changed are not reprinted as part of the Adoption Package. These include the General Plan Amendments and Area Plan documents, as well as the Implementation Program Document. Minor changes to these documents are noted in an appendix to this Staff Report.

### **1) Requested Commission Actions at this Hearing:**

The following actions are requested from the Commission at this hearing. All together, in taking these actions, the Commission approves the Eastern

Neighborhoods Program and forwards it to the Board of Supervisors for final adoption.

**1. Adopt motion certifying the Environmental Impact Report**

*With this resolution, the Commission certifies the adequacy, accuracy and completeness of the Environmental Impact Report.*

**2. Adopt resolution making CEQA findings**

*With this resolution, in accordance with CEQA Guidelines Section 15091, the Commission adopts the CEQA findings which indicate significant impacts associated with approving the zoning and Area Plans, a rationale for rejecting alternatives identified in the EIR, and a statement of overriding considerations that lists technical, social and economic reasons for adopting the plans and zoning despite identified significant, adverse environmental impacts.*

**3. Adopt resolution approving amendments to the General Plan**

*With this resolution, the Commission approves amendments to various elements of the General Plan, as well as adding four new Area Plans, for East SoMa, Mission, Showplace Square – Potrero Hill and Central Waterfront.*

**4. Adopt resolution approving amendments to the Planning Code**

*With this resolution, the Commission approves a variety of text amendments to the Planning Code.*

**5. Adopt resolution approving amendments to the Zoning Map**

*With this resolution, the Commission approves changes to the Zoning Map, including the establishment of 17 new zoning districts and changes to height limits.*

**6. Adopt resolution approving Interim Controls Regarding Historic Resources**

*With this resolution, the Commission approves a set of interim controls on Historic Resource protection that will be in effect until the resource surveys are complete and have been adopted by the Commission.*

**7. Adopt resolution approving Public Benefits Program and Monitoring Procedures**

*With this resolution, the Commission approves the implementation measures, implementing all of the Area Plan policies as well as monitoring procedures.*



**8. Adopt resolution instituting interim policies governing “pipeline” projects**

*With this resolution the Commission establishes interim policies governing pipeline projects that are approved by the Commission before the Eastern Neighborhoods rezoning is adopted by the Board of Supervisors.*

**9. Adopt Interim PDR Loss and Replacement Policy [adopted 7/31/08]**

*With this resolution the Commission establishes an interim policy regarding new and replacement PDR space under CEQA (the California Environmental Quality Act) for projects throughout the Eastern Neighborhoods and related areas which may move forward for consideration and possible approval prior to the effective date of the Eastern Neighborhoods zoning controls.*

**Preliminary Staff Recommendation:**

Staff recommends that at this hearing the Commission adopt the resolutions and motions noted above in order to approve the Eastern Neighborhoods Program.

**2) Proposed Changes to the April 17, 2008 Initiation Package**

When the Commission acts on the resolutions listed above, it will be acting to approve the contents of the April 17 Initiation Package, with specific changes authorized by the Commission. Set forth below are the changes which staff has incorporated into the legislative package presented to the Commission for adoption today, based on direction from the Commission during the recent series of hearings.

The Commission may also make changes to this direction or add direction on new topics at today’s hearing.

***Changes to the Zoning or Height Maps:***

- 1. 24<sup>th</sup> Street-Mission Neighborhood Commercial District:** As mapped, the 24<sup>th</sup> St-Mission District is a Neighborhood Commercial District. *The proposed change would make this a Neighborhood Commercial Transit District, effectively meaning*

*that residential density maximums would be removed and parking minimums would be replaced by maximums. Please see Appendix 5 for the affected block and lots.*

2. **24<sup>th</sup> Street-Mission Height Limits:** As mapped, the portion of 24<sup>th</sup> St. between Shotwell St. and York St. (corners notwithstanding) are permitted up to 45 feet in height. *The proposed change would raise the height to 55 feet for parcels on the corners of Folsom, Harrison, and Bryant Streets. Please see Appendix 5 for the affected block and lots.*
3. **Valencia St. NCT:** As mapped, the western boundary of the Mission Area Plan is Guerrero St. *The proposed change would extend the Mission Area Plan boundaries to include the Valencia St. NC district on the south side of 16<sup>th</sup> St, thereby ensuring that the entirety of the Valencia Street NC District is rezoned to NCT. Please see Appendix 5 for the affected block and lots.*
4. **Public parcel:** As mapped, the publicly-owned parcel at Folsom and 17<sup>th</sup> St. (Block 3571 Lot 018) was rezoned from Public (P) to UMU. *The proposed change would revert the zoning to Public (P), consistent with the other public parcels in the Eastern Neighborhoods, none of which were rezoned through this process.*
5. **Chronicle Parcels:** The Chronicle owns a group of parcels in the South of Market, which it proposes to redevelop as a single unit. A small portion of this land holding is in the East SoMa Plan Area, proposed to be zoned to MUR. *The proposed change would leave this small block out of the Eastern Neighborhoods rezoning so that the entire group of parcels may be considered together at a later date. Please see Appendix 5 for the affected block and lots.*
6. **Deletion of Several Parcels along Harrison Street Between Second and Third Street in East SoMa from Rezoning**

The Commission has directed that the parcels listed below be retained at their existing SSO zoning designation and 40-foot height limit.

<u>Lot</u>	<u>Block</u>	<u>Address</u>
001	3763	400-416 2nd Street
099	3763	665 Harrison Street
100	3763	657 Harrison Street
101	3763	653 Harrison Street
105	3763	645 Harrison Street

7. **Central Waterfront PDR District:** As mapped, the southern portion of the Central Waterfront plan area is designated at PDR-2. *The proposed change is to map this area as PDR-1-G.*

*Changes to Controls Affecting Offices and Related Uses:*

8. **Legitimization of Office-like Uses in PDR and UMU Districts:** As written, proposed controls regarding non-conforming uses allow offices in PDR and Mixed-use Districts to gain legal nonconforming use status only upon clear demonstration of previous change of use to office. *The proposed change is as follows:*
- **Purpose:** to “legitimize” office uses that have been acting as an office, but do not have office permits, similar to the successful Section 179 process developed with the introduction of NC zoning in the 1980s.
  - **Process:** 1) Planning Department provides notification to interested parties of the availability of this process; 2) applicant applies for determination of eligibility to legitimize; 3) 20-day notification process to interested parties; 4) evidence (see criteria below) provided by applicant and interested parties; 5) Zoning Administrator determination within 90 days; 6) If applicable, appeal to the Board of Appeals; 7) legitimization can be sought for up to three years after the adoption of the Eastern Neighborhoods Plan.
  - **Criteria:** 1) Use existing at the time of Eastern Neighborhoods adoption, 2) operating for at least three years before new zoning adopted; 3) is a principal use, not accessory; 4) can provide proof of the above, including (but not limited to): rental or lease agreements, building or other permits, photographs, utility records, declarations, business licenses, and/or payroll tax/business registration records, business service letter.
  - **Applicable geography:** all existing buildings in the Eastern Neighborhoods Mixed Use Districts, the SLI District, and any PDR District.
  - **Parking:** Eastern Neighborhoods code requirements apply.
  - **Other applications:** process could be used to legitimize housing, Integrated PDR, and other uses either permitted before or after adoption of the Eastern Neighborhoods.

9. **Small Enterprise Workspaces:** As written, “incubator” projects consisting of a large number of very small, flexible workspaces, would not be permitted in the PDR districts, due to limitations on office uses. *The proposed change is as follows:*

- **Purpose:** to enable small business incubator buildings that contain a mix of uses that may not otherwise be permitted by the zoning.
- **Definition:** 1) all active uses allowed but residential and heavy industrial; retail is restricted by underlying zoning controls and relevant SUDs , 2) entire building must be S.E.W. or accessory functions, such as parking, 3) 50% of workspaces may be up to 500 square feet, 50% may be up to 2,500 square feet; no workspace may be larger than 2,500 square feet, 4) no merger of workspaces permitted.
- **Applicable geography:** new construction only in the PDR-1-G and PDR-1-D Districts
- **PDR demolition replacement:** waived.
- **Parking:** no minimum; maximum of one space for every 1,000 square feet of occupied floor area.

10. **Integrated PDR Uses:** The following new land use, known as “Integrated PDR” is recognized, as follows:

- **Purpose:** to support businesses that fall between somewhere between office and PDR.
- **New Land Use Definition:** 1) a land use with at least 33% PDR space, 2) all uses must be related activities of the same business, 3) office use is defined in Section 890.70 of the Code, 4) PDR use is defined as an active use that is not residential, retail, institutional, office, laboratory, or storage, and that generally fits into the use categories outlined in Sections 220 and 222-227 of the Code, 5) the PDR use cannot include typical office support functions.
- **Applicable geography** – 1) existing buildings: Permitted in pre-1951 buildings of three-or-more-stories in the Eastern Neighborhoods Mixed Use Districts, PDR-1-D District, and PDR-1-G District; 2) permitted in new

buildings with required replacement of existing PDR space in the PDR-1-D District, and PDR-1-G District

- **Approval:** use permitted as-of-right in applicable geography. Establishment of Integrated PDR use requires registration with the City's Enterprise Zone program, with recordation of a Notice of Special Restrictions (NSR) that requires the property owner to ensure that any occupant or tenant in the building contact OEWD's Enterprise Zone program staff to (1) confirm accuracy of their NAICS code on their Business Registration/Payroll Tax form and (2) access Enterprise Zone tax credits by hiring or retaining qualified employees, with a numerical goal of attaining 25% workforce.
- **Sunset.** After five years from date of adoption of Eastern Neighborhoods zoning, Integrated PDR uses would become conditional. If the Planning Commission at that time believes that these uses have helped meet economic development goals, it would recommend to the Board of Supervisors that as-of-right status for Integrated PDR uses be extended or made permanent.
- **Monitoring:** Utilizing a combination of Payroll tax data and Enterprise Zone registrations, the Planning Department and OEWD will track amount of space permitted for Integrate PDR use, number of existing and new businesses, total employment and utilization rate of Enterprise Zone tax credits (i.e., the number of disadvantaged employees employed by businesses occupying Integrated PDR Buildings. A report summarizing the above data would be presented to the Eastern Neighborhoods CAC and Planning Commission on a periodic basis to assess whether Integrated PDR policies were successful in generating economic growth, employment and specifically employment of EZ-qualified employees.
- **Parking:** No minimum required. Maximum of one space for every 1,000 square feet of occupied floor area.

**11. Impact Fees on Legitimized Offices as well as Integrated PDR and Small Enterprise Workspace Uses:** The Commission has expressed its intent to establish appropriate fees to mitigate the increased demand that results from

conversion (or “legitimization”) of existing office uses, as well as net new development of Integrated PDR and Small Enterprise Workspace uses, based on the findings of appropriate nexus studies. These fees include the Jobs-Housing Linkage Fee and the Transit Impact Development Fee for all new and legitimized uses, as well as the Eastern Neighborhoods Impact Fee for new uses only.

The Commission has also directed staff to continue work on the development of such fees and in particular on: 1) mechanisms to make payment of such fees less burdensome on existing uses, including exploration of a payment program plan for conversion of existing industrial uses to office or to Integrated PDR, should up-front payment of such fees prove overly burdensome. 2) Exploration of a rebate of 25-50% on fees paid by net new development of Integrated PDR or Small Enterprise Workspace developments, in return for meeting specified hiring goals related to the Enterprise Zone programs

Language has been included in the Commission’s Planning Code Resolution directing staff to continue work on these issues.

#### *Changes to Proposed Retail Controls:*

- 12. Grocery stores in PDR-1-D and PDR-1-G Districts:** As written, grocery stores in PDR-1-D and PDR-1-G Districts are subject to the same controls as other retail uses; i.e., limited to 2,500 square feet per parcel in the PDR-1-G District and 5,000 square feet in the PDR-1-D District (Sec. 218). *The proposed change would exempt grocery stores from retail size controls in these districts through a conditional use.*
- 13. Gyms in PDR-1-D and PDR-1-G Districts:** As written, gyms in PDR-1-D and PDR-1-G Districts are subject to the same controls as other personal service uses; i.e., limited to 2,500 square feet per parcel in the PDR-1-G District and 5,000 square feet in the PDR-1-D District (Sec. 218). *The proposed change would exempt gyms from personal service size controls in these districts through a conditional use.*

- 14. Gyms in UMU Districts:** As written, Gyms would be permitted in UMU districts with a conditional use permit, but if larger than 25,000 square feet, would be required to be part of a mixed use project at a ratio of 3 square feet of another permitted use to 1 square foot of gym space. *The proposed change would eliminate this ratio requirement for gyms.*
- 15. 16<sup>th</sup> St. and 3<sup>rd</sup> St.:** As written, retail uses along 16<sup>th</sup> St. in the PDR-1-D and PDR-1-G Districts are subject to the same controls as elsewhere in those districts. *The proposed change would create a Special Use District to allow retail uses along 16<sup>th</sup> St. to have the same retail controls as the UMU District; 3,999 square feet per use as of right, with a conditional use authorization needed for larger retail, and a per parcel limit of 25,000 square feet, above which the project needs to be part of a mixed use project.:*
- Per Commission direction on July 31, 2008, this UMU retail controls are also added to all PDR-zoned parcels touching 3<sup>rd</sup> Street in the Central Waterfront plan area.
- 16. Retail in the Innovative Industries Special Use District:** As written, retail controls in the Innovative Industries Special Use District are the same as the underlying district (Sec. 249.36). *The proposed change would enable UMU retail controls in the Central Waterfront Innovative Industries Special Use District.*
- 17. Retail-type office:** As written, office uses would not be permitted on the ground floor in the UMU and MUG districts (Sec. 219.1 and Sec. 803.9(h)). *The proposed change would permit pedestrian-oriented, neighborhood-serving office uses on the ground floor, akin to those permitted in Neighborhood Commercial districts.*
- 18. Car dealerships:** As written, car dealerships are not permitted in the UMU District (Sec. 843). *The proposed change would allow car dealerships to be permitted in the UMU District.*
- 19. Formula Retail Controls in Certain Portions of PDR-1 Districts:** As written, formula retail controls do not apply to PDR-1 or PDR-2 districts. *The proposed change would add the requirement for a conditional use permit for formula retail only in those portions of the PDR-1 districts where UMU retail controls will be applied (i.e. along 16<sup>th</sup> Street in the Mission and on the American Can parcel in the Central*

Waterfront)

***Changes to controls affecting institutions:***

**20. Post-secondary institutions:** As written, post-secondary institutions are permitted in the Eastern Neighborhoods Mixed Use Districts (Sec. 840 through Sec. 843). *The proposed change would require post-secondary institutions to receive a conditional use authorization in the MUG, MUR, and UMU Districts.*

***Changes to controls affecting housing:***

**21. Middle Income Option:** As written, the middle income alternative would enable certain developments in the UMU District to replace their inclusionary housing requirements with middle income housing affordable at 120-150% of the Area Median Income (Sec. 319.2 and Sec. 319.4)); the percentage of middle income housing required as replacement ranged from 30% for Tier A project, 40% for Tier B projects, and 50% for Tier C projects. *The proposed change would maintain replacement requirements at 30% for Tier A, and reduce those replacement requirements to 35% for Tier B and 40% for Tier C, in order to support the middle income option as a viable alternative to current inclusionary options.*

**22. Inclusionary Housing Requirements on Small Parcels in the Eastern Neighborhoods:** As written, parcels whose inclusionary housing requirements necessitate the rounding up to the nearest unit must provide that entire unit. *The proposed change would allow project sponsors for projects in the Eastern Neighborhoods of less than 20 units or 25,000 gross square feet to: 1) meet inclusionary housing requirements via the in-lieu fee option, while paying on a fractional or per-square foot basis; 2) pay half of such a fee prior to the issuance of the first site or building permit for the project applicant, and half prior to issuance of the Temporary Certificate of Occupancy (TCO).*

**23. Student Housing:** As written, student housing is not permitted in the PDR-1-D District. *The proposed change would be to permit student housing in the PDR-1-D District, while exempting student housing from the inclusionary requirement. The change would also create a new definition of student housing, to enable it to be*



*controlled differently from other housing and institutional uses.*

- 24. Single Room Occupancy (SRO) Units:** As written, an SRO building contains one or more SRO units (Sec. 890.88). *The proposed change would redefine SRO buildings as a building containing only SRO units.*
- 25. RTO “Soft Cap”:** As written, in the RTO district, density caps are removed except that a CU is required for densities higher than one unit per 600 sq. ft of lot area. The proposed change would create a new “RTO-Mission” zoning district that does not include the CU requirement for densities higher than one unit per 600 sq. ft of lot area.

***Proposed Changes to Historic Preservation Interim Controls:***

- 26. Interim procedures - codification:** As written, the interim procedures for review of historic buildings would be Planning Commission policy. *The proposed change would make these Planning Code requirements in order to ensure that the Eastern Neighborhoods is handled consistently with recent changes to the Market and Octavia plan.*
- 27. Interim Procedures – height threshold:** As written, the policy requires that all projects over 50 feet in height or 10 feet taller than adjacent buildings must be presented to the Landmarks Preservation Advisory Board for review and comment. *The proposed change would require that all projects 55 feet or 10 feet taller than adjacent buildings must be presented to the Landmarks Preservation Advisory Board.* This change was made because height districts are no longer set at 50 feet but rather at 55 or 58 feet.

***Changes affecting PDR uses:***

- 28. Automotive wash in UMU:** As written, automotive wash is permitted as-of-right (Sec. 843.72). *The proposed change would require that automotive washes would require a conditional use authorization, in keeping with the current C-M zoning.*

**29. PDR Demolition Controls in the Life Science – Medical SUD:** As written, PDR demolition controls still apply in the Life Science SUD (249.36). *The proposed change would lift this requirement for PDR parcels in the Life Science SUD for life science and/or medical office developments.*

***Changes affecting Nighttime Entertainment Uses:***

**30. Other entertainment in the SoMa NCT:** As written, the SoMa NCT allows other entertainment as-of-right (735.48). *The proposed change would make nighttime entertainment not permitted in the SoMa NCT, in keeping with the existing underlying zoning of RSD and SLR.*

***Changes affecting parking controls***

**31. Parking for Laboratories:** As written, there is no distinct control for parking for laboratories established in the code – they are considered “other industrial” and parked at up to one space per 1,500 gross square feet (per Sec. 151.1 ). *The proposed change would be to establish distinct parking controls for laboratory, and maintain the control at up to one space per 1,500 gross square feet.*

**32. Parking for Single Room Occupancy (SRO) Units:** As written, parking for SRO units is currently one space for every 20 units (Sec. 151.1). *The proposed change would be to control parking for SROs in a manner equivalent to other small dwelling units in the Eastern Neighborhoods Mixed Use Districts (controls vary by district).*

***Change affecting Institutions:***

**33. Youth and Family Zone:** The South of Market Community Action Network (SomCan) has identified an area of the South of Market, bounded approximately by Harrison, Fifth, Howard and Seventh Streets, which currently serves a large population of youth and families. SomCan has requested a number of changes to the zoning in these areas. Staff, after meeting with SomCan representatives, proposes the following change for the Commission’s consideration: making sure the SoMa NCT allows youth and senior centers, and recreational centers.

### ***Changes to Area Plan Policies:***

- 34. Youth and Family Zone:** The South of Market Community Action Network (SomCan) has identified an area of the South of Market, bounded approximately by Harrison, Fifth, Howard and Seventh Streets, which currently serves a large population of youth and families. SomCan has requested a number of changes to the zoning in these areas. Staff, after meeting with SomCan representatives, proposes the following change for the Commission's consideration: adding a policy in the East SoMa Plan that acknowledges this concentration of youth and families and encourages uses that support families and youth such as clinics, open space, and recreational centers.
- 35. Potrero Hill Public Housing:** As written, the Potrero Hill/Showplace Square Area Plan does not discuss any potential rezoning in the vicinity of the Potrero Hill Public Housing development. *The proposed change would amend two policies in the Land Use section and create a new policy in the Housing section of the Potrero Hill/Showplace Square Area Plan to facilitate any future rezoning necessary to support the redevelopment of the Potrero Housing Projects through the Hope SF program.*
- 36. Protecting Murals and other Public Artwork in the Mission:** While not traditional historic structures, murals and other public artwork are important cultural resources that deserve protection and recognition. *The proposed change would add a policy to the Mission Area Plan directing the Planning Department and Art Commission to study how these works can be designated or recognized and how they can be expanded and strengthened as new construction occurs nearby.*

### ***Changes affecting building design standards:***

- 37. Transparency:** As written, all ground floor frontages on primary streets are required to have 60% transparency, through windows, doors, etc (Sec. 145.1). *The proposed change would remove this requirement from housing and PDR projects, which both benefit from additional privacy.*
- 38. Alley Setbacks:** As written, upper story setbacks are required above 45 feet on new mid-block alleys that are required under Section 270.2. *The proposed change would allow modification or elimination of this setback for mid-block alleys that are wider than the minimum requirement.*

***Changes to Process:***

**39. Noticing:** As written, in the Eastern Neighborhoods Mixed Use Districts there are no noticing requirements for demolitions and new construction. *The proposed change would add noticing requirements akin to Sec. 311/312.*

### **3) Detailed Appendices**

Attached to this staff report and incorporated into it are several appendices, as follows:

- **Appendix 1:** Proposed changes to Commission Resolutions which were not included in the July 31 Adoption Package
- **Appendix 2:** Proposed new Planning Code language which was not included in the July 31 Adoption Package
- **Appendix 3:** Changes to General Plan Amendments, Area Plan Policies and Associated Implementation Measures, from April 17, 2008 Initiation Package
- **Appendix 3A:** Additional Changes to the General Plan and the East SoMa Plan
- **Appendix 4:** Changes to Planning Code from April 17, 2008 Initiation Package
- **Appendix 5:** Changes to Zoning Map from April 17, 2008 Initiation Package

## Appendix 1: Proposed changes to Commission resolutions which were not included in the July 31 Adoption Package

1. The following change is proposed to the second “resolved” clause of the Commission’s **resolution instituting interim policies governing “pipeline” projects**, in order to make sure that minor permits such as ordinary maintenance and minor alterations are not necessarily subject to a Commission hearing.

**AND BE IT FURTHER RESOLVED**, that this policy shall be implemented through discretionary review of all pipeline projects that do not comply with the provisions of Section 175.6 as described above and which involve (1) the construction of a new building, (2) the demolition of an existing building, or (3) alterations which involve a change in the number of dwelling units or an increase in the gross square footage of a structure by at least 25 percent.

2. The following change is proposed to the Commission’s **resolution approving amendments to the Planning Code** in order to supersede the Ballpark Vicinity Special Use District.

Add to the Whereas section:

On June 17, 1999, the Planning Commission established by Resolution 14844 an interim policy for automatic Discretionary Review for project and permit applications received after June 17, 1999 which do not conform to the most restrictive of both the current zoning controls in the area designated as the Ballpark Special Use District, and the proposed permanent controls for the area initiated by Planning Commission Resolution 14843. The approval of the Eastern Neighborhoods General Plan, Planning Code and Zoning Map Amendments would supersede both Resolutions by establishing permanent policies and permanent controls which incorporate the proposed controls in Resolution 14834 into the East SoMa Area Plan and the Eastern Neighborhoods Planning Code Amendments.

Add to the Resolved section:

**AND BE IT FURTHER RESOLVED**, that upon final and effective date of the Eastern Neighborhoods Amendments Planning Commission Resolutions 14844 and

14843 shall be rescinded.

3. The following changes are proposed to the Commission's Planning Code Resolution, in order to give direction on fees for legitimized office uses and new Integrated PDR or Small Enterprise Workspaces

**Whereas**, The Commission intends to provide for the legitimization of certain uses in the Eastern Neighborhoods currently operating as office as a part of the proposed rezoning of the Eastern Neighborhoods and to allow for the creation of new uses called "Integrated PDR" and "Small Enterprise Workspace.". The Commission furthermore intends to assess fees to mitigate the increased impact that the operation of such uses will have on City infrastructure in the area, according to the studies which demonstrate and calculate the impact of such demands, including the Jobs Housing Linkage Nexus Analysis, performed by Keyser Marston Associates Inc. dated July 1997; the Transit Impact Development Fee (TIDF) Analysis- Final Report performed by Nelson/Nygaard dated May 2001; and the Eastern Neighborhoods Needs Assessment performed by Seifel Consulting dated May 2008. All studies are incorporated herein by reference. However, it should be noted that the establishment of fees to address this increased demand may have a negative impact on existing and new businesses that the City wishes to support, and that measures to mitigate the impact of such fees would have positively effect the City's ability to expand job growth in the Eastern Neighborhoods. Therefore, the Commission hereby expresses its intent to establish appropriate fees to mitigate the increased demand that results from net new development of hybrid office uses, as well as for conversion of formerly industrial uses to hybrid office, office or other workplace uses, based on the findings of the above referenced studies.

**AND BE IT FURTHER RESOLVED** that the Planning Commission supports the establishment of appropriate fees, based on the staff analysis attached as Exhibit A, for net new development of Integrated PDR and Small Enterprise Workplace uses. The Planning Commission also supports the establishment of appropriate fees for conversion of formerly industrial uses to office, Integrated PDR or Small Enterprise Workspace uses, based on the staff analysis attached as Exhibit A, such fees representing the difference in impacts between new and old uses.

**AND BE IT FURTHER RESOLVED**, that the Commission directs staff to work further on the development of such fees, and on mechanisms to make payment of such fees less burdensome, including , 1) exploration of a discount of 25-50% on

fees paid by net new development of integrated PDR uses, in return for meeting specified hiring goals related to the Enterprise Zone within five years of receiving certificate of occupancy, and 2) an installment payment plan of approximately three to seven years for fees due upon conversion or legitimization of formerly industrial uses to office or Integrated PDR, should up-front payment of such a fee prove overly burdensome to existing businesses.



## **Appendix 2: Proposed new code language which was not included in the July 31 Adoption Package**

This appendix contains several Planning Code language changes which could not be included in the Adoption Package distributed to the Commission on July 31, 2008. These include the following topics: 1) legitimization; 2) Integrated PDR; 3) small enterprise workspaces; 4) student housing ; 5) 25% expansion for legal nonconforming uses (other than housing); 6) inclusionary housing requirements on small parcels; and 7) retail along 3<sup>rd</sup> St. The new code language related to these issues is provided below. See Appendix 4 for a complete list of all changes proposed to the Code, including technical changes.

*Please note that code language for fees applying to the subjects above has not been drafted by staff. Staff has included clear direction in the Commission's Planning Code resolution directing staff to continue to work on the mechanics of applying these fees.*

### **Changes to the Planning Code:**

Note that the rationale for these changes is described above in this staff report.

#### **1. Legitimization: create new Sec. 179.1:**

##### **SEC. 179.1. USES LOCATED IN THE EASTERN NEIGHBORHOODS PLAN AREA.**

*The following provisions shall govern with respect to uses and features located in the Eastern Neighborhoods Plan Area to the extent that there is a conflict between the provisions of this Section and other sections contained in this Article 1.7.*

*(a) **Applicability.** This Section shall apply only to property located in any Eastern Neighborhoods Mixed Use District, the SLI District, or any PDR District which is located within the boundaries of the Eastern Neighborhoods Project Area pursuant to Section 327.2(j). This section shall not apply to any Live/Work units as set forth in Sec. 233.*

*(b) **Definitions.** A "Recognized Existing Use" shall mean an actual use of space that existed on the effective date of Ordinance No. \_\_\_\_\_ for which the required permits have not been obtained. Such uses also may include existing office activities located within a lawfully permitted business*

service use, but may not include any activity located within lawfully permitted live/work use.  
Recognized Existing Uses shall be limited to include only an activity that:

(1) has been regularly operating, conducting business, or otherwise functioning on a reasonably continuous basis for no less than 3 years prior to the effective date of Ordinance No. \_\_\_\_\_;

(2) is conducted in a manner generally consistent with the nature of, and any improvements to, the space in which it exists;

(3) is not accessory to any other use;

(4) complies with the discontinuance and abandonment provisions of Section 183 that would otherwise apply to nonconforming uses; and,

(5) is determined to be a Recognized Existing Use by the Zoning Administrator, along with a use size and establishment date, when a property owner requests such determination and provides adequate supporting evidence, which may include but is not necessarily limited to the following: rental or lease agreements, building or other permits, utility records, business licenses, or tax records.

(c) **Lawfully Existing Uses.** The following provisions shall apply to all lawful existing uses:

(1) Any use or feature in the Eastern Neighborhoods that lawfully existed on the effective date of Ordinance No. \_\_\_\_\_ which is classified as a principal use by the enactment of Ordinance No. \_\_\_\_\_ is hereby deemed to be a permitted principal use.

(2) Any use or feature in the Eastern Neighborhoods that lawfully existed on the effective date of Ordinance No. \_\_\_\_\_ which is classified as a conditional use by the enactment of Ordinance No. \_\_\_\_\_ is deemed to be a permitted conditional use, subject to the provisions of Section 178 of this Code.

(3) Any use or feature in the Eastern Neighborhoods that lawfully existed on the effective date of Ordinance No. \_\_\_\_\_ and which use or feature is not permitted by the enactment of Ordinance No. \_\_\_\_\_ is hereby deemed to be a nonconforming use subject to the provisions of Sections 180 through 186.1 of this Code.

(4) Any use or feature in the Eastern Neighborhoods that was nonconforming under Section 180 of this Code prior to the effective date of Ordinance No. \_\_\_\_\_, which is classified as a principal use by the enactment of Ordinance No. \_\_\_\_\_, is deemed to be a permitted principal use.

(5) Any use or feature in the Eastern Neighborhoods that was nonconforming under Section 180 of this Code prior to the effective date of Ordinance No. \_\_\_\_\_, which is classified as a conditional use by the enactment of Ordinance No. \_\_\_\_\_, is deemed to be a permitted conditional use, subject to the provisions of Section 178 of this Code.

(6) Any use or feature in the Eastern Neighborhoods that was nonconforming under Section 180 of this Code prior to the effective date of Ordinance No. \_\_\_\_\_, which continues to be not permitted by operation of Ordinance No. \_\_\_\_\_, shall still be classified as a nonconforming use, subject to the provisions of Sections 180 through 183 of this Code.

(d) **Recognized Existing Uses.** A Recognized Existing Use shall be deemed to be a permitted principal use, permitted conditional use, or nonconforming use, only if the use or feature complies with all applicable conditions prescribed in this Subsection; otherwise the use or feature shall be in violation of this Code subject to the provisions of Section 176.

(1) A Recognized Existing Use that is permitted as a principal use by the enactment of Ordinance No. \_\_\_\_\_, will be deemed to be a permitted principal use if:

(A) An application is filed for all permits necessary to bring the use into compliance with applicable Codes within three years of the effective date of this Section;

(B) The application is subject to only those Planning Code provisions that would have applied to the use at the time it was established, with the following exceptions:

(i) any requirement for a Conditional Use authorization,

(ii) any prohibition of the use itself,

(iii) any off-street parking or loading requirements set forth under Article 1.5; and

(C) The application does not involve any expansion or intensification of the recognized existing use, rather any such expansion or intensification would be proposed under separate application subject to all current Planning Code provisions;

(D) All necessary permits and entitlements are granted; and

(E) All work that is required for Code compliance under all applicable Codes is completed, including the issuance of a Certificate of Final Completion from the Department of Building Inspection, within one year of the granting of the necessary permits and entitlements, except that

this time may be extended an additional one year should delays be caused by a government agency or by legal action.

(2) A Recognized Existing Use that is permitted as a conditional use by the enactment of Ordinance No. \_\_\_\_\_ and would have been a principally permitted use at the time the use was established, will be deemed to be a permitted conditional use if all the criteria identified in Subsection (e)(1)(A) through (e)(1)(E), above, are met.

(3) A Recognized Existing Use that is not a permitted use by the enactment of Ordinance No. \_\_\_\_\_, and would have been a principally permitted use at the time it was established, will be deemed to be a nonconforming use if all the criteria identified in Subsection (e)(1)(A) through (e)(1)(E), above, are met.

(4) A Recognized Existing Use that is permitted as a conditional use by the enactment of Ordinance No. \_\_\_\_\_, and would have been permitted as a conditional use at the time it was established, will be deemed to be a permitted conditional use if:

(A) Application are filed for (1) conditional use authorization pursuant to the provisions of Article 3 of this Code and (2) all permits necessary to bring the use into compliance with applicable Codes within 3 years of the effective date of this Section; and

(B) The application is subject to only those Planning Code provisions which would have applied to the use at the time it was established, with the following exceptions:

(i) any prohibition of the use itself, and

(ii) any off-street parking or loading requirements set forth under Article 1.5; and

(C) The application does not involve any expansion or intensification of the recognized existing use, rather any such expansion or intensification would be proposed under separate application subject to all current Planning Code provisions; and

(D) The conditional use is authorized the City grants all and all other necessary permits and entitlements for the use; and

(E) All work that is required for Code compliance under all applicable Codes is completed, including the issuance of a Certificate of Final Completion from the Department of Building Inspection, within one year of the granting of the necessary permits and entitlements, except that

this time may be extended an additional one year should delays be caused by a government agency or by legal action.

(5) A Recognized Existing Use that is not a permitted use by the enactment of Ordinance No. \_\_\_\_\_, and which would have been permitted as a conditional use at the time it was established, will be deemed a nonconforming use if all the criteria identified in Subsection (e)(4)(A) through (e)(4)(D), above, are met.

(6) A Recognized Existing Use that is permitted as a conditional use by the enactment of Ordinance No. \_\_\_\_\_, and which was not permitted at the time the use was established, will be deemed to be a permitted conditional use if all the criteria identified in Subsection (e)(4)(A) through (e)(4)(D), above, are met.

(e) Existing Uses Which Are Not Permitted. Any use that existed on the effective date of Ordinance No. \_\_\_\_\_ for which the required permits have not been obtained, and which use was not permitted either (1) at the time the use was established or (2) by the enactment of Ordinance No. \_\_\_\_\_ shall be in violation of this Code, subject to the provisions of Section 176 of this Code.

**2. Integrated PDR:** create new Sections 890.49 and 175.8, and add controls in Sections 227, 814, 840, 841, 842, and 843:

**SEC. 890.49. INTEGRATED PDR.**

(a) Integrated PDR is a land use that meets the following requirements:

(1) Contains at least 33% PDR activities;

(2) Does not include residential activities;

(3) The remaining space may contain office uses, as defined in Sec. 890.70, or any use permitted in the subject zoning district, as long as:

(A) Retail space is limited to 33% of the total space; and

(B) All uses in the space are conducted as integral and related parts of a single business activity or enterprise;

(4) For purposes of this definition, PDR activities are those that:

(A) Are generally consistent with Code Sections 220 and 222 through 227 or involve the fabrication, testing, distribution, maintenance, or repair of physical goods;

(B) Are not:

(i) Residential (as defined in Section. 890.88);

(ii) Retail (as defined in Sections 890.102 and 890.104);

(iii) Institutional (as defined in Section 890.50);

(iv) Office (as defined in Section 890.70);

(v) Laboratory (as defined in Section 890.52); or

(vi) Storage (as defined in Sec. 890.54(c));

(C) May include any non-office uses that integrate multimedia, informational technology, or software development functions;

(D) Do not include typical office support functions; and

(E) Occur in space specifically designed to accommodate the industrial nature of the PDR activities.

(5) Any retail space contained within the Integrated PDR use shall not count against any per-parcel retail limits of the subject zoning district.

(b) Integrated PDR uses are subject to the following requirements:

(1) These uses are only permitted in buildings:

(A) That were constructed before 1951 which were at least three stories in height above grade, excluding those building features listed in Section 260(b) and related structures, as of the effective date of Ordinance Number \_\_\_\_\_; or

(B) For which a first certificate of occupancy was issued after the effective date of Ordinance Number \_\_\_\_\_;

(2) A Notice of Special Restriction (NSR) shall be recorded on the title of any property containing an Integrated PDR use. This NSR shall require that the property owner:

(A) Ensure that all existing or new tenants or occupants in Integrated PDR buildings contact the Office of Economic and Workforce Development. The purpose of this contact is to confirm the

accuracy of each tenant's or occupant's NAICS code on their Business Registration and Payroll Tax forms, collect basic information on the nature of each tenant's or occupant's business and to inform the tenant or occupant of available tax credits and other benefits of the state and local Enterprise Zone program; and

(B) Report annually on any reallocation of space within an Integrated PDR tenant.

#### **SEC. 175.8. SUNSET FOR INTEGRATED PDR USES.**

Any Integrated PDR use (as defined in Sec. 890.49) permitted by this Code will require conditional use authorization five years after the effective date of Ordinance Number \_\_\_\_\_ in order to allow for greater scrutiny of Integrated PDR uses in light of the City's Enterprise Zone Payroll Tax Credit program. The Planning Commission and Board of Supervisors should consider revising this control to continue permitting Integrated PDR uses if data show that 25 percent of all employees in areas Integrated PDR uses are eligible for the City's Enterprise Zone Payroll Tax Credit.

#### **SEC. 227. OTHER USES.**

C-1	C-2	C-3-O	C-3-R	C-3-G	C-3-S	C-M	M-1	M-2	<u>PDR-1-G</u>	<u>PDR-1-D</u>	PDR-1-B	PDR-2	
NA	NA	NA	NA	NA	NA	NA	NA	NA	<u>P,</u> <u>subject</u> <u>to</u> <u>control</u> <u>s in</u> <u>Sec.</u> <u>890.49</u>	<u>P,</u> <u>subject</u> <u>to</u> <u>controls</u> <u>in Sec.</u> <u>890.49</u>	NP	NP	<u>(u) Integrated PDR, as defined in</u> <u>Sec. 890.49.</u>

#### **SEC. 814. SPD -- SOUTH PARK DISTRICT.**

No.	Zoning Category	§ References	Controls
-----	-----------------	--------------	----------

814.80	<i>Integrated PDR</i>	<i>§ 890.49</i>	<i>P in applicable buildings</i>
--------	-----------------------	-----------------	----------------------------------

**SEC. 840. MUG – MIXED USE-GENERAL DISTRICT.**

<u>No.</u>	<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
840.88	<i>Integrated PDR</i>	<i>§ 890.49</i>	<i>P in applicable buildings</i>

**SEC. 841. MUR – MIXED USE – RESIDENTIAL DISTRICT.**

841.88	<i>Integrated PDR</i>	<i>§ 890.49</i>	<i>P in applicable buildings</i>
--------	-----------------------	-----------------	----------------------------------

**SEC. 842. MUO – MIXED USE – OFFICE DISTRICT.**

842.88	<i>Integrated PDR</i>	<i>§ 890.49</i>	<i>P in applicable buildings</i>
--------	-----------------------	-----------------	----------------------------------

**SEC. 843. UMU – URBAN MIXED USE DISTRICT.**

843.88	<i>Integrated PDR</i>	<i>§ 890.49</i>	<i>P in applicable buildings</i>
--------	-----------------------	-----------------	----------------------------------

**3. Small Enterprise Workspaces: create new Sections 227(t):**

**SEC. 227. OTHER USES.**

C-1	C-2	C-3-O	C-3-R	C-3-G	C-3-S	C-M	M-1	M-2	<u>PDR-1-G</u>	<u>PDR-1-D</u>	<u>PDR-1-B</u>	PDR-2	
-----	-----	-------	-------	-------	-------	-----	-----	-----	----------------	----------------	----------------	-------	--





(1) "Affordable housing project" shall mean a housing project containing units constructed to satisfy the requirements of Sections 315.4 or 315.5.

(2) "Affordable to a household" shall mean a purchase price that a household can afford to pay based on an annual payment for all housing costs, as defined in California Code of Regulations ("CCR") Title 25, Section 6920, as amended from time to time, of 33 percent of the combined household annual gross income, assuming a down payment recommended by the Mayor's Office of Housing in the Procedures Manual, and available financing, or a rent that does not exceed 30 percent of a household's combined annual gross income. Where applicable, the purchase price or rent may be adjusted to reflect the absence or existence of a parking space(s), subject to the Department's policy on unbundled parking for affordable housing units as specified in the Procedures Manual and amended from time to time.

(3) "Affordable to qualifying households" shall mean:

(A) With respect to owned units, the average purchase price on the initial sale of all affordable owned units in an affordable housing project shall not exceed the allowable average purchase price and all units must be sold only to households with annual gross incomes up to and including 120 percent of median income for the City and County of San Francisco. In addition, each unit shall be sold:

(i) Only to households with an annual gross income equal to or less than the qualifying limits for a household of moderate income, adjusted for household size;

(ii) On the initial sale, at or below the maximum purchase price; and

(iii) On subsequent sales at or below the prices to be determined by the Director Mayor's Office of Housing in the Conditions of Approval or Notice of Special Restrictions according to the formula specified in the Procedures Manual, as amended from time to time, such that the units remain affordable to qualifying households. The formula in the Procedures Manual may permit the seller to include certain allowable capital improvements in the sales price.

(B) With respect to rental units in an affordable housing project, the average annual rent, including the cost utilities paid by the tenant according to HUD utility allowance

established by the San Francisco Housing Authority, shall not exceed the allowable average annual rent. Each unit shall be rented:

- (i) Only to households with an annual gross income equal to or less than the qualifying limits for a household of low income as defined in this Section;
  - (ii) At or less than the maximum annual rent.
- (4) "Allowable average purchase price" shall mean a price for all affordable owned units of the size indicated below that are affordable to a household of median income as defined in this Section, adjusted for the household size indicated below as of the date of the close of escrow, and, where applicable, adjusted to reflect the Department's policy on unbundled parking for affordable housing units as specified in the Procedures Manual and amended from time to time:

TABLE INSET:

Number of Bedrooms (or, for live/work units square foot equivalency)	Number of Persons in Household
0 (Less than 600 square feet)	1
1 (601 to 850 square feet)	2
2 (851 to 1,100 square feet)	3
3 (1,101 to 1,300 square feet)	4
4 (More than 1,300 square feet)	5

- (5) "Allowable average annual rent" shall mean annual rent for an affordable rental unit of the size indicated below that is 30 percent of the annual gross income of a household of median income as defined in this Section, adjusted for the household size indicated below, and, where applicable, adjusted to reflect the Department's policy on unbundled parking for affordable housing units as specified in the Procedures Manual and amended from time to time:

TABLE INSET:

Number of Bedrooms (or, for live/work units square foot equivalency)	Number of Persons in Household
0 (Less than 600 square feet)	1
1 (601 to 850 square feet)	2
2 (851 to 1,100 square feet)	3
3 (1,101 to 1,300 square feet)	4
4 (More than 1,300 square feet)	5

(6) "Annual gross income" shall mean gross income as defined in CCR Title 25, Section 6914, as amended from time to time, except that the Mayor's Office of Housing may, in order to promote consistency with the procedures of the San Francisco Redevelopment Agency, develop an asset test that differs from the State definition if it publishes that test in the Procedures Manual.

(7) "Average annual rent" shall mean the total annual rent for the calendar year charged by a housing project for all affordable rental units in the project of an equal number of bedrooms divided by the total number of affordable units in the project with that number of bedrooms.

(8) "Average purchase price" shall mean the purchase price for all affordable owned units in an affordable housing project of an equal number of bedrooms divided by the total number of affordable units in the project with that number of bedrooms.

(9) "Community apartment" shall be as defined in San Francisco Subdivision Code Section 1308(b).

(9a) "Conditional use" for purposes of this Ordinance means a conditional use authorization which, pursuant to the Planning Code, is required for the residential component of a project.

(10) "Conditions of approval" shall be a set of written conditions imposed by the Planning Commission or another permit-issuing City agency or appellate body to which a

project applicant agrees to adhere and fulfill when it receives a conditional use or planned unit development permit for the construction of a principal project or other housing project subject to this Program.

(11) "Condominium" shall be as defined in California Civil Code Section 783.

(12) "Director" shall mean the Director of City Planning or his or her designee, including other City agencies or departments.

(13) "First certificate of occupancy" shall mean either a temporary certificate of occupancy or a Certificate of Final Completion and Occupancy as defined in San Francisco Building Code Section 109, whichever is issued first.

(14) Intentionally Left Blank.

(15) "Household" shall mean any person or persons who reside or intend to reside in the same housing unit.

(16) "Household of low income" shall mean a household whose combined annual gross income for all members does not exceed 60 percent of median income for the City and County of San Francisco, as calculated by the Mayor's Office of Housing using data from the United States Department of Housing and Urban Development (HUD) and adjusted for household size or, if data from HUD is unavailable, calculated by the Mayor's Office of Housing using other publicly available and credible data and adjusted for household size.

(17) "Household of median income" shall mean a household whose combined annual gross income for all members does not exceed 100 percent of the median income for the City and County of San Francisco, as calculated by the Mayor's Office of Housing using data from the United States Department of Housing and Urban Development (HUD) and adjusted for household size or, if data from HUD is unavailable, calculated by the Mayor's Office of Housing using other publicly available and credible data and adjusted for household size.

(17A) "Household of moderate income" shall mean a household whose combined annual gross income for all members does not exceed 120 percent of the median income for the City and County of San Francisco, as calculated by the Mayor's Office of Housing using data from the United States Department of Housing and Urban Development (HUD) and adjusted for household size or, if data from HUD is unavailable, calculated by

the Mayor's Office of Housing using other publicly available and credible data and adjusted for household size.

(18) "Housing project" shall mean any development which has residential units as defined in the Planning Code, including but not limited to dwellings, group housing, independent living units, and other forms of development which are intended to provide long-term housing to individuals and households. "Housing project" shall not include that portion of a development that qualifies as an Institutional Use under the Planning Code. "Housing project" for purposes of this Program shall also include the development of live/work units as defined by Planning Code Section 102.13. Housing project for purposes of this Program shall mean all phases or elements of a multi-phase or multiple lot residential development.

(19) "Housing unit" or "unit" shall mean a dwelling unit as defined in San Francisco Housing Code Section 401.

(20) "Live/work unit" shall be as defined in San Francisco Planning Code Section 102.13.

(21) "Live/work project" shall mean a housing project containing more than one live/work unit.

(22) "Long term housing" shall mean housing intended for occupancy by a person or persons for 32 consecutive days or longer.

(23) "Market rate housing" shall mean housing constructed in the principal project that is not subject to sales or rental restrictions.

(24) "Maximum annual rent" shall mean the maximum rent that a housing developer may charge any tenant occupying an affordable unit for the calendar year. The maximum annual rent for an affordable housing unit of the size indicated below shall be no more than 30 percent of the annual gross income for a household of low income as defined in this Section, as adjusted for the household size indicated below as of the first date of the tenancy:

TABLE INSET:

Number of Bedrooms (or, for live/work units square foot equivalency)	Number of Persons in Household
0 (Less than 600 square feet)	1
1 (601 to 850 square feet)	2
2 (851 to 1100 square feet)	3
3 (1101 to 1300 square feet)	4
4 (More than 1300 square feet)	5

(25) "Maximum purchase price" shall mean the maximum purchase price for an affordable owned unit of the size indicated below that is affordable to a household of moderate income, adjusted for the household size indicated below, assuming an annual payment for all housing costs of 33 percent of the combined household annual gross income, a down payment recommended by MOH and set forth in the Procedures Manual, and available financing:

TABLE INSET:

Number of Bedrooms (or, for live/work units square foot equivalency)	Number of Persons in Household
0 (Less than 600 square feet)	1
1 (601 to 850 square feet)	2
2 (851 to 1100 square feet)	3
3 (1101 to 1300 square feet)	4
4 (More than 1300 square feet)	5

(25A) "Mayor's Office of Housing" shall mean the Mayor's Office of Housing or its successor.

(26) "Notice of Special Restrictions" shall mean a document recorded with the San Francisco Recorder's Office for any unit subject to this Program detailing the sale and resale or rental restrictions and any restrictions on purchaser or tenant income levels included as a Condition of Approval of the principal project relating to the unit.

(27) "Off-site unit" shall mean a unit affordable to qualifying households constructed pursuant to this Ordinance on a site other than the site of the principal project.

(28) "On-site unit" shall mean a unit affordable to qualifying households constructed pursuant to this Ordinance on the site of the principal project.

(29) "Ordinance" shall mean Planning Code Sections 315.1 through 315.9.

(30) "Owned unit" shall mean a unit affordable to qualifying households which is a condominium, stock cooperative, community apartment, or detached single-family home. The owner or owners of an owned unit must occupy the unit as their primary residence.

(31) "Owner" shall mean the record owner of the fee or a vendee in possession.

(32) "Principal project" shall mean a housing development on which a requirement to provide affordable housing units is imposed.

(33) "Procedures Manual" shall mean the City and County of San Francisco Affordable Housing Monitoring Procedures Manual issued by the San Francisco Department of City Planning, as amended.

(34) "Program" shall mean the Residential Inclusionary Affordable Housing Program.

(35) "Project applicant" shall mean an applicant for a building permit or a site permit or an applicant for a conditional use permit or planned unit development permit, seeking approval from the Planning Commission or Planning Department for construction of a housing project subject to this Section, such applicant's successors and assigns.

(36) "Rent" or "rental" shall mean the total charges for rent, utilities, and related housing services to each household occupying an affordable unit.

(37) "Rental unit" shall mean a unit affordable to qualifying households which is not a condominium, stock cooperative, or community apartment.



(38) "Student housing" shall mean a building where 100 percent of the residential uses are affiliated with and operated by an accredited post-secondary educational institution. This housing shall providing lodging or both meals and lodging, by prearrangement for one week or more at a time. This definition only applies in the Eastern Neighborhoods Mixed Use Districts and the PDR-1-D District.

### **SEC. 315.3. APPLICATION.**

(a) This Ordinance shall apply to any housing project that consists of five or more units where an individual project or a phased project is to be undertaken and where the total undertaking comprises a project with five or more units, even if the development is on separate but adjacent lots; and

(1) Does not require Planning Commission approval as a conditional use or planned unit development;

(2) Requires Planning Commission approval as a conditional use or planned unit development;

(3) Consists of live/work units as defined by Planning Code Section 102.13; or

(4) Requires Planning Commission approval of replacement housing destroyed by earthquake, fire or natural disaster only where the destroyed housing included units restricted under the Residential Inclusionary Housing Program or the City's predecessor inclusionary housing policy, condominium conversion requirements, or other affordable housing program.

(b) This Ordinance shall apply to all housing projects that have not received a first site or building permit on or before the effective date of this ordinance with the following exceptions. Until these application dates take effect as described below, the provisions of the Ordinance as it exists on July 18, 2006 shall govern.

(1) The amendments to the off-site requirements in Section 315.5(c) and (d) relating to location and type of off-site housing, and Section 315.4(e) relating to when a developer shall declare whether it will choose an alternative to the on-site requirement shall apply only to projects that receive their Planning Commission or Department approval on or after the effective date of this legislation.

(2) The amendments to the percentage-requirements of this Ordinance that govern the number of affordable units a housing project is required to provide in Section 315.4(a) and 315.5(a) apply only to housing projects that submit their first application, including an environmental evaluation application or any other Planning Department or Building Department application, on or after July 18, 2006. Notwithstanding the foregoing, the amendments to the percentage-requirements of this Ordinance also apply to any project that has not received its final Planning Commission or Department approvals before July 18, 2006 for housing projects that receive a Zoning Map amendment or Planning Code text amendment related to their project approvals that (A) results in a net increase in the number of permissible residential units, or (B) results in a material increase in the net permissible residential square footage. For purposes of subsection B above a material increase shall mean an increase of 5 percent or more, or an increase in 10,000 square feet or more, whichever is less.

(3) The amendments in Section 315.1 to the way median income is calculated apply to any housing project that has not received a first site or building permit by the effective date of this Ordinance. (4) This Ordinance shall apply to all housing projects of 5 to 9 units that filed their first application, including an environmental evaluation application or any other Planning Department application on or after July 18, 2006.

(c) This Ordinance shall not apply to:

(1) That portion of a housing project located on property owned by the United States or any of its agencies or leased by the United States or any of its agencies for a period in excess of 50 years, with the exception of such property not used exclusively for a governmental purpose;

(2) That portion of a housing project located on property owned by the State of California or any of its agencies, with the exception of such property not used exclusively for a governmental or educational purpose; ~~or~~

(3) That portion of a housing project located on property under the jurisdiction of the San Francisco Redevelopment Agency or the Port of San Francisco where the application of this Ordinance is prohibited by California or local law;

(4) That portion of a housing project for which a project applicant can demonstrate that an impact fee under the Jobs-Housing Linkage Program, commencing with Planning Code Section 313, has been paid- : or

(5) Student housing, as defined in Section 315.1.38. However, any change of use from student housing to another kind of dwelling unit will require full compliance with the inclusionary housing requirements of Section 315.

(d) Waiver or Reduction:

(1) A project applicant of any project subject to the requirements in this Program may appeal to the Board of Supervisors for a reduction, adjustment, or waiver of the requirements based upon the absence of any reasonable relationship or nexus between the impact of development and either the amount of the fee charged or the inclusionary requirement.

(2) A project applicant subject to the requirements of this Program who has received an approved building permit, conditional use permit or similar discretionary approval and who submits a new or revised building permit, conditional use permit or similar discretionary approval for the same property may appeal for a reduction, adjustment or waiver of the requirements with respect to the number of lots or square footage of construction previously approved.

(3) Any such appeal shall be made in writing and filed with the Clerk of the Board no later than 15 days after the date the Planning Department sends notice to the project applicant of the number of affordable units required as provided in Section 315.4(a) and 315.5(a). The appeal shall set forth in detail the factual and legal basis for the claim of waiver, reduction, or adjustment. The Board of Supervisors shall consider the appeal at the hearing within 60 days after the filing of the appeal. The appellant shall bear the burden of presenting substantial evidence to support the appeal, including comparable technical information to support appellant's position. The decision of the Board shall be by a simple majority vote and shall be final. If a reduction, adjustment, or waiver is granted, any change in use within the project shall invalidate the waiver, adjustment, or reduction of the fee or inclusionary requirement. If the Board grants a reduction, adjustment or waiver, the Clerk of the Board shall promptly transmit the nature and extent of the reduction, adjustment or waiver to the Treasurer.

(e) For projects that have received a first site or building permit prior to the effective date of this legislation, the requirements in effect prior to the effective date of this Ordinance shall apply.

**SEC. 207.6. REQUIRED MINIMUM DWELLING UNIT MIX ~~AND UNIT DIVISION~~  
~~RESTRICTIONS IN RTO, AND NCT, DTR, AND EASTERN NEIGHBORHOODS MIXED~~  
USE DISTRICTS.**

(a) Purpose. ~~In order to foster flexible and creative infill development while maintaining the character of the district, d~~Dwelling unit density is not controlled by lot area in RTO, ~~and~~ NCT, ~~and Eastern Neighborhoods Mixed Use~~ Districts, ~~which are well served by transit and services within walking distance, but rather~~ by the physical constraints of ~~the this~~ Code (such as height, bulk, setbacks, open space, and ~~dwelling~~ unit exposure), ~~in order to foster flexible and creative infill development while maintaining the character of the district.~~ However, to ensure an adequate supply of family-sized units in existing and new housing stock, ~~subdivision of existing units is restricted and~~ new residential construction must include a minimum percentage of units of at least 2 bedrooms ~~or more~~.

(b) Applicability.

(1) This Section shall apply in the RTO, NCT, DTR and Eastern Neighborhoods Mixed Use Districts.

(2) This Section shall apply to all applications for building permits and/or Planning Commission entitlements which propose the creation of five or more dwelling units.

(3) This Section does not apply to buildings for which 100 percent of the residential uses are: group housing, dwelling units which are provided at below market rates pursuant to Section 326.3(h)(2)(B) of this Code, Single Room Occupancy Units, student housing (as defined in Sec. 315.1.38), or housing specifically and permanently designated for seniors or persons with physical disabilities. In RTO and NCT districts, for newly constructed residential projects or additions with 5 dwelling units or greater, no less than 40 percent of all dwelling units on site must have at least two bedrooms or more. This requirement does not apply to group housing; housing designated for seniors or persons with physical disabilities; or permanently affordable housing projects meeting the criteria of Section 326.3(h)(2)(b).

(c) Controls.

(1) For the RTO, Hayes-Gough NCT, Upper Market Street NCT, and NCT-3 districts, no less than 40 percent of the total number of dwelling units on site shall contain at least two bedrooms. Any fraction resulting from this calculation shall be rounded to the nearest whole number of dwelling units. While existing dwelling units in buildings which do not comply with this Subsection need not be expanded to meet this requirement, all new dwelling units shall provide at least two bedrooms when less than 40 percent of the total number of dwelling units contain less than two bedrooms.

(2) For all other RTO and NCT districts, as well as DTR and Eastern Neighborhoods Mixed Use Districts, no less than 40 percent of the total number of proposed dwelling units shall contain at least two bedrooms. Any fraction resulting from this calculation shall be rounded to the nearest whole number of dwelling units.

(d) Modifications.

(1) In NCT and RTO Districts, these requirements may be waived or modified with Conditional Use Authorization. In addition to those conditions set forth in Section 303, the Planning Commission shall consider the following criteria:

(A) The project demonstrates a need or mission to serve unique populations, or

(B) The project site or existing building(s), if any, feature physical constraints that make it unreasonable to fulfill these requirements.

(2) In Eastern Neighborhoods Mixed Use Districts, these requirements may be waived in return for provision of family-sized affordable units, pursuant to Section 319.4(b). To receive this waiver, 100 percent of the total number of inclusionary units required under Section 315.4 or Section 319.4 shall contain at least two bedrooms. Also in Eastern Neighborhoods Mixed Use Districts, these requirements may be waived or modified through the Variance process set forth in Section 305, or in the case of projects subject to Section 309.2, through the procedures of that section.

(3) In DTR Districts, these requirements may be modified per the procedures of Section 309.1. The Planning Commission may waive the requirements of subsection (b) via Conditional Use procedures with one or more of the following affirmative findings:

(1) the project demonstrates a need or mission to serve unique populations, or (2) the project site or subject building features physical constraints that make it unreasonable to fulfill the requirement.

(c) The Planning Commission may waive the requirements of subsection (b) via Conditional Use procedures with one or more of the following affirmative findings:

*(1) the project demonstrates a need or mission to serve unique populations, or (2)*

*(d) Division of any existing dwelling unit into two or more units in RTO and NCT districts shall be permitted only if it meets both of the following conditions:*

*The existing unit exceeds 2,000 occupied square feet or contains more than 3 bedrooms; and*

*At least one of the resulting units is no less than 2 bedrooms and 1,250 square feet in size.*

## SEC. 215. DWELLINGS.

TABLE INSET:

C-1	C-2	C-3-O	C-3-R	C-3-G	C-3-S	C-M	M-1	M-2	PDR-1-G	PDR-1-D	PDR-1-B	PDR-2	
NA	N A	N A	N A	N A	N A	N A	NA	NA		C			<p><i>(d) Student housing, as defined in 315.1(38). In the PDR-1-D District, density limits and dwelling unit mix requirements do not apply. So long as these dwelling units are affiliated with and operated by an accredited post-secondary educational institution, the inclusionary housing requirements of Section 315 shall not apply. In the PDR-1-D District, the accredited post-secondary educational institution to which the student housing is affiliated must also contain educational facilities within the PDR-1-D District.</i></p>

## SEC. 814. SPD -- SOUTH PARK DISTRICT.

No.	Zoning Category	§ References	Controls
-----	-----------------	--------------	----------

<u>814.16(a)</u>	<u>Student Housing</u>	<u>§ 315.1(38)</u>	<u>C</u>
------------------	------------------------	--------------------	----------

**SEC. 840. MUG – MIXED USE-GENERAL DISTRICT.**

<u>No.</u>	<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>840.23</u>	<u>Student Housing</u>	<u>§ 315.1(38)</u>	<u>C</u>

**SEC. 841. MUR – MIXED USE – RESIDENTIAL DISTRICT.**

<u>841.23</u>	<u>Student Housing</u>	<u>§ 315.1(38)</u>	<u>C</u>
---------------	------------------------	--------------------	----------

**SEC. 842. MUO – MIXED USE – OFFICE DISTRICT.**

<u>842.23</u>	<u>Student Housing</u>	<u>§ 315.1(38)</u>	<u>C</u>
---------------	------------------------	--------------------	----------

**SEC. 843. UMU – URBAN MIXED USE DISTRICT.**

<u>843.23</u>	<u>Student Housing</u>	<u>§ 315.1(38)</u>	<u>C</u>
---------------	------------------------	--------------------	----------

**5. Ability for nonconforming uses to expand by 25%: create new Section 181(i):**

**SEC. 181. NONCONFORMING USES: ENLARGEMENTS, ALTERATIONS AND RECONSTRUCTION.**

The following provisions shall apply to non-conforming uses with respect to enlargements, alterations and reconstruction:

(a) A nonconforming use, and any structure occupied by such use, shall not be enlarged, intensified, extended, or moved to another location, with the exception of the construction of a mezzanine within a live/work unit and expansion of dwelling units in PDR Districts, unless the result will be elimination of the nonconforming use, except as provided in Paragraph (b)(3) and (i) below and Section 186.1 of this Code. A nonconforming use shall not be extended to occupy additional space in a structure, or additional land outside a structure, or space in another structure, or to displace any other use, except as provided in Sections 182 and 186.1 of this Code.

(b) A structure occupied by a nonconforming use shall not be constructed, reconstructed or altered, unless the result will be elimination of the nonconforming use, except as provided in Section 186.1 of this Code and in Subsections (a) above and (d), (e), (f) and (g) below, and except as follows:

(1) Ordinary maintenance and minor repairs shall be permitted where necessary to keep the structure in sound condition, as well as minor alterations, where such work is limited to replacement of existing materials with similar materials placed in a similar manner.

(2) Minor alterations shall be permitted where ordered by an appropriate public official to correct immediate hazards to health or safety, or to carry out newly enacted retroactive requirements essential to health or safety.

(3) Alterations otherwise allowed by this Code shall be permitted for any portion of the structure that will not thereafter be occupied by the nonconforming use, provided the nonconforming use is not enlarged, intensified, extended, or moved to another location.

(4) All other alterations of a structural nature shall be permitted only to the extent that the aggregate total cost of such other structural alterations, as estimated by the Department of Public Works, is less than 1/2 of the assessed valuation of the improvements prior to the first such alteration, except that structural alterations required to reinforce the structure to meet the standards for seismic loads and forces of the Building Code shall be permitted without regard to cost.

(c) A dwelling or other housing structure exceeding the permitted density of dwelling units or other housing units set forth in Sections 207.5, 208, 209.1, ~~or 209.2~~, or 215 of this Code for the district in which it is located shall be classified as a nonconforming use under Section 180 of this Code, but only to the extent that such dwelling or other housing structure exceeds the permitted density. This Section 181 shall apply with respect to enlargements, alterations and reconstruction of the nonconforming portion of such dwelling or other housing structure, consisting of those dwelling units or other housing units which exceed the permitted density. Any dwelling unit or other housing unit coming within the density limit shall not be affected by this Section 181. Except as provided in Sections 181(h) and 182(e), no dwelling or other housing structure exceeding the permitted density of dwelling units or other housing units shall be altered to increase the number of dwelling units or other housing units therein, or to increase or create any other



nonconformity with respect to the dwelling unit or other housing unit density limitations of Section 209.1 or Section 209.2.

(d) Notwithstanding the foregoing provisions of this Section 181, a structure occupied by a nonconforming use that is damaged or destroyed by fire, or other calamity, or by Act of God, or by the public enemy, may be restored to its former condition and use; provided that such restoration is permitted by the Building Code, and is started within one year and diligently prosecuted to completion. The age of such a structure for the purposes of Sections 184 and 185 shall nevertheless be computed from the date of the original construction of the structure. Except as provided in Subsection (e) below, no structure occupied by a nonconforming use that is voluntarily razed or required by law to be razed by the owner thereof may thereafter be restored except in full conformity with the use limitations of this Code.

For purposes of this Subsection, any dwelling unit or other housing unit in a structure that has, in whole or substantial part, been determined by the Director of Public Works to be unsafe to occupy or that will require substantial repair due to damage caused by the earthquake that occurred in San Francisco on October 17, 1989 and its associated aftershocks, may be restored and recorded as a lawfully permitted unit even if its prior lawful existence cannot be established if (1) the permit applicant can demonstrate to the satisfaction of the Zoning Administrator that the unit has been occupied within one year prior to the earthquake, and (2) the unit is brought into compliance with the Building Code, Housing Code, Fire Code and any applicable requirements of State and Federal law. Any dwelling unit or other housing unit legalized pursuant to this Subsection shall be offered to the previous tenant, or if that tenant does not desire to reoccupy such unit, to any tenant on reoccupancy at the rent which was charged prior to the earthquake. If the amount of rent cannot be established to the satisfaction of the Zoning Administrator, the Zoning Administrator shall set a rent that is affordable to households making 80 percent of the median income in San Francisco, according to guidelines established by the Mayor's Office of Housing.

(e) In order that major life safety hazards in structures may be eliminated as expeditiously as possible, a structure containing nonconforming uses and constructed of unreinforced masonry that is inconsistent with the requirements of the UMB Seismic

Retrofit Ordinance, Ordinance No. 227-92, may be demolished and reconstructed with the same nonconforming use or a use as permitted by Planning Code Section 182; provided that there is no increase in any nonconformity, or any new nonconformity, with respect to the use limitations of this Code; provided further that the current requirements of the Building Code, the Housing Code and other applicable portions of the Municipal Code are met; and provided further that such restoration or reconstruction is started within one year after razing or other demolition work on the structure and diligently prosecuted to completion.

(f) A nighttime entertainment use within the ~~South of Market~~ RSD, MUG, MUR, or SLR Districts may be enlarged, intensified, extended or expanded, including the expansion to an adjacent lot or lots, provided that: (1) the enlargement, intensification, extension or expansion is approved as a conditional use pursuant to Sections 303 and 316 of this Code; (2) the use as a whole meets the parking and signage requirements, floor area ratio limit, height and bulk limit, and all other requirements of this Code which would apply if the use were a permitted one; and (3) the provisions of Section 803.5(~~bh~~) of this Code are satisfied.

(g) Automotive sales and service signs within the Automotive Special Use District which have all required permits but which do not comply with the controls for new signs established in Section 607.3 of this Code shall be permitted to remain as nonconforming uses and shall be permitted to modify the signage text to describe new automobile ownerships and dealerships that may occur from time to time.

(h) In PDR Districts, no building containing a residential use shall be altered to increase the number of dwelling units or other housing units therein. However, individual dwelling units or other housing units may be expanded, subject to height, bulk, and all other provisions of this Code which would otherwise be applicable to dwelling units or other housing units in the Urban Mixed Use District.

(i) In the Eastern Neighborhoods Mixed Use, PDR-I-D, and PDR-I-G Districts, a non-residential nonconforming use may expand in gross floor area by no more than 25 percent with conditional use authorization pursuant to Section 303 of this Code. Such conditional use authorization may not be granted for any subsequent or additional expansion beyond the initial 25 percent.

**6. Inclusionary housing requirements on small parcels:** add section 315.4(ii):

**SEC. 315.4. ON-SITE HOUSING REQUIREMENT AND BENEFITS.**

Except as provided in Section 315.4(e), all housing projects subject to this Program through the application of Section 315.3 shall be required to construct on-site units subject to the following requirements:

(a) *Number of Units:*

(1) (A) For any housing development of any height that is located in an area with a specific inclusionary housing requirement, the more specific inclusionary housing requirement shall apply. In addition, the following provisions shall apply only to the following Area Plans as provided below:

(i) Market and Octavia Area Plan: The requirements of Sections 315 through 315.9 shall apply in the Plan Area subject to the following:

An additional affordable housing requirement shall apply in the Market and Octavia Plan Area as follows:

Definitions. The definitions in Section 326.2 and 318.2 shall apply.

Amount of fee: All projects that have not received Planning Department or Commission approval as of the effective date of this legislation and that are subject to the Residential Inclusionary Affordable Housing Program shall pay an additional affordable housing fee per square foot of Residential Space Subject to the Community Improvements Impact Fee as follows; \$8.00 in the Van Ness Market Special Use District; \$4.00 in the NCT District; and \$0.00 in the RTO District. A project applicant shall not pay a fee for any square foot of space designated as a below market rate unit under this inclusionary affordable housing program or any other unit that is designated as an affordable housing unit under a Federal, State, or local restriction in a manner that maintains affordability for a term no less than 50 years.

Timing of payment: The fee shall be paid before the City issues a first certificate of occupancy for the project.

Use of Fee: The additional affordable housing requirement specified in this Section for the Market and Octavia Plan Area shall be paid into the Citywide Affordable Housing Fund, but the funds shall be separately accounted for. MOH shall expend the funds according to the following priorities: First, to increase the supply of housing affordable to qualifying households in the Market and Octavia Plan Area; second, to increase the supply of housing affordable to qualifying households within 1 mile of the boundaries of the Plan Area; third, to increase the supply of housing affordable to qualifying households in the City and County of San Francisco. The funds may also be used for monitoring and administrative expenses subject to the process described in Section 315.6(e).

Other fee provisions: This additional affordable housing fee shall be subject to the following provisions of Sections 326 et seq.; the inflation adjustment provisions of Section 326.3(d); the waiver and reduction provisions of Section 326.3(h); the lien proceedings in Section 326.4; and the refund provisions of Section 326.5. This additional affordable housing fee may not be met through the in-kind provision of community improvements or Community Facilities (Mello Roos) financing options of Sections 326.3(e) and (f).

Findings: The Board of Supervisors hereby finds that the additional affordable housing requirements of this Section are supported by the Nexus Study performed by Keyser Marston and Associates referenced in Section 315.2(12) and found in Board File No. \_\_\_\_\_. The Board of Supervisors has reviewed the study and staff analysis and report of the study and, on that basis finds that the study supports the current inclusionary housing requirements combined with the additional affordable housing fee. Specifically, the Board finds that the study: identifies the purpose of the additional fee to mitigate impacts on the demand for affordable housing in the City; identifies the use to which the additional fee is to be put as being to increase the City's affordable housing supply; and establishes a reasonable relationship between the use of the additional fee for affordable housing and the need for affordable housing and the construction of new market rate housing. Moreover, the Board finds that the current inclusionary requirements combined with the additional fee are less than the cost of mitigation and do not include

the costs of remedying any existing deficiencies. The Board also finds that the study establishes that the current inclusionary requirements and additional fee do not duplicate other City requirements or fees.

Furthermore, the Board finds that generally an account has been established, funds appropriated, and a construction schedule adopted for affordable housing projects funded through the Inclusionary Housing program and the additional fee or that the in lieu fees and the additional fee will reimburse the City for expenditures on affordable housing that have already been made.

Furthermore, the Board finds that a major Market and Octavia Area Plan objective is to direct new market rate housing development to the area. That new market rate development will greatly out number both the number of units and potential new sites within the plan area for permanently affordable housing opportunities. The City and County of San Francisco has adopted a policy in its General Plan to meet the affordable housing needs of its general population and to require new housing development to produce sufficient affordable housing opportunities for all income groups, both of which will not be met by the projected housing development in the plan area. In addition, the "Draft Residential Nexus Analysis City and County of San Francisco" of December 2006 indicates that market rate housing itself generates additional lower income affordable housing needs for the workforce needed to serve the residents of the new market rate housing proposed for the plan area. In order to meet the demand created for affordable housing by the specific policies of the Plan and to be consistent with the policy of the City and County of San Francisco it is found that an additional affordable housing fee need be included on all market rate housing development in the Plan Area with priority for its use being given to the Plan area.

(ii) Eastern Neighborhoods Project Area: The requirements of Sections 315 through 315.9 and 319 shall apply in the Eastern Neighborhoods Plan Area subject to the following and subject to any stated exceptions elsewhere in this Code, including the specific provisions in Section 319:

Definitions:

"Gross square footage" shall have the meaning set forth in Section 102.9.

"Development Application" shall have the meaning set forth in Section 175.6.

"Eastern Neighborhood Controls" shall have the meaning set forth in Section 175.6.

Application: The option described in this subsection (ii) shall only be provided to development projects that are subject to the Eastern Neighborhood Controls as defined in Section 175.6 (e), and consist of 20 units or less or less than 25,000 gross square feet.

Amount of Fee: All projects subject to this subsection may choose to pay a square foot in lieu fee instead of the in lieu fee provided for in Section 315.6 as follows. If this option is selected, the project applicant shall pay \$40.00 per gross square foot of net new residential development. The calculation of gross square feet shall not include nonresidential uses, including any retail, commercial, or PDR uses, and all other space used only for storage and services necessary to the operation or maintenance of the building itself.

Timing of Payment: The project applicant shall pay the fee prior to issuance by DBI of the first site or building permit for the project. At the project applicant's option, it may choose to pay only 50% of the fee prior to issuance by DBI of the first site or building permit and, prior to issuance of the first site or building permit, the City shall impose a lien on the property for the remaining 50% of the fee through the procedures set forth in Section 315.6(f) except that no interest will accrue for the first twelve months from the issuance of the first site or building permit for the project. The project applicant shall pay the remaining 50% of the fee prior to issuance by DBI of a first certificate of occupancy. When 100% of the fee is paid, including interest if applicable, the City shall remove the lien.

Use of Fee: The fee shall be paid into the Citywide Affordable Housing Fund, but the funds shall be separately accounted for. MOH shall expend the funds according to the following priorities: First, to increase the supply of housing affordable to qualifying households in the Eastern Neighborhoods Project Areas; second, to increase the supply of housing affordable to qualifying

households within 1 mile of the boundaries of the Eastern Neighborhoods Project Areas; third, to increase the supply of housing affordable to qualifying households in the City and County of San Francisco. The funds may also be used for monitoring and administrative expenses subject to the process described in Section 315.6(e).

Findings: The Board of Supervisors hereby finds that the fee provisions of this Section are equivalent to or less than the fees for developments of over 20 units previously adopted by the Board in Ordinance No. 051685 and 060529 and are also supported by the Nexus Study performed by Keyser Marston and Associates referenced in Section 315.2(12) and found in Board File No. \_\_\_\_\_. The Board of Supervisors has reviewed the study and staff analysis prepared by the Mayor's Office of Housing dated -----, 2008 in Board File No. \_\_\_\_\_ and on that basis finds that the study supports the current proposed changes to the inclusionary housing requirements for projects of 20 units or less in the Eastern Neighborhood Area Plan. Specifically, the Board finds that the study and staff memo: identifies the purpose of the additional fee to mitigate impacts on the demand for affordable housing in the City; identifies the use to which the additional fee is to be put as being to increase the City's affordable housing supply; and establishes a reasonable relationship between the use of the additional fee for affordable housing and the need for affordable housing and the construction of new market rate housing. Moreover, the Board finds that the new inclusionary requirements are less than the cost of mitigation and do not include the costs of remedying any existing deficiencies. The Board also finds that the study establishes that the inclusionary requirements do not duplicate other City requirements or fees.

Furthermore, the Board finds that generally an account has been established, funds appropriated, and a construction schedule adopted for affordable housing projects funded through the Inclusionary Housing program and the in lieu fees will reimburse the City for expenditures on affordable housing that have already been made.

Furthermore, the Board finds that small scale development faces a number of challenges in the current development climate, including limited access to credit and often, a higher land cost per unit for the small sites on which they develop. Because of these and other variations from larger-scale development, they operate under a somewhat unique development model which cannot be fully encapsulated within the constraints of the Eastern Neighborhoods Financial Analysis, prepared to assess the financial feasibility of increasing housing requirements and impact fees in

the Plan Areas. To address these challenges, the Board finds that a number of slight modifications to the affordable housing requirements of the Eastern Neighborhoods, to apply to small projects (defined as 20 units or fewer, or less than 25,000 gross square feet) are appropriate.

**7. Retail on 3<sup>rd</sup> St.: amended Section 249.38:**

**SEC. 249.38. TRANSIT-ORIENTED RETAIL SPECIAL USE DISTRICT.**

(a) Purpose. The Transit-Oriented Retail Special Use District is intended to support street activity along important transit routes, including 16<sup>th</sup> Street and 3<sup>rd</sup> Street.

(b) Geography. The boundaries of the Transit-Oriented Retail Special Use District include all parcels in PDR Districts that are along 16th St. from Mission St. to I-280, or along 3<sup>rd</sup> St. from 23<sup>rd</sup> Street to Cesar Chavez St.

(c) Controls. All provisions of the Planning Code currently applicable shall continue to apply, except that the amount and types of retail sales and services allowed on a parcel will be controlled in the same manner as in the UMU District.



### **Appendix 3: Changes to General Plan Amendments, Area Plan Policies and Associated Implementation Measures, from April 17, 2008 Initiation Package**

#### **Changes to General Plan elements:**

1. The following figure in the General Plan is proposed to be added to the amendments per the Eastern Neighborhoods Area Plans:

*Commerce and Industry Element: Map 5 – Generalized Neighborhood Commercial Land Use and Density Plan* will be revised to reflect the new Neighborhood Commercial Districts in the Eastern Neighborhoods.

2. The following changes are added to the proposed amendments to the South of Market Area Plan of the San Francisco General Plan:

Amend the existing table on page II.10.22 of the General Plan to reflect updated lists of significant and contributory buildings that are currently located outside as well as within the designated South End Historic District. The updated table and map are attached here as Appendix 3A.

- I. LIST OF SIGNIFICANT BUILDINGS LOCATED OUTSIDE OF THE ~~PROPOSED~~ DESIGNATED SOUTH END HISTORIC DISTRICT.
- II. LIST OF CONTRIBUTORY BUILDINGS LOCATED WITHIN THE ~~PROPOSED~~ DESIGNATED SOUTH END HISTORIC DISTRICT.
- Add map to illustrate this updated list of significant and contributory buildings that are currently located outside as well as within the designated South End Historic District.

#### **Changes to Showplace Square – Potrero Hill Area Plan**

3. Policy 1.7.2. Add a clause at the end of Policy 1.7.2 to read as follows:

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 or in the context of the redevelopment of nearby public housing in conjunction with the HopeSF program.

4. Policy 1.7.2. Add a clause at the end of the last sentence of the paragraph under Policy 1.7.2 to read as follows:

Proposed rezoning should only be considered in the context of an evaluation and monitoring report of the Eastern Neighborhoods Plans, to be conducted by the Planning Department at five-year intervals, or within the context of the redevelopment of public housing in the immediate vicinity under the HopeSF program.

5. Generalized Zoning Districts Map. Amend the text of the bubble at the lower right corner to read:

**Potrero Public Housing** Maintain existing zoning until after the conclusion of an upcoming process for redevelopment of this area under the HopeSF program. Consider rezoning of the public housing site and parcels in the immediate vicinity as appropriate based on the results of the planning process.

6. Under objective 2.2, add a new policy and implementation measure to read:

**Policy:** Facilitate the redevelopment of the Potrero View Public Housing through the HopeSF program

**Implementation** The Mayor's Office of Housing will undertake a separate planning process and coordinate the rezoning of the public housing site and parcels in the immediate vicinity after the completion of such planning process.

7. (error correction): the following text change was made to December 2007 Draft Plans and appeared in the policy tables but failed to appear in the April 2008 version of the Showplace Square / Potrero Hill Area Plan:

**Amend** Policy 2.2.1 to read: Adopt Citywide demolition policies that discourage demolition of sound housing, and encourage replacement of affordable units.

8. Add a new policy to read:

**Policy:** Permit and encourage greater retail use on the ground floor on parcels that front 16<sup>th</sup> Street to take advantage of transit service and encourage more mixed uses, while protecting against the wholesale displacement of PDR uses.

9. Delete Policy 1.1.3 from Showplace Square-Potrero Hill Plan as well as from the Generalized Zoning map because the Innovative Industries overlay was removed.

### Changes to East SoMa Area Plan

10. Add the list and map, referred to in item number 2 above to the Historic Preservation Chapter of the East SoMa Area Plan.
11. (*error correction*): revise the Generalized Zoning District Map in the East SoMa Area Plan to capture the full proposed SoMa NCT, which extends partly east of Folsom Street.
12. (*error correction*): the following text change was made to December 2007 Draft Plans and appeared in the policy tables but failed to appear in the April 2008 version of the East SoMa Area Plan:

**Amend** Policy 2.2.1 to read: Adopt Citywide demolition policies that discourage demolition of sound housing, and encourage replacement of affordable units.

13. Add a new policy measure to read:

**Policy** Recognize the concentration of low-income families and youth in the South of Market to support the already significant investment in youth and family-oriented places in SoMa such as the expansion of the Bessie Carmichael School, the completion of the Victoria Manalo Draves Park, the location of several youth-serving organizations in this area and the SoMa Recreation Center by allowing uses and spaces that support families and youth such as schools, clinics, open space and recreational centers that support the retention of low-income families and youth.

### Changes to Mission Area Plan

14. Add a new policy and implementation measure to read:

**Policy:** Recognize the distinctive Mission murals and expand the opportunities for new murals as well as other public art by providing space such as visible and publicly accessible walls in new construction adjacent to or near the murals to allow for these art traditions to thrive and continue, and by ensuring new construction does not obstruct, demolish, damage or otherwise diminish the Mission murals and other public art.

**Implementation:** Encourage new development adjacent to the murals and other important public art to provide space for their expansion and to avoid their obstruction, damage or replacement during construction or by the design of new development. And encourage project sponsors to contribute to the cleaning and restoration of murals in the vicinity of their project.

15. Amend Policy 1.1.3 to read:

Maintain the successful Mission Street, 24<sup>th</sup> Street, and Valencia Street Neighborhood Commercial districts; recognize the proximity to good transit service by eliminating residential density limits and minimum parking requirements.

Amend Implementation 1.1.3.1 to read: Amend the Planning Code to establish “Neighborhood Commercial – Transit” districts along Mission, Valencia, 24<sup>th</sup> Street, and parts of 16<sup>th</sup> Street.

16. Add a new policy under objective 1.1 to read:

**Policy:** Permit and encourage greater retail use on the ground floor on parcels that front 16<sup>th</sup> Street to take advantage of transit service and encourage more mixed uses, while protecting against the wholesale displacement of PDR uses.

**Changes to Central Waterfront Area Plan**

17. Add a new policy under objective 1.1 to read:

**Policy:** Permit and encourage greater retail uses on the ground floor on parcels that front 3<sup>rd</sup> Street to take advantage of transit service and encourage more mixed uses, while protecting against the wholesale displacement of PDR uses.

**Changes to all four Area Plans:**

**18.** Amend Policy 2.2.1 to read:

Formatted: Bullets and Numbering

Require that a significant number of units in new developments have two or more bedrooms except senior housing and SRO developments unless all Below Market Rate Units are two or more bedroom units.

**20.** Add new Policy in the Land Use section to read:

**Policy:** Recognize desirable existing uses in the former industrial areas which would no longer be permitted by the new zoning, and afford them appropriate opportunities to establish a continuing legal presence.

**Implementation:** Amend the Planning Code to establish a process for "legitimization" of existing uses which had been permitted under the Planning Code.

**21.** Add new Policy and Implementation in the Land Use section to read:

**Policy:** While continuing to protect traditional PDR functions that need large, inexpensive spaces to operate, also recognize that the nature of PDR businesses is evolving gradually so that their production and distribution activities are becoming more integrated physically with their research, design and administrative functions.

**Implementation:** Amend the Planning Code to provide a limited amount of space in PDR and Mixed Use Districts for a newly defined land use, called "Integrated PDR," in which traditional PDR functions and traditional office functions are permitted in an integrated manner.

## Appendix 3A: Additional Changes to the General Plan and the East SoMa Plan

### Significant and Contributory Buildings

I. LIST OF SIGNIFICANT BUILDINGS LOCATED OUTSIDE OF THE <del>PROPOSED</del> <u>DESIGNATED SOUTH END</u> HISTORIC DISTRICT.		
Assessor's Block/Lot	E or W SOMA?	Address
3787/31	E	475 Brannan St.
3776/41	E	539 Bryant St.
3777/48	W	673 Bryant St.
3520/30C	W	1477-1479 Emberly Alley (City Landmark No. 199)
3517/13	W	1400 Folsom St.
3520/30B	W	1477 Folsom St. (City Landmark No. 199)
3520/54-59	W	1489 Folsom St. (City Landmark No. 199)
3757/67	W	1275 Harrison St.
3520/51	W	1440 Harrison St.
3755/27	W	7 Heron St.
3731/94	E	1035 Howard St.
3731/74	E	1049 Howard St.
3731/128-149	E	1097 Howard St.
3727/14	W	1126 Howard St.
3728/14	W	1234 Howard St.
3517/35	W	1401 Howard St. (City Landmark No.120)
3517/34	W	1415 Howard St.
3728/89	W	1235 Mission St.
3786/263-307	W	310 Townsend St.

3786/15	W	350 Townsend St.
3785/2A	W	410 Townsend St.
3777/1	E	500 Fourth St.
3787/ 52-139	E	601 Fourth St.
3726/11	E	182 Sixth St.
3726/2	E	106 Sixth St.
3732/124	E	201 Sixth St.
3785/7	E	665 Sixth St.
3754/18	E	335 Seventh St.
3729/82	W	201 Ninth St.
3509/14	W	165 Tenth St. (City Landmark No. 246)
3525/93-111	W	465 Tenth St.
3520/29	W	319 Eleventh St. (City Landmark No. 199)
3520/28A	W	333 Eleventh St. (City Landmark No. 199)

**II. LIST OF CONTRIBUTORY BUILDINGS LOCATED WITHIN THE ~~PROPOSED~~ DESIGNATED SOUTH  
END HISTORIC DISTRICT.**

<b>Assessor's Block/Lot</b>	<b>In or out of SE HD?</b>	<b>Address</b>
3774/73	In	274 Brannan St.
3789/9	In	275 Brannan St.
3775/8	In	300 Brannan St.
3788/37	In	301 Brannan St.
3774/8	In	333 Bryant St.
3774/75-118	In	355 Bryant St.
3774/67	In	385 Bryant St.
3789/10	In	52 Colin P. Kelly St.
3794/23	In	128 King St. (City Landmark No. 229)
3794/15	In	101 Townsend St.
3794/14	In	111 Townsend St.
3794/10	In	115 Townsend St.
3794/22	In	135 Townsend St.
3788/9	In	136 Townsend St.
3794/21	In	139 Townsend St.
3788/9A	In	144 Townsend St.
3788/10	In	148 Townsend St.
3788/12	In	166 Townsend St.
3764/71-197	In	461 Second St.
3775/1	In	500 Second St.
3775/2	In	512 Second St.



3775/4	In	522 Second St.
3774/123-132	In	533 Second St.
3774/44	In	536 Second St.
3775/5	In	544 Second St.
3774/191	In	545 Second St.
3774/45	In	555 Second St.
3774/31	In	599 Second St.
3789/8	In	601 Second St.
3789/7	In	625 Second St.
3788/38	In	634 Second St.
3788/2	In	640 Second St.
3788/49-73	In	650 Second St.
3788/43,44	In	670 Second St.
3788/6	In	698 Second St.
3789/858-971	In	699 Second St.
3788/45	In	625 Third St.
3787/8	In	660 Third St.
3788/41	In	665 Third St.
3788/15	In	685 Third St.

*Map following page*

# SOUTH END HISTORIC DISTRICT



0 250 500 1,000 1,500 Feet



#### Appendix 4: Changes to Planning Code from April 17, 2008 Initiation Package

The following table conveys, by section, an explanation of all the technical changes proposed by Staff from the Initiation of the Eastern Neighborhoods Area Plans on April 17<sup>th</sup>, 2008 through July 31<sup>st</sup>, 2008, as well as an explanation of all substantive changes directed by the Planning Commission from April 17<sup>th</sup> 2008 through July 24<sup>th</sup>, 2008.

Sec.	Sec. Title	Change	Rationale
102.5	District.	Added RTO-M and PDR-1-G Districts to list of districts.	Change necessitated by creation of RTO-M and PDR-2 CW Districts.
121.5	Development of Large Lots, Residential Districts.	Added RTO-M District to list of districts. Maintained same controls as RTO District.	Change necessitated by creation of RTO-M District.
121.8	Use Size Limits (Non-Residential), PDR Districts.	Reversed deletion of Section 121.5. Re-numbered to Section 121.8. Specified that these controls are for the PDR Districts in the Bayview.	With the creation of a separate PDR-2 district for the Eastern Neighborhoods and Bayview, controls applicable to the Bayview were restored. Renumbering was necessary to reflect that Sections 121.5 through 121.78 were already taken through the Market & Octavia process.
121.9	Subdivision of Large Lots, PDR Districts.	Updated references.	Renumbering was necessary to reflect that Sections 121.5 through 121.78 were already taken through the Market & Octavia process.
124	Basic Floor Area Ratio.	Added RTO-M District to list of districts. Maintained same controls as RTO District.	Change necessitated by creation of RTO-M District.
134 (a)(2) and (c)	Rear Yards, R, NC, C, SPD, M, MUG, MUO, MUR, UMU, RSD, SLR, SLI and SSO Districts.	Added RTO-M and PDR-CW Districts to list of districts. Maintained same controls as the RTO and PDR-2 Districts, respectively.	Change necessitated by creation of RTO-M and PDR-2 Districts.

<b>Sec.</b>	<b>Sec. Title</b>	<b>Change</b>	<b>Rationale</b>
134(f)(1)	Rear Yards, R, NC, C, SPD, M, MUG, MUO, MUR, UMU, RSD, SLR, SLI and SSO Districts.	Clarified that, for large projects, modifications and waivers would be part of the 309.2 process.	The April 17 <sup>th</sup> Proposed Amendments mistakenly omitted enabling large projects to be controlled under the 309.2 process, as other building standard issues are controlled.
134(f)(2)	Rear Yards, R, NC, C, SPD, M, MUG, MUO, MUR, UMU, RSD, SLR, SLI and SSO Districts.	Remove clause that said an acceptable reason for modification is views from adjacent properties.	Per the General Plan, private views are not protected.
Table 135A and 135(i)(1)	Usable Open Space for Dwelling Units and Group Housing, R, NC, Mixed Use, C, and M Districts.	Enables 50% of all required open space to be off-site, instead of 50% of just publicly-accessible open space.	The intention is to allow a larger amount of off-site open space, as long as it meets other requirements.
Table 135A	Usable Open Space for Dwelling Units and Group Housing, R, NC, Mixed Use, C, and M Districts.	Added RTO-M District to list of districts. Maintained same controls as RTO District.	Change necessitated by creation of RTO-M District.
135(j)	Usable Open Space for Dwelling Units and Group Housing, R, NC, Mixed Use, C, and M Districts	Clarified that payment is required not only in cases of variance, but also in cases of exceptions granted for larger projects subject to the 309.2 process.	The requirement around payment in cases of exception was mistakenly omitted from the April 17 <sup>th</sup> Proposed Amendments.
144(a), (b), and (d)	Treatment of Ground Story on Street Frontages, RH-2, RH-3, RTO, RTO-M, RM-1, and RM-2 Districts.	Added RTO-M District to list of districts. Maintained same controls as RTO District.	Change necessitated by creation of RTO-M District.
145.1(b) (2)	Street Frontages,	Clarified that residential uses are	As written, the April 17 <sup>th</sup> Proposed Amendments would not have made

Sec.	Sec. Title	Change	Rationale
	Neighborhood Commercial, Downtown Residential, and Eastern Neighborhoods Mixed Use Districts.	active uses above the ground floor.	residential uses above the ground floor active uses, which was not the intention of the Code.
145.1(b)(2)(B)	Street Frontages, Neighborhood Commercial, Downtown Residential, and Eastern Neighborhoods Mixed Use Districts.	Removed definition of residential use.	The April 17 <sup>th</sup> Proposed Amendments mistakenly had two definitions of residential active use: 145.1(b)(2) and 145.1(b)(2)(B). The first definition is the intended definition, and the second one was deleted.
145.1(c)(3)(B)	Street Frontages, Neighborhood Commercial, Downtown Residential, and Eastern Neighborhoods Mixed Use Districts.	Clarified the definition of “applicable frontages”.	This change was necessary to provide clarity as to what “applicable frontages” were, and to be consistent with subsection (c)(3)(A)
145.1(c)(3)(D)	Street Frontages, Neighborhood Commercial, Downtown Residential, and Eastern Neighborhoods Mixed Use Districts.	Changed clause from “Applicable frontages” to “Frontages with active uses that are not residential or PDR”	Ground floor transparency controls are inappropriate for residential or PDR uses, both of which have a privacy component.
145.1(c)(3)(D)	Street Frontages, Neighborhood Commercial, Downtown Residential, and	Removed reference to Figure 145.1(A)	There was a mistaken reference, as there is no Figure 145.1(A).

Sec.	Sec. Title	Change	Rationale
	Eastern Neighborhoods Mixed Use Districts.		
150(d)	Off-Street Parking and Loading Requirements.	Added language to end of paragraph consistent with Board of Supervisors Ordinance 080095.	This Ordinance was adopted on June 24, 2008. The Code language was amended to reflect that this is the “existing condition” upon which the Eastern Neighborhoods is making amendments.
151.1	Schedule of Permitted Off-Street Parking Spaces in Specified Districts.	Revised title to properly show how language is proposed to change from adopted Code.	The April 17 <sup>th</sup> Proposed Amendments incorrectly conveyed the title of the adopted Code section.
151.1(b)	Schedule of Permitted Off-Street Parking Spaces in Specified Districts.	Clarified that the controls for non-accessory parking is based on Sec. 151.1, and not Sec. 204.5.	The revised Sec. 151.1 now contains all the controls for non-accessory office, and thus there is no reason to cite Sec. 204.5.
151.1(b)	Schedule of Permitted Off-Street Parking Spaces in Specified Districts.	In the last sentence, added that the Planning Commission shall also consider the criteria of Sec. 157.1 of the Code.	This technical change is necessitated to reference the criteria for non-accessory parking added to the Code as part of these amendments.
151.1(c)	Schedule of Permitted Off-Street Parking Spaces in Specified Districts.	Revised new language at the end of this subsection to better guide how to count parking spaces in a parking garage.	The proposed language maintains the intent of ensuring that all parking spots are accounted for, with additional guidance provided.
Table 151.1	Schedule of Permitted Off-Street Parking Spaces in Specified Districts.	Clarified that parking controls applicable for office uses in UMU, PDR-1-D, and PDR-1-G Districts greater than ¼-mile from Market, Mission, 3 <sup>rd</sup> and 4 <sup>th</sup> Streets are only applicable when	This change avoids confusion on any parcels through which the ¼ mile boundary may run.

Sec.	Sec. Title	Change	Rationale
		the entire parcel is greater than ¼ mile.	
Table 151.1	Schedule of Permitted Off-Street Parking Spaces in Specified Districts.	Added office controls for the South Park District (SPD) to the table, akin to the other mixed use districts in East SoMa.	The South Park District was mistakenly omitted from the April 17 <sup>th</sup> Proposed Amendments. It was added in a fashion consistent with the other mixed use districts in East SoMa.
Table 151.1	Schedule of Permitted Off-Street Parking Spaces in Specified Districts.	Amended parking requirements for SROs to be the same as other studio and 1-bedroom apartments in the Eastern Neighborhoods.	SRO units are akin to studio units, and thus their parking should be controlled as such.
Table 151.1	Schedule of Permitted Off-Street Parking Spaces in Specified Districts.	Added row specifying parking controls for laboratories at 1 space per 1,500 square feet.	As a newly defined use (Sec. 890.52), laboratories needed their own parking control.
151.1(f)	Schedule of Permitted Off-Street Parking Spaces in Specified Districts.	The reference to small project review procedures was changed from subsection (f)(4) to subsection (g).	The reference to the appropriate section was mistaken in the April 17 <sup>th</sup> Proposed Amendments.
154	Dimensions for Off-Street Parking, Freight Loading and Service Vehicle Spaces.	Added language to be consistent with Board of Supervisors Ordinance 080095. Required moving added language from subsection (a)(4) to (a)(2), and referencing RTO and NCT (per changes adopted by the Market & Octavia Plan).	This Ordinance was adopted on June 24, 2008. The Code language was amended to reflect that this is the “existing condition” upon which the Eastern Neighborhoods is making amendments. The Ordinance did not reflect the adoption of the Market & Octavia Plan.
155(c), (c)(1), (k)	General Standards as to Location and	Added language consistent with Board of Supervisors	This Ordinance was adopted on June 24, 2008. The Code language was amended to reflect that this is the

Sec.	Sec. Title	Change	Rationale
	Arrangement of Off-Street Parking, Freight Loading and Service Vehicle Facilities.	Ordinance 080095. This includes removal of changes made per the April 17 <sup>th</sup> Proposed Amendments, which were rendered meaningless by Ordinance 080095.	"existing condition" upon which the Eastern Neighborhoods is making amendments.
155(r)	General Standards as to Location and Arrangement of Off-Street Parking, Freight Loading and Service Vehicle Facilities.	Changed reference to 24 <sup>th</sup> St.-Mission NCD to 24 <sup>th</sup> St. – Mission NCT	This technical correction was necessary because of the change in zoning status of 24 <sup>th</sup> St. – Mission (see Sec.727.1)
167(a)	Parking Costs Separated from Housing Costs in New Residential Buildings.	Removed this Section from the list of proposed changes.	The implementation of the Board of Supervisors Ordinance 080095 renders meaningless all the changes made per the April 17 <sup>th</sup> Proposed Amendments. This Ordinance was adopted on June 24, 2008.
181(h)	Non-conforming Uses: Enlargements, Alterations, and Reconstruction	Clarified that, for existing housing in PDR Districts, expansion will be subject to the rules in UMU District.	In the April 17 <sup>th</sup> Proposed Amendments, no guidance was given on how housing in the PDR Districts could legally expand.
201	Classes of Use Districts.	Added RTO-M and PDR-1-G Districts to list of districts, moved the 24 <sup>th</sup> Street – Mission District from the NC to the NCT category.	Change necessitated by creation of RTO-M and PDR-1-G Districts, and reclassification of 24 <sup>th</sup> Street – Mission as an NCT.
206.5	RTO-M (Residential, Transit-Oriented - Mission Neighborhood) District.	Added RTO-M District.	Reflects desire to create an RTO District separate from that adopted by the Market & Octavia Plan.



Sec.	Sec. Title	Change	Rationale
207.1(f)	Rules for Calculating Dwelling Unit Densities.	Added RTO-M District to list of districts. Maintained same controls as RTO District.	Change necessitated by creation of RTO-M District.
207.6(b)	Required Minimum Dwelling Mix in RTO, NCT, DTR, and Eastern Neighborhoods Mixed Use Districts.	Revised applicability to apply to all buildings; to clarify that this applies to any project that creates five or more dwelling units; and to clarify that this rules can apply to mixed use buildings, as long as 100% of the units meet the requirements.	This change was necessary to ensure that changes made as part of the Eastern Neighborhoods Plan did not affect those districts adopted as part of the Market & Octavia Plan, and to clarify how the rules will be applied.
207.6(c)	Required Minimum Dwelling Mix in RTO, NCT, DTR, and Eastern Neighborhoods Mixed Use Districts.	Created separate controls for districts in the Market & Octavia Plan from those in the Eastern Neighborhoods Plan. For districts in the Market & Octavia Plan, the controls apply to all buildings on the parcel, whereas in the Eastern Neighborhoods, controls apply only to new housing. Additionally, for all RTO and NCT Districts, criteria were added for granting of a conditional use waiving the bedroom requirements.	This change was necessary to ensure that changes made as part of the Eastern Neighborhoods Plan did not affect those districts adopted as part of the Market & Octavia Plan.
208(a) and (d)	Density Limitations for Group Housing.	Removed the Valencia Street and 24 <sup>th</sup> Street—Mission NCTs from this table.	In NCT districts, there are no density controls for group housing. Change necessitated by creation of RTO-M

Sec.	Sec. Title	Change	Rationale
		Added RTO-M District to list of districts. Maintained same controls as RTO District.	District.
209.1	Dwellings.	Added RTO-M District to list of districts. Maintained same controls as RTO District, except removes all density limits for housing.	Reflects desire to remove all density limitations in the RTO-M District, and instead control density through unit mix requirements and other means.
209.2	Other Housing.	Added RTO-M District to list of districts. Maintained same controls as RTO District.	Change necessitated by creation of RTO-M District.
209.3	Institutions.	Added RTO-M District to list of districts. Maintained same controls as RTO District.	Change necessitated by creation of RTO-M District.
209.4	Community Facilities.	Added RTO-M District to list of districts. Maintained same controls as RTO District.	Change necessitated by creation of RTO-M District.
209.5	Open Recreation and Horticulture.	Added RTO-M District to list of districts. Maintained same controls as RTO District.	Change necessitated by creation of RTO-M District.
209.6	Public Facilities and Utilities.	Added RTO-M District to list of districts. Maintained same controls as RTO District.	Change necessitated by creation of RTO-M District.
209.7	Vehicle Storage and Access.	Added RTO-M District to list of districts. Maintained same controls as RTO District.	Change necessitated by creation of RTO-M District.

<b>Sec.</b>	<b>Sec. Title</b>	<b>Change</b>	<b>Rationale</b>
209.8	Commercial Establishments.	Added RTO-M District to list of districts. Maintained same controls as RTO District.	Change necessitated by creation of RTO-M District.
209.9	Other Uses.	Added RTO-M District to list of districts. Maintained same controls as RTO District.	Change necessitated by creation of RTO-M District.
210.11	PDR-2 District: Core Production, Distribution, and Repair – Bayview.	Reclassified PDR-2 as geographically specific to the Bayview.	This change was necessary to ensure that changes made as part of the Eastern Neighborhoods Plan did not affect those districts adopted as part of the Bayview Plan.
210.12	PDR-2-CW District: Core Production, Distribution, and Repair – Central Waterfront.	Created a new PDR-2-CW District that encompasses PDR in the Central Waterfront area.	This change was necessary to ensure that changes made as part of the Eastern Neighborhoods Plan did not affect those districts adopted as part of the Bayview Plan.
215	Dwellings.	Added a column for PDR-2-CW. Maintained same controls as PDR-2 District.	This change was necessary to ensure that changes made as part of the Eastern Neighborhoods Plan did not affect those districts adopted as part of the Bayview Plan.
216	Other Housing.	Added a column for PDR-2-CW. Maintained same controls as PDR-2 District.	This change was necessary to ensure that changes made as part of the Eastern Neighborhoods Plan did not affect those districts adopted as part of the Bayview Plan.
217	Institutions.	Added a column for PDR-2-CW. Reverted PDR-1-B and PDR-2 to controls adopted as part of the Bayview Plan.	This change was necessary to ensure that changes made as part of the Eastern Neighborhoods Plan did not affect those districts adopted as part of the Bayview Plan.
217(h)	Institutions.	Clarified language that states that subsection (h) pertains only to institutions required to submit an Institutional	The language in the April 17 <sup>th</sup> Proposed Amendments was grammatically challenged.

Sec.	Sec. Title	Change	Rationale
		Master Plan.	
218	Retail Sales and Personal Services.	Added a column for PDR-2-CW. Maintained same controls as PDR-2 District.	This change was necessary to ensure that changes made as part of the Eastern Neighborhoods Plan did not affect those districts adopted as part of the Bayview Plan.
218(a)	Retail Sales and Personal Services.	Changed controls for all PDR districts to N/A.	Row (a) is retail limited only to the local residents, which is not applicable in PDR Districts.
218(b), and *	Retail Sales and Personal Services.	Reversed deletion of references to Section 121.5	With the creation of a separate PDR-2 district for the Eastern Neighborhoods and Bayview, controls applicable to the Bayview were restored.
218(c)	Retail Sales and Personal Services.	Added controls that enable grocery stores in PDR-1-D and PDR-1-G districts to exceed per lot limits, with conditional use authorization.	This change reflects Planning Commission direction to enable grocery stores to be larger in the Eastern Neighborhood's PDR-1 Districts.
218(d)	Retail Sales and Personal Services.	Added controls that enable gyms in PDR-1-D and PDR-1-G districts to exceed per lot limits, with conditional use authorization.	This change reflects Planning Commission direction to enable gyms to be larger in the Eastern Neighborhood's PDR-1 Districts.
218.1	Massage Establishments.	Added a column for PDR-2-CW. Maintained same controls as PDR-2 District.	This change was necessary to ensure that changes made as part of the Eastern Neighborhoods Plan did not affect those districts adopted as part of the Bayview Plan.
219	Offices.	Added a column for PDR-2-CW. Reverted PDR-1-B and PDR-2 to controls adopted as part of the Bayview Plan.	This change was necessary to ensure that changes made as part of the Eastern Neighborhoods Plan did not affect those districts adopted as part of the Bayview Plan.
219.1	Vertical Controls for Office Uses.	Clarified that this only applies to PDR-1-D, PDR-1-G, and PDR-2-CW Districts.	This change was necessary to ensure that changes made as part of the Eastern Neighborhoods Plan did not affect those districts adopted as part of

Sec.	Sec. Title	Change	Rationale
			the Bayview Plan.
219.1(e)	Vertical Controls for Office Uses.	Added control that allows, through the 309.2 process, the consolidation of allowed office into a single building on sites with multiple buildings.	For sites with multiple buildings, it makes design and planning sense to consolidate office uses into a single building.
220	Laundrying, Cleaning, and Pressing.	Added a column for PDR-2-CW. Maintained same controls as PDR-2 District.	This change was necessary to ensure that changes made as part of the Eastern Neighborhoods Plan did not affect those districts adopted as part of the Bayview Plan.
221	Assembly and Entertainment.	Added a column for PDR-2-CW. Maintained same controls as PDR-2 District.	This change was necessary to ensure that changes made as part of the Eastern Neighborhoods Plan did not affect those districts adopted as part of the Bayview Plan.
222	Home and Business Services.	Added a column for PDR-2-CW. Maintained same controls as PDR-2 District.	This change was necessary to ensure that changes made as part of the Eastern Neighborhoods Plan did not affect those districts adopted as part of the Bayview Plan.
222.1	Conversion of Business Services to Office in the PDR Districts.	Changed reference of affected districts from PDR-2 to PDR-2-CW.	This change was necessary to ensure that changes made as part of the Eastern Neighborhoods Plan did not affect those districts adopted as part of the Bayview Plan.
223	Automotive.	Added a column for PDR-2-CW. Maintained same controls as PDR-2 District.	This change was necessary to ensure that changes made as part of the Eastern Neighborhoods Plan did not affect those districts adopted as part of the Bayview Plan.
224	Animal Services.	Added a column for PDR-2-CW. Maintained same controls as PDR-2 District.	This change was necessary to ensure that changes made as part of the Eastern Neighborhoods Plan did not affect those districts adopted as part of the Bayview Plan.
225	Wholesaling, Storage, Distribution and	Added a column for PDR-2-CW. Maintained same	This change was necessary to ensure that changes made as part of the Eastern Neighborhoods Plan did not

Sec.	Sec. Title	Change	Rationale
	Open-Air Handling of Materials and Equipment.	controls as PDR-2 District.	affect those districts adopted as part of the Bayview Plan.
226	Manufacturing and Processing.	Added a column for PDR-2-CW. Maintained same controls as PDR-2 District.	This change was necessary to ensure that changes made as part of the Eastern Neighborhoods Plan did not affect those districts adopted as part of the Bayview Plan.
227	Other Uses.	Added a column for PDR-2-CW. Maintained same controls as PDR-2 District.	This change was necessary to ensure that changes made as part of the Eastern Neighborhoods Plan did not affect those districts adopted as part of the Bayview Plan.
249.36 (b)	Life Science and Medical Special Use District.	Changed description of the geography of this SUD (no change to the actual geography).	The description of the geography of this SUD was incorrect.
249.36 (c)(1), (2), and (3)	Life Science and Medical Special Use District.	Added exemption from PDR replacement requirements for uses in these districts; added section references.	It is the intention of this SUD to support the development of life science and medical office uses. In the PDR districts, PDR replacement requirements conflict with the intention of this district.
249.37	Innovative Industries Special Use District.	For parcels that are both in a PDR District and this SUD, added a control enabling additional retail consistent with the size controls of the UMU District.	Buildings in the Innovative Industries Special Use District will have a higher density of workers and thus merit additional retail.
249.38	16 <sup>th</sup> St. Retail Special Use District.	Added this SUD that allows parcels zoned PDR along 16 <sup>th</sup> Street to have the same amount and type of retail as allowed in the UMU District.	This SUD reflects the desire to support street activity along 16 <sup>th</sup> St. between the Mission and Central Waterfront, while providing additional scrutiny for formula retail and other uses.
261.1(b)	Additional Height Limits for Narrow	Created a definitions section to increase	In the April 17 <sup>th</sup> Proposed Amendments, the underlying definitions for this section

Sec.	Sec. Title	Change	Rationale
	Streets and Alleys in RTO, NCT, and Eastern Neighborhoods Mixed Use Districts.	clarity for implementation. Added definition of an east-west street.	were interspersed with the Code language, or in the case of east-west streets, were not clearly defined; calling them out adds clarity to how to implement this section.
261.1(c)	Additional Height Limits for Narrow Streets and Alleys in RTO, NCT, and Eastern Neighborhoods Mixed Use Districts.	Reorganized controls to clarify the difference between east-west streets and other kinds of streets. Revised upper story setback requirements along new mid-block alleys.	The changes add a distinction for controls in east-west streets that was not clear in the April 17 <sup>th</sup> Proposed Amendments. Additionally, controls for mid-block alleys were refined to reflect that wider alleys do not need as significant a setback.
270.1	Special Bulk Limitations: Horizontal Mass Reductions in Large Lots in the Eastern Neighborhoods Mixed Use Districts.	Revised graphic to show that discrete sections of buildings could not be more than 200 feet in length.	The previous graphic conflicted with the code by showing that discrete sections could only be up to 175 feet in length.
270.2(d)(1) and (e)(1)	Special Bulk and Open Space Requirement: Mid-Block Alleys in Large Lot Developments in the Eastern Neighborhoods Mixed-Use and DTR Districts.	Added that the mid-block alley should generally be located in the middle portion of the block face.	This change clarifies intent of this requirement regarding location of the mid-block open space.
270.2(e)(10)	Special Bulk and Open Space Requirement: Mid-Block Alleys in Large Lot Developments in the Eastern Neighborhoods Mixed-Use and	Added a design standard that the mid-block alley be landscaped to the greatest extent feasible.	This change clarifies intent of this requirement that the mid-block open space be an inviting environment.

Sec.	Sec. Title	Change	Rationale
	DTR Districts.		
270.2(e) (14)	Special Bulk and Open Space Requirement: Mid-Block Alleys in Large Lot Developments in the Eastern Neighborhoods Mixed-Use and DTR Districts.	Added reference to alley controls in Sec. 261.1.	This cross-reference supports better implementation of the alley controls in Sec. 261.1.
271(b) and (c)	Bulk Limits: Special Exceptions, in Districts other than C-3.	Added control that makes modifications to bulk controls subject to Section 309.2 for applicable projects.	This enables modifications to bulk requirements to be handled through the same process as other design issues for large parcels in the Eastern Neighborhoods Mixed Use Districts.
309.2(b) (4)	Large Project Authorization in Eastern Neighborhoods Mixed Use Districts.	Deleted this subsection that said part of the 309.2 applicability was for projects in the UMU district and contain a single retail use of over 4,000 gross square feet.	In the UMU District, retail uses over 4,000 would require a conditional use approval, as written in Section 843.45. As such, they need not also be subject to the 309.2 procedures, which is intended for larger projects.
309.2(c) (3) and (d)(7)	Large Project Authorization in Eastern Neighborhoods Mixed Use Districts.	Added rear yards a requirement that can be waived or modified, per changes made to Sec. 134(f).	These changes necessary to implement changes made to Sec. 134(f).
309.2(c) (5)	Large Project Authorization in Eastern Neighborhoods Mixed Use Districts.	Added language clarifying that the provision of mid-block alleys on frontages between 200-300 linear feet is subject to the discretion of the Planning Commission, but that mid-block alleys on longer frontages are	Language revised to be consistent with the requirements around mid-block alleys specified in Sec. 270.2.



Sec.	Sec. Title	Change	Rationale
		required.	
309.2(c)(8)	Large Project Authorization in Eastern Neighborhoods Mixed Use Districts.	Added control that makes modifications to bulk controls subject to Section 309.2 for applicable projects.	In concert with changes made to 271(b) and (c), this enables modifications to bulk requirements to be handled through the same process as other design issues for large parcels in the Eastern Neighborhoods Mixed Use Districts.
309.2(d)(8)	Large Project Authorization in Eastern Neighborhoods Mixed Use Districts.	Added control that allows, through the 309.2 process, the consolidation of allowed office into a single building on sites with multiple buildings.	For sites with multiple buildings, it makes design and planning sense to consolidate office uses into a single building.
312	Permit Review Procedures for All NC and Eastern Neighborhoods Mixed Use Districts.	Added noticing requirements for the Eastern Neighborhoods Mixed Use Districts, akin to those in the NC Districts.	Public noticing requirements were mistakenly omitted from the April 17 <sup>th</sup> Proposed Amendments.
315.4(a)(1)(A)(ii)	On-Site Housing Requirement and Benefits.	Creates a small project option of an in-lieu fee paid by square foot, rather than by unit.	Small projects face an undue burden when the amount of affordable units required is rounded up. This change enables the applicant to pay an in-lieu fee equivalent to the percentage of the unit required.
316	Procedures for Conditional Use Authorization in Neighborhood Commercial, Eastern Neighborhoods Mixed Use Districts, and South of Market Mixed Use Districts and for Live/Work Units in RH and RM Districts.	Extended existing controls to the Eastern Neighborhoods Mixed Use Districts	Procedures for conditional use authorization in the Eastern Neighborhoods Mixed Use Districts had mistakenly been omitted from the April 17 <sup>th</sup> Proposed Amendments.

<b>Sec.</b>	<b>Sec. Title</b>	<b>Change</b>	<b>Rationale</b>
319.2(f)(1)	Definitions.	Added that the purchase price shall be based on household spending of 35% of income for housing	Formula necessary for pricing of middle-income units.
319.4(b)(1)(E)	Housing Requirements for UMU Districts.	Clarified that the City shall monitor units provided at this option not only in the 5-year monitoring report, but also the 2-year monitoring report.	The 2-year monitoring report was mistakenly omitted from the April 17 <sup>th</sup> Proposed Amendments.
Table 319.4	Housing Requirements for UMU Districts.	In the table, revised the middle income alternative as follows: for Tier B, the requirement was reduced from 40% to 35%, for Tier C the requirement was reduced from 50% to 40%, and for all options, the increase required if the two-bedroom requirement is waived was reduced from 10% to 5%; the land dedication alternative was revised as follows: for Tier C, the requirement was reduced from 50% to 45%.	Further economic analysis concluded that these requirements should be adjusted to maintain parity among the housing options.
327	Eastern Neighborhoods Public Benefit Fund.	Replaced word “commercial” with “nonresidential” throughout this code section.	This change is in keeping with current planning use definitions and more accurately portrays the uses being discussed.
327.1	Findings.	Added the definition of applicable tiers used in determining impact fees.	The April 17 <sup>th</sup> Proposed Amendments mistakenly omitted the description of applicable tiers used in determining impact fees, although these were

Sec.	Sec. Title	Change	Rationale
			included in the Eastern Neighborhood's Implementation Document ("UU Case").
327.2	Definitions.	Revised list to be alphabetically ordered.	Changing "commercial" to "non-residential" put list out of alphabetical order.
327.2(b)	Definitions.	Added a definition of "designated affordable housing zones", which includes the Mission NCT and MUR Districts.	The purpose of this change is to create zones for which fee revenue is targeted towards affordable housing at a higher rate than in other districts.
327.2(i)	Definitions.	Clarified definition of "non-residential use" as including all retail, office, and other commercial uses that are not industrial uses. Changed 'as' to 'including' when identifying specific industrial uses.	Change necessary to implement fee application, which will differentiate industrial uses from other commercial uses.
327.2(m)	Definitions.	Expanded definition of residential to include group housing and SRO units.	Change better captures the accepted definition of residential use as defined in the Housing Code.
327.3(c)	Application.	Added note clarifying that nonresidential projects are subject to a waiver reduction in the instance of duplicative fees.	This change doesn't affect policy, but helps provide clarity to applicants.
327.3(e)	Application.	Changed reference of monitoring program from Sec. 342 to the Administrative Code.	This change is necessary to maintain proper references (see Sec. 342)
327.6	Fund.	Changed the title of this subsection from "Eastern Neighborhoods Public Benefits Fund" to "Fund"	This change was to reduce confusion between Sections 327 and 327.6, which had the same name.

<b>Sec.</b>	<b>Sec. Title</b>	<b>Change</b>	<b>Rationale</b>
327.6(b) and (h)	Fund.	Added that, not only will the fund be administered by the Board of Supervisors, but that expenditures will be recommended by the Planning Commission based on findings from the Interagency Planning & Implementation Committee (IPIC).	This change ensures proper Planning Commission and agency input into the expenditure of this fund.
327.6(c)	Fund.	Changed reference of monitoring program from Sec. 342 to the Administrative Code.	This change is necessary to maintain proper references (see Sec. 342)
Table 327.6	Fund.	Changed the name of the Table from 327.3 to 327.6.	The Table was mistakenly titled.
Table 327.6	Fund.	Added a row signifying that, in the Mission NCT and MUR, 50% of fees levied on residential projects will go towards affordable housing.	This change reflects the policy goal to prioritize additional affordable housing in return for development potential in these districts.
327.6(e)	Fund.	Clarified that the accounting report for this fund will be synchronized with that of other planning efforts.	Synchronizing monitoring reports increases efficiency of the process.
327.7	Eastern Neighborhoods Citizens Advisory Committee.	Moved this entire Section from 342.4 to 327.7.	The bulk of the Monitoring Program (sec. 342) is being moved from the Planning Code into the Administrative Code, but the establishment of the Citizens Advisory Committee is still something that should be in the Planning Code.
342	Eastern Neighborhoods Area Plans Monitoring	This section was removed from the proposed Planning Code amendments,	This section will instead be adopted as part of the City's Administrative Code.

Sec.	Sec. Title	Change	Rationale
	Program.	except for Section 342.4, which was moved to Section 327.7.	
603(j)	Exempted Signs.	Added RTO-M District to list of districts.	Change necessitated by creation of RTO-M District.
702.1	Neighborhood Commercial Use Districts.	Revised language to show 24 <sup>th</sup> St. – Mission as an NCT District.	This technical change was necessitated by revisions to Sec. 727.1.
726	Valencia Street Neighborhood Commercial District.	Added the word “Transit” to the start of Sec. 726 (Zoning Control Table).	The word “Transit” was mistakenly omitted from the April 17 <sup>th</sup> Proposed Amendments.
726.68	Valencia Street Neighborhood Commercial District.	Added row for fringe financial services in the Table, and section on fringe financial controls after the table.	The language for fringe financial services was adopted by the City during the writing of the Eastern Neighborhoods Code.
727.1	24 <sup>th</sup> Street – Mission Neighborhood Commercial District.	Amended existing 24 <sup>th</sup> Street – Mission to be a Neighborhood Commercial District.	This change reflects the transit-oriented nature of the 24 <sup>th</sup> St. corridor in the Mission.
735.48	SoMa Neighborhood Commercial Transit District.	Control for other entertainment changed from P to NP.	This change maintains the existing controls in the existing SLR and RSD districts, of which the SoMA NCT is comprised.
735.81 and .82	SoMa Neighborhood Commercial Transit District.	Assembly and social services uses changed to P, other large institutional uses remain C.	This change reflects the community’s desire to promote such assembly and social service uses as youth centers, recreation centers, and senior centers.
736.30, .31, .32, .40	Mission Street Neighborhood Commercial Transit District.	Removed unnecessary “#” signs.	The April 17 <sup>th</sup> Proposed Amendments mistakenly included these symbols, which are meaningless in this district.
736.43	Mission Street Neighborhood Commercial	Changed control for large fast food restaurant from “C#”	The April 17 <sup>th</sup> Proposed Amendments mistakenly omitted the controls of Mission Street Fast-Food Subdistrict (Sec. 781.5), which do not permit large

Sec.	Sec. Title	Change	Rationale
	Transit District.	to "NP".	fast food restaurants for the length of what is now the Mission NCT District.
736.44	Mission Street Neighborhood Commercial Transit District.	Changed control for small fast food restaurant from "P#" to "C" on the first floor and "NP" above the first floor.	The April 17 <sup>th</sup> Proposed Amendments mistakenly omitted the controls of Mission Street Fast-Food Subdistrict (Sec. 781.5), which only permit small fast food restaurants on the ground floor of what is now the Mission NCT District.
736.68	Mission Street Neighborhood Commercial District.	Added row for fringe financial services in the Table, and section on fringe financial controls after the table.	The language for fringe financial services was adopted by the City during the writing of the Eastern Neighborhoods Code.
803.9(b)	Commercial Uses in Mixed Use Districts.	Revised language to show that, in this capacity, the Landmarks Preservation Advisory Board is an advisory body, and not a decision making body.	The Landmarks Board does not legally have the ability to approve these projects, but provides advice on these issues to the Planning Department.
803.9(c)	Commercial Uses in Mixed Use Districts.	Removed reference to MUG districts in the subsection about preservation of historic buildings.	Controls around the preservation of historic buildings in the MUG District is already addressed in Sec. 803.9(b).
803.9(c)	Commercial Uses in Mixed Use Districts.	Revised language to show that, in this capacity, the Landmarks Preservation Advisory Board is an advisory body, and not a decision making body.	The Landmarks Board does not legally have the ability to approve these projects, but provides advice on these issues to the Planning Department.
803.9(h)(4)(E)	Commercial Uses in Mixed Use Districts.	Added control that allows, through the 309.2 process, the consolidation of allowed office into a single building on sites with multiple buildings.	For sites with multiple buildings, it makes design and planning sense to consolidate office uses into a single building.

<b>Sec.</b>	<b>Sec. Title</b>	<b>Change</b>	<b>Rationale</b>
803.9(i)	Commercial Uses in Mixed Use Districts.	Added language exempting gyms in the UMU District from retail controls.	This reflects the stated desire to support the development of gyms, particularly in existing buildings.
840.32	MUG – Mixed Use General District.	Required that post-secondary institutions receive a Conditional Use authorization, instead of being permitted as-of-right.	Post-secondary institutions have become controversial uses in some communities, and thus require additional level of discretion before being permitted.
840.52	MUG – Mixed Use General District.	Enables retail-type office uses on the ground floor, as long as they are clearly retail uses whose primary purpose is to serve the general public on a retail basis.	This addition was necessary to provide more clarity for uses that often blur the distinction between retail and office, given that there office is not permitted on the ground floor in the MUG District (per Sec. 803.9(h)).
841.32	MUR – Mixed Use Residential District.	Required that post-secondary institutions receive a Conditional Use authorization, instead of being permitted as-of-right.	Post-secondary institutions have become controversial uses in some communities, and thus require additional level of discretion before being permitted.
843.32	UMU – Urban Mixed Use District.	Required that post-secondary institutions receive a Conditional Use authorization, instead of being permitted as-of-right.	Post-secondary institutions have become controversial uses in some communities, and thus require additional level of discretion before being permitted.
843.50	UMU – Urban Mixed Use District.	Enables retail-type office uses on the ground floor, as long as they are clearly retail uses whose primary purpose is to serve the general public on a retail basis.	This addition was necessary to provide more clarity for uses that often blur the distinction between retail and office, given that there office is not permitted on the ground floor in the UMU District (per Sec. 803.9(h)).
843.51	UMU – Urban Mixed Use District.	Controls gyms like other retail uses, except exempts gyms	This reflects the stated desire to support the development of gyms, particularly in existing buildings.

Sec.	Sec. Title	Change	Rationale
		from requirement to build three square feet of another permitted use for every 1 square foot of retail above 25,000 square feet.	
843.72 and .77	UMU – Urban Mixed Use District.	Created a separated row for Automotive Wash (843.76) distinct from Automotive Service Station (843.72); necessitated Automotive Wash to receive a Conditional Use authorization.	In the parts of the UMU district that are currently zoned C-M, Automotive Wash required a Conditional Use authorization. It was determined that maintaining this level of discretion would be appropriate for this kind of district.
843.76	UMU – Urban Mixed Use District.	Add that automobile sales and rental are a permitted use, subject to size controls established for the UMU District.	This change enables automobile sales and rentals to be treated similarly to other retail uses in the UMU District.
890.70	Office.	Assigned existing paragraphs subsections (a) and (b). Changed reference to Section 890.108 from “business and professional services” to “professional services”. Removed the clause that included some business services in the definition of office.	Technical corrections needed to make text consistent. As per business services, the definition in Section 890.111 has been rewritten as part of these amendments so that the definition of office and business services are mutually exclusive.
890.70	Office.	Removed the phrase “and other computer based technology” from definition.	There was concern that this would cast the definition of office too widely, as almost all businesses rely on computers to facilitate their work (e.g., diagnostics in car repair).
890.88	Residential Use.	Revised the definition of SRO building from	SRO buildings are granted special exemptions, such as reduced open



Sec.	Sec. Title	Change	Rationale
		one that contains one or more SRO units to one that contains <u>only</u> SRO units.	space requirements. This special exemption should be limited to buildings containing only SRO units, instead of larger buildings containing only one studio unit that is the physical equivalent of an SRO unit.

The following table conveys, by section, an explanation of all the technical changes proposed by Staff from July 31<sup>st</sup>, 2008 through August 7<sup>th</sup>, 2008, as well as an explanation of all substantive changes directed by the Planning Commission on July 31<sup>st</sup> 2008.

Formatted: Superscript

Formatted: Superscript

Formatted: Superscript

Sec.	Sec. Title	Change	Rationale
102.5	District.	Removed reference to PDR-2-CW	Per Planning Commission direction, zoning of this area changed to PDR-1-G.
121.8	Use Size Limits (Non-Residential), PDR Districts.	Changed reference from PDR-2-B to PDR-2.	The July 31 Proposed Amendments mistakenly titled the PDR-2 district PDR-2-B.
124	Basic Floor Area Ratio.	Removed reference to PDR-2-CW	Per Planning Commission direction, zoning of this area changed to PDR-1-G.
Table 151.1	Schedule of Permitted Off-Street Parking Spaces in Specified Districts.	Added controls for Small Enterprise Workspace (S.E.W.) Buildings and Integrated PDR Uses at a maximum of 1 space per 1,500 square feet.	These new uses required parking controls. As a note, per 151.1(b), for these uses the maximum amount of off-street parking in the PDR-1 and UMU districts is 50% greater than as shown in the table (i.e., 1 space per 1,000 square feet for S.E.W. and Integrated PDR uses).
175.6(d)(2)	Effective Date of the Eastern Neighborhoods Zoning Controls.	Added that current provisions of the Planning Code include the Zoning Map.	While the planning code technically comprises the zoning maps, it was deemed useful to spell this out in the text.
175.8	Sunset for Integrated PDR Uses.	Added a section stating that five years from the adoption of the Eastern Neighborhoods, all new integrated PDR uses will require conditional use authorization.	Creating a provision that restricts Integrated PDR uses after five years forces the issue to be revisited at that time. If decision makers decide that the program is a success at that time, the code can be amended to continue or expand the program. For purposes of this analysis, one measure of success will be the percentage of employees that meet the City's criteria for receiving the Enterprise Zone Payroll Tax Credit. The goal is for 25% of all employees in Integrated PDR uses to meet these criteria.
179.1	Uses Located in the Eastern Neighborhoods	Added a section that describes how to create legal, up-to-	Per Planning Commission direction, it was determined that an effort should be made to clarify the permit status of as

Sec.	Sec. Title	Change	Rationale
	Plan Area.	date permits in the Eastern Neighborhoods.	many uses as possible, and to enable de facto office uses to legalize as such as long as strict criteria are met.
181(a) and (i)	Non-conforming Uses: Enlargements, Alterations, and Reconstruction.	Added subsection (i) enabling non-residential non-conforming uses in Eastern Neighborhoods Mixed Use, PDR-1-D, and PDR-1-G Districts to expand 25% with conditional use authorization. This expansion may occur only once.	Per Planning Commission Direction, non-non-residential conforming uses in these districts allowed to expand 25% to enable companies to grow on-site. In the PDR districts, controls around residential nonconforming uses are found in subsection 181(h).
201	Classes of Use Districts.	Removed reference to PDR-2-CW	Per Planning Commission direction, zoning of this area changed to PDR-1-G.
207.6(b) (3)	Required Minimum Dwelling Mix in RTO, NCT, DTR, and Eastern Neighborhoods Mixed Use Districts.	Added language stating that student housing does not need to meet the 40% two-bedroom requirement.	This is part of a series of changes intended to more clearly define student housing, and to enable student housing to be controlled separately from institutional uses and other housing. Absolving student housing from the two-bedroom requirement is based on the logic that student housing is typically not geared towards families.
210.11	PDR-2 District: Core Production, Distribution, and Repair.	Removed reference to the Bayview.	Per Planning Commission, the changing of PDR-2-CW to PDR-1-G means that the PDR-2 District need not be defined by its geography.
210.12	PDR-2-CW District: Core Production, Distribution, and Repair – Central Waterfront.	Deleted this section.	Per Planning Commission direction, zoning of this area changed to PDR-1-G. No remaining PDR-2-CW district exists.
215	Dwellings.	Removed reference to PDR-2-CW	Per Planning Commission direction, zoning of this area changed to PDR-1-G.
215(d)	Dwellings.	Added a row for student housing,	Per Planning Commission direction, student housing should be permitted with

Sec.	Sec. Title	Change	Rationale
		which requires conditional use authorization in the PDR-1-D district. Because student housing is not a defined use for the other C, M, and PDR districts, this use is deemed "NA" (Not Applicable).	conditional use authorization in the PDR-1-D District. This change is necessary to more clearly define student housing, and to enable student housing to be controlled separately from institutional uses and other housing.
216	Other Housing.	Removed reference to PDR-2-CW	Per Planning Commission direction, zoning of this area changed to PDR-1-G.
217	Institutions.	Removed reference to PDR-2-CW	Per Planning Commission direction, zoning of this area changed to PDR-1-G.
218	Retail.	Removed reference to PDR-2-CW	Per Planning Commission direction, zoning of this area changed to PDR-1-G.
218	Retail.	Clarified that grocery stores and gyms are P up to 2,500 gross square feet in the PDR-1-G and 5,000 gross square feet in the PDR-1-D districts.	The July 31 Proposed Amendments added the ability for grocery stores and gyms to expand in the PDR-1-D and PDR-1-G districts with a CU. However, mistakenly these uses were not given the same as-of-right controls as other retail uses.
218.1	Massage Establishments.	Removed reference to PDR-2-CW	Per Planning Commission direction, zoning of this area changed to PDR-1-G.
219	Office.	Removed reference to PDR-2-CW	Per Planning Commission direction, zoning of this area changed to PDR-1-G.
219 (a), (b), and (c).	Office.	For PDR-1-G and PDR-1-D, changed controls from P subject to vertical zoning controls to NP.	In congress with enabling office legitimization, hybrid-office controls, and Small Enterprise Workspace Buildings, new office is no longer permitted in the PDR-1-D and PDR-1-G Districts.
219.1	Vertical Controls for Office Uses	Deleted section.	In congress with enabling office legitimization, hybrid-office controls, and Small Enterprise Workspace Buildings, new office is no longer permitted in the PDR-1-D and PDR-1-G Districts.
220	Laundering, Cleaning, and Pressing.	Removed reference to PDR-2-CW	Per Planning Commission direction, zoning of this area changed to PDR-1-G.

<b>Sec.</b>	<b>Sec. Title</b>	<b>Change</b>	<b>Rationale</b>
221	Assembly and Entertainment.	Removed reference to PDR-2-CW	Per Planning Commission direction, zoning of this area changed to PDR-1-G.
222	Home and Business Services.	Removed reference to PDR-2-CW	Per Planning Commission direction, zoning of this area changed to PDR-1-G.
222.1	Conversion of Business Services to Office in the PDR Districts.	Deleted section.	Controls around conversion of business service are being addressed in Sec. 179.1.
223	Automotive.	Removed reference to PDR-2-CW	Per Planning Commission direction, zoning of this area changed to PDR-1-G.
224	Animal Services.	Removed reference to PDR-2-CW	Per Planning Commission direction, zoning of this area changed to PDR-1-G.
225	Wholesaling, Storage, Distribution and Open-Air Handling of Materials and Equipment.	Removed reference to PDR-2-CW	Per Planning Commission direction, zoning of this area changed to PDR-1-G.
226	Manufacturing and Processing.	Removed reference to PDR-2-CW	Per Planning Commission direction, zoning of this area changed to PDR-1-G.
227	Other Uses.	Removed reference to PDR-2-CW	Per Planning Commission direction, zoning of this area changed to PDR-1-G.
227(s)	Other Uses.	Added row for fringe financial services. Controlled in PDR Districts akin to other retail uses.	This provision was adopted by the City during the Eastern Neighborhoods process. This language was added to reflect the current state of the Planning Code.
227(t)	Other Uses.	Added definition and controls for Small Enterprise Workspace Buildings.	Per Planning Commission direction, buildings comprised solely of small spaces designed for incubating new businesses are permitted as-of-right in the PDR-1-D and PDR-1-G districts.
227(u).	Other Uses.	Added controls for Integrated PDR, which will be permitted in the PDR-1-D and PDR-1-G Districts, subject to	Per Planning Commission direction, Integrated PDR uses shall be permitted as-of-right in PDR-1-D and PDR-1-G, subject to controls articulated in Sec. 890.49.

Sec.	Sec. Title	Change	Rationale
		the controls of Sec. 890.49. The definition is intended to apply only to PDR Districts, and therefore is considered "NA" (Not Applicable) in the C and M Districts.	
249.38	Transit-Oriented Retail Special Use District.	Changed title and purpose of this district to reflect geographic expansion.	The Planning Commission decided that the same retail-oriented controls afforded PDR parcels along 16 <sup>th</sup> should also be afforded PDR parcels along 3 <sup>rd</sup> St., in the Central Waterfront.
315.1(38)	Definitions.	Added a definition of student housing that applies only to the Eastern Neighborhoods Mixed Use and PDR-1-D Districts.	This is part of a series of changes intended to more clearly define student housing, and to enable student housing to be controlled separately from institutional uses and other housing.
315.3(c)(5)	Application.	Added that student housing, as defined in 315.1(38), is not required to provide inclusionary housing.	Student housing is largely rental that is designed to be affordable for students. Therefore, it was determined that it was not necessary to also apply inclusionary housing requirements.
315.4(a)(1)(ii)	On-Site Housing Requirement and Benefits.	Revised section to add an "Application" section to clarify that this applies to small projects throughout Eastern Neighborhoods (not just UMU); to clarify that no interest will accrue for the first twelve months from the issuance of the first site or building permit for the project; to increase the size threshold to 25,000 gsf, to allow for family sized units; to specify the use of the fee and	Language proposed in July 31 Proposed Amendments revised to more clearly convey intention of this benefit to smaller developments in the Eastern Neighborhoods.

Sec.	Sec. Title	Change	Rationale
		provide priorities for its expenditure; and to clarify that calculation of gross square feet shall not include nonresidential uses, including any retail, commercial, or PDR uses.	
327.2(b)	Definitions.	Removed sentence containing controls.	Controls inappropriate for definitions section, and moved to Sec. 327.6 instead.
327.6(c)	Fund.	Revised language to better clarify how funds shall be deposited for the designated affordable housing zones, including adding Table 327.6A.	Technical language change intended to provide more clarity as to how funds shall be deposited.
803.9(j)	Commercial Uses in Mixed Use Districts.	Deleted section.	Controls around conversion of business service are being addressed in Sec. 179.1.
814.16(a)	SPD – South Park District.	Added control for student housing, which requires conditional use authorization.	This is part of a series of changes intended to more clearly define student housing, and to enable student housing to be controlled separately from institutional uses and other housing.
814.80	SPD – South Park District.	Added controls for Integrated PDR uses, which are permitted in applicable buildings (per the definition in Sec. 890.49).	Per Planning Commission direction, Integrated PDR uses are permitted in applicable buildings in the South Park District.
840.23	MUG – Mixed Use General District.	Added control for student housing, which requires conditional use authorization.	This is part of a series of changes intended to more clearly define student housing, and to enable student housing to be controlled separately from institutional uses and other housing.
840.88	MUG – Mixed Use General District.	Added controls for Integrated PDR uses, which are permitted in applicable buildings	Per Planning Commission direction, Integrated PDR uses are permitted in applicable buildings in the MUG District.

Sec.	Sec. Title	Change	Rationale
		(per the definition in Sec. 890.49).	
841.23	MUR – Mixed Use Residential District.	Added control for student housing, which requires conditional use authorization.	This is part of a series of changes intended to more clearly define student housing, and to enable student housing to be controlled separately from institutional uses and other housing.
841.88	MUR – Mixed Use Residential District.	Added controls for Integrated PDR uses, which are permitted in applicable buildings (per the definition in Sec. 890.49).	Per Planning Commission direction, Integrated PDR uses are permitted in applicable buildings in the MUR District.
842.23	MUO – Mixed Use Office District.	Added control for student housing, which requires conditional use authorization.	This is part of a series of changes intended to more clearly define student housing, and to enable student housing to be controlled separately from institutional uses and other housing.
842.88	MUO – Mixed Use Office District.	Added controls for Integrated PDR uses, which are permitted in applicable buildings (per the definition in Sec. 890.49).	Per Planning Commission direction, Integrated PDR uses are permitted in applicable buildings in the MUO District.
843.23	UMU – Urban Mixed Use District.	Added control for student housing, which requires conditional use authorization.	This is part of a series of changes intended to more clearly define student housing, and to enable student housing to be controlled separately from institutional uses and other housing.
843.88	UMU – Urban Mixed Use District.	Added controls for Integrated PDR uses, which are permitted in applicable buildings (per the definition in Sec. 890.49).	Per Planning Commission direction, Integrated PDR uses are permitted in applicable buildings in the UMU District.
890.49	Integrated PDR.	Added definition of Integrated PDR, which is a new use that requires 33% PDR but 67% can be other uses. These uses are restricted to existing 3-story	Per Planning Commission direction, a new use was created that requires PDR activities, but to a lesser extent than other uses that would be considered industrial, arts, business service, etc.



Sec.	Sec. Title	Change	Rationale
		buildings and new buildings.	

## Appendix 5: Changes to Zoning Map from April 17, 2008 Initiation Package

24th Street Height Limits			
Block	Lot	Initiation Package	Change
3640	011	45	55
3640	023	45	55
3640	066	45	55
3641	068	45	55
4267	030	45	55
4206	039	45	55
4206	040	45	55
4208	017	45	55
4209	039	45	55
4268	001	45	55
4269	026	40	40/45
4270	033	45	55
6520	001	45	55
6520	035	45	55
6521	001	45	55
6521	040	45	55
6522	001	45	55
6522	003	40	55

Valencia Street NCT extension heights			
Block	Lot	Initiation Package	Change
3567	001	n/a	40-X
3567	036	n/a	40-X
3567	037	n/a	40-X
3567	038	n/a	40-X
3567	039	n/a	40-X
3567	040	n/a	40-X

Valencia Street NCT extension heights			
3567	041	n/a	40-X
3567	042	n/a	40-X
3567	043	n/a	40-X
3567	044	n/a	40-X

Valencia Street NCT extension Zoning Change			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
3567	001	n/a	Valencia Street NCT
3567	036	n/a	Valencia Street NCT
3567	037	n/a	Valencia Street NCT
3567	038	n/a	Valencia Street NCT
3567	039	n/a	Valencia Street NCT
3567	040	n/a	Valencia Street NCT
3567	041	n/a	Valencia Street NCT
3567	042	n/a	Valencia Street NCT
3567	043	n/a	Valencia Street NCT
3567	044	n/a	Valencia Street NCT

MISSION RTO			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
3546	002	RTO	RTO-Mission
3546	008	RTO	RTO-Mission
3546	015	RTO	RTO-Mission

MISSION RTO			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
3546	016	RTO	RTO-Mission
3546	017	RTO	RTO-Mission
3546	020	RTO	RTO-Mission
3546	021	RTO	RTO-Mission
3546	022	RTO	RTO-Mission
3546	023	RTO	RTO-Mission
3546	024	RTO	RTO-Mission
3546	025	RTO	RTO-Mission
3546	026	RTO	RTO-Mission
3546	027	RTO	RTO-Mission
3546	028	RTO	RTO-Mission
3546	029	RTO	RTO-Mission
3546	023A	RTO	RTO-Mission
3546	027A	RTO	RTO-Mission
3548	022	RTO	RTO-Mission
3548	040	RTO	RTO-Mission
3548	041	RTO	RTO-Mission
3548	044	RTO	RTO-Mission
3548	045	RTO	RTO-Mission
3548	046	RTO	RTO-Mission
3548	047	RTO	RTO-Mission
3548	053	RTO	RTO-Mission
3548	054	RTO	RTO-Mission
3548	055	RTO	RTO-Mission
3548	056	RTO	RTO-Mission
3548	057	RTO	RTO-Mission
3548	058	RTO	RTO-Mission
3548	059	RTO	RTO-Mission
3548	060	RTO	RTO-Mission
3548	061	RTO	RTO-Mission
3548	062	RTO	RTO-Mission
3548	068	RTO	RTO-Mission

MISSION RTO			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
3548	069	RTO	RTO-Mission
3548	070	RTO	RTO-Mission
3548	071	RTO	RTO-Mission
3548	072	RTO	RTO-Mission
3548	073	RTO	RTO-Mission
3548	074	RTO	RTO-Mission
3548	075	RTO	RTO-Mission
3548	077	RTO	RTO-Mission
3548	079	RTO	RTO-Mission
3548	080	RTO	RTO-Mission
3548	081	RTO	RTO-Mission
3548	082	RTO	RTO-Mission
3548	083	RTO	RTO-Mission
3548	086	RTO	RTO-Mission
3548	099	RTO	RTO-Mission
3548	100	RTO	RTO-Mission
3548	101	RTO	RTO-Mission
3548	102	RTO	RTO-Mission
3548	105	RTO	RTO-Mission
3548	106	RTO	RTO-Mission
3548	107	RTO	RTO-Mission
3548	108	RTO	RTO-Mission
3553	003	RTO	RTO-Mission
3553	004	RTO	RTO-Mission
3553	005	RTO	RTO-Mission
3553	006	RTO	RTO-Mission
3553	007	RTO	RTO-Mission
3553	032	RTO	RTO-Mission
3553	034	RTO	RTO-Mission
3553	035	RTO	RTO-Mission
3553	036	RTO	RTO-Mission
3553	037	RTO	RTO-Mission

MISSION RTO			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
3553	038	RTO	RTO-Mission
3553	040	RTO	RTO-Mission
3553	041	RTO	RTO-Mission
3553	042	RTO	RTO-Mission
3553	043	RTO	RTO-Mission
3553	044	RTO	RTO-Mission
3553	045	RTO	RTO-Mission
3553	046	RTO	RTO-Mission
3553	047	RTO	RTO-Mission
3553	048	RTO	RTO-Mission
3553	049	RTO	RTO-Mission
3553	050	RTO	RTO-Mission
3553	051	RTO	RTO-Mission
3553	056	RTO	RTO-Mission
3553	058	RTO	RTO-Mission
3553	059	RTO	RTO-Mission
3553	060	RTO	RTO-Mission
3553	061	RTO	RTO-Mission
3553	062	RTO	RTO-Mission
3553	047A	RTO	RTO-Mission
3554	013	RTO	RTO-Mission
3554	030	RTO	RTO-Mission
3554	031	RTO	RTO-Mission
3554	032	RTO	RTO-Mission
3554	033	RTO	RTO-Mission
3554	034	RTO	RTO-Mission
3554	035	RTO	RTO-Mission
3554	036	RTO	RTO-Mission
3554	037	RTO	RTO-Mission
3554	040	RTO	RTO-Mission
3554	041	RTO	RTO-Mission
3554	042	RTO	RTO-Mission

MISSION RTO			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
3554	043	RTO	RTO-Mission
3554	044	RTO	RTO-Mission
3554	045	RTO	RTO-Mission
3554	046	RTO	RTO-Mission
3554	047	RTO	RTO-Mission
3554	048	RTO	RTO-Mission
3554	049	RTO	RTO-Mission
3554	050	RTO	RTO-Mission
3554	051	RTO	RTO-Mission
3554	052	RTO	RTO-Mission
3554	055	RTO	RTO-Mission
3554	032A	RTO	RTO-Mission
3554	033A	RTO	RTO-Mission
3554	046A	RTO	RTO-Mission
3555	030	RTO	RTO-Mission
3555	031	RTO	RTO-Mission
3555	032	RTO	RTO-Mission
3555	033	RTO	RTO-Mission
3555	034	RTO	RTO-Mission
3555	036	RTO	RTO-Mission
3555	037	RTO	RTO-Mission
3555	038	RTO	RTO-Mission
3555	042	RTO	RTO-Mission
3555	044	RTO	RTO-Mission
3555	045	RTO	RTO-Mission
3555	047	RTO	RTO-Mission
3555	049	RTO	RTO-Mission
3555	050	RTO	RTO-Mission
3555	051	RTO	RTO-Mission
3555	052	RTO	RTO-Mission
3555	053	RTO	RTO-Mission
3555	054	RTO	RTO-Mission

MISSION RTO			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
3555	058	RTO	RTO-Mission
3555	059	RTO	RTO-Mission
3555	060	RTO	RTO-Mission
3555	061	RTO	RTO-Mission
3555	064	RTO	RTO-Mission
3555	065	RTO	RTO-Mission
3555	066	RTO	RTO-Mission
3555	067	RTO	RTO-Mission
3555	068	RTO	RTO-Mission
3555	069	RTO	RTO-Mission
3555	070	RTO	RTO-Mission
3555	071	RTO	RTO-Mission
3555	029A	RTO	RTO-Mission
3555	030A	RTO	RTO-Mission
3555	031A	RTO	RTO-Mission
3555	031B	RTO	RTO-Mission
3555	031C	RTO	RTO-Mission
3555	031D	RTO	RTO-Mission
3555	031E	RTO	RTO-Mission
3555	031F	RTO	RTO-Mission
3555	031G	RTO	RTO-Mission
3555	031H	RTO	RTO-Mission
3555	031J	RTO	RTO-Mission
3555	031K	RTO	RTO-Mission
3555	031L	RTO	RTO-Mission
3555	031M	RTO	RTO-Mission
3555	031N	RTO	RTO-Mission
3555	055A	RTO	RTO-Mission
3555	055B	RTO	RTO-Mission
3568	016	RTO	RTO-Mission
3568	017	RTO	RTO-Mission
3568	018	RTO	RTO-Mission

MISSION RTO			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
3568	019	RTO	RTO-Mission
3568	020	RTO	RTO-Mission
3568	023	RTO	RTO-Mission
3568	024	RTO	RTO-Mission
3568	025	RTO	RTO-Mission
3568	027	RTO	RTO-Mission
3568	028	RTO	RTO-Mission
3568	029	RTO	RTO-Mission
3568	030	RTO	RTO-Mission
3568	031	RTO	RTO-Mission
3568	032	RTO	RTO-Mission
3568	033	RTO	RTO-Mission
3568	034	RTO	RTO-Mission
3568	035	RTO	RTO-Mission
3568	036	RTO	RTO-Mission
3568	037	RTO	RTO-Mission
3568	038	RTO	RTO-Mission
3568	041	RTO	RTO-Mission
3568	045	RTO	RTO-Mission
3568	046	RTO	RTO-Mission
3568	047	RTO	RTO-Mission
3568	048	RTO	RTO-Mission
3568	049	RTO	RTO-Mission
3568	050	RTO	RTO-Mission
3568	051	RTO	RTO-Mission
3568	052	RTO	RTO-Mission
3568	053	RTO	RTO-Mission
3568	054	RTO	RTO-Mission
3568	055	RTO	RTO-Mission
3568	056	RTO	RTO-Mission
3568	057	RTO	RTO-Mission
3568	058	RTO	RTO-Mission

MISSION RTO			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
3568	068	RTO	RTO-Mission
3568	069	RTO	RTO-Mission
3568	070	RTO	RTO-Mission
3568	071	RTO	RTO-Mission
3568	072	RTO	RTO-Mission
3568	073	RTO	RTO-Mission
3568	074	RTO	RTO-Mission
3568	075	RTO	RTO-Mission
3568	076	RTO	RTO-Mission
3568	077	RTO	RTO-Mission
3568	078	RTO	RTO-Mission
3568	034A	RTO	RTO-Mission
3568	035A	RTO	RTO-Mission
3568	036A	RTO	RTO-Mission
3568	039A	RTO	RTO-Mission
3569	020	RTO	RTO-Mission
3569	021	RTO	RTO-Mission
3569	052	RTO	RTO-Mission
3569	053	RTO	RTO-Mission
3569	054	RTO	RTO-Mission
3569	055	RTO	RTO-Mission
3569	057	RTO	RTO-Mission
3569	058	RTO	RTO-Mission
3569	059	RTO	RTO-Mission
3569	060	RTO	RTO-Mission
3569	061	RTO	RTO-Mission
3569	062	RTO	RTO-Mission
3569	066	RTO	RTO-Mission
3569	068	RTO	RTO-Mission
3569	069	RTO	RTO-Mission
3569	082	RTO	RTO-Mission
3569	134	RTO	RTO-Mission

MISSION RTO			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
3569	135	RTO	RTO-Mission
3569	157	RTO	RTO-Mission
3569	158	RTO	RTO-Mission
3569	159	RTO	RTO-Mission
3569	160	RTO	RTO-Mission
3570	008	RTO	RTO-Mission
3570	009	RTO	RTO-Mission
3570	010	RTO	RTO-Mission
3570	011	RTO	RTO-Mission
3570	012	RTO	RTO-Mission
3570	013	RTO	RTO-Mission
3570	009A	RTO	RTO-Mission
3575	004	RTO	RTO-Mission
3575	005	RTO	RTO-Mission
3575	006	RTO	RTO-Mission
3575	007	RTO	RTO-Mission
3575	008	RTO	RTO-Mission
3575	009	RTO	RTO-Mission
3575	010	RTO	RTO-Mission
3575	011	RTO	RTO-Mission
3575	012	RTO	RTO-Mission
3575	013	RTO	RTO-Mission
3575	016	RTO	RTO-Mission
3575	018	RTO	RTO-Mission
3575	019	RTO	RTO-Mission
3575	050	RTO	RTO-Mission
3575	051	RTO	RTO-Mission
3575	057	RTO	RTO-Mission
3575	058	RTO	RTO-Mission
3575	059	RTO	RTO-Mission
3575	060	RTO	RTO-Mission
3575	063	RTO	RTO-Mission

MISSION RTO			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
3575	064	RTO	RTO-Mission
3575	065	RTO	RTO-Mission
3575	066	RTO	RTO-Mission
3575	068	RTO	RTO-Mission
3575	090	RTO	RTO-Mission
3575	093	RTO	RTO-Mission
3575	102	RTO	RTO-Mission
3575	103	RTO	RTO-Mission
3576	023	RTO	RTO-Mission
3576	024	RTO	RTO-Mission
3576	025	RTO	RTO-Mission
3576	026	RTO	RTO-Mission
3576	027	RTO	RTO-Mission
3576	028	RTO	RTO-Mission
3576	029	RTO	RTO-Mission
3576	030	RTO	RTO-Mission
3576	031	RTO	RTO-Mission
3576	032	RTO	RTO-Mission
3576	033	RTO	RTO-Mission
3576	034	RTO	RTO-Mission
3576	035	RTO	RTO-Mission
3576	036	RTO	RTO-Mission
3576	037	RTO	RTO-Mission
3576	038	RTO	RTO-Mission
3576	039	RTO	RTO-Mission
3576	040	RTO	RTO-Mission
3576	041	RTO	RTO-Mission
3576	042	RTO	RTO-Mission
3576	043	RTO	RTO-Mission
3576	044	RTO	RTO-Mission
3576	046	RTO	RTO-Mission
3576	047	RTO	RTO-Mission

MISSION RTO			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
3576	048	RTO	RTO-Mission
3576	049	RTO	RTO-Mission
3576	050	RTO	RTO-Mission
3576	051	RTO	RTO-Mission
3576	052	RTO	RTO-Mission
3576	053	RTO	RTO-Mission
3576	054	RTO	RTO-Mission
3576	063	RTO	RTO-Mission
3576	064	RTO	RTO-Mission
3576	065	RTO	RTO-Mission
3576	066	RTO	RTO-Mission
3576	067	RTO	RTO-Mission
3576	068	RTO	RTO-Mission
3576	069	RTO	RTO-Mission
3576	070	RTO	RTO-Mission
3576	071	RTO	RTO-Mission
3576	072	RTO	RTO-Mission
3576	073	RTO	RTO-Mission
3576	074	RTO	RTO-Mission
3576	075	RTO	RTO-Mission
3576	076	RTO	RTO-Mission
3576	077	RTO	RTO-Mission
3576	114	RTO	RTO-Mission
3576	115	RTO	RTO-Mission
3576	116	RTO	RTO-Mission
3576	024A	RTO	RTO-Mission
3577	013	RTO	RTO-Mission
3577	015	RTO	RTO-Mission
3577	016	RTO	RTO-Mission
3577	017	RTO	RTO-Mission
3577	018	RTO	RTO-Mission
3577	019	RTO	RTO-Mission

MISSION RTO			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
3577	020	RTO	RTO-Mission
3577	021	RTO	RTO-Mission
3577	023	RTO	RTO-Mission
3577	024	RTO	RTO-Mission
3577	025	RTO	RTO-Mission
3577	026	RTO	RTO-Mission
3577	027	RTO	RTO-Mission
3577	028	RTO	RTO-Mission
3577	029	RTO	RTO-Mission
3577	030	RTO	RTO-Mission
3577	031	RTO	RTO-Mission
3577	032	RTO	RTO-Mission
3577	033	RTO	RTO-Mission
3577	034	RTO	RTO-Mission
3577	036	RTO	RTO-Mission
3577	039	RTO	RTO-Mission
3577	040	RTO	RTO-Mission
3577	041	RTO	RTO-Mission
3577	042	RTO	RTO-Mission
3577	043	RTO	RTO-Mission
3577	045	RTO	RTO-Mission
3577	046	RTO	RTO-Mission
3577	047	RTO	RTO-Mission
3577	050	RTO	RTO-Mission
3577	051	RTO	RTO-Mission
3577	053	RTO	RTO-Mission
3577	054	RTO	RTO-Mission
3577	056	RTO	RTO-Mission
3577	059	RTO	RTO-Mission
3577	062	RTO	RTO-Mission
3577	063	RTO	RTO-Mission
3577	066	RTO	RTO-Mission

MISSION RTO			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
3577	067	RTO	RTO-Mission
3577	068	RTO	RTO-Mission
3577	069	RTO	RTO-Mission
3577	070	RTO	RTO-Mission
3577	071	RTO	RTO-Mission
3577	077	RTO	RTO-Mission
3577	078	RTO	RTO-Mission
3577	079	RTO	RTO-Mission
3577	080	RTO	RTO-Mission
3577	081	RTO	RTO-Mission
3577	082	RTO	RTO-Mission
3577	012A	RTO	RTO-Mission
3577	012B	RTO	RTO-Mission
3577	012C	RTO	RTO-Mission
3577	020A	RTO	RTO-Mission
3577	020B	RTO	RTO-Mission
3577	032A	RTO	RTO-Mission
3577	036A	RTO	RTO-Mission
3577	047A	RTO	RTO-Mission
3588	016	RTO	RTO-Mission
3588	017	RTO	RTO-Mission
3588	019	RTO	RTO-Mission
3588	022	RTO	RTO-Mission
3588	023	RTO	RTO-Mission
3588	025	RTO	RTO-Mission
3588	026	RTO	RTO-Mission
3588	027	RTO	RTO-Mission
3588	028	RTO	RTO-Mission
3588	029	RTO	RTO-Mission
3588	031	RTO	RTO-Mission
3588	032	RTO	RTO-Mission
3588	033	RTO	RTO-Mission



MISSION RTO			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
3588	034	RTO	RTO-Mission
3588	035	RTO	RTO-Mission
3588	036	RTO	RTO-Mission
3588	037	RTO	RTO-Mission
3588	038	RTO	RTO-Mission
3588	039	RTO	RTO-Mission
3588	040	RTO	RTO-Mission
3588	041	RTO	RTO-Mission
3588	042	RTO	RTO-Mission
3588	043	RTO	RTO-Mission
3588	044	RTO	RTO-Mission
3588	046	RTO	RTO-Mission
3588	047	RTO	RTO-Mission
3588	048	RTO	RTO-Mission
3588	049	RTO	RTO-Mission
3588	050	RTO	RTO-Mission
3588	052	RTO	RTO-Mission
3588	053	RTO	RTO-Mission
3588	054	RTO	RTO-Mission
3588	055	RTO	RTO-Mission
3588	056	RTO	RTO-Mission
3588	058	RTO	RTO-Mission
3588	059	RTO	RTO-Mission
3588	060	RTO	RTO-Mission
3588	061	RTO	RTO-Mission
3588	062	RTO	RTO-Mission
3588	063	RTO	RTO-Mission
3588	064	RTO	RTO-Mission
3588	065	RTO	RTO-Mission
3588	067	RTO	RTO-Mission
3588	068	RTO	RTO-Mission
3588	069	RTO	RTO-Mission

MISSION RTO			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
3588	070	RTO	RTO-Mission
3588	071	RTO	RTO-Mission
3588	072	RTO	RTO-Mission
3588	073	RTO	RTO-Mission
3588	075	RTO	RTO-Mission
3588	076	RTO	RTO-Mission
3588	077	RTO	RTO-Mission
3588	078	RTO	RTO-Mission
3588	080	RTO	RTO-Mission
3588	081	RTO	RTO-Mission
3588	082	RTO	RTO-Mission
3588	083	RTO	RTO-Mission
3588	084	RTO	RTO-Mission
3588	085	RTO	RTO-Mission
3588	086	RTO	RTO-Mission
3588	087	RTO	RTO-Mission
3588	088	RTO	RTO-Mission
3588	089	RTO	RTO-Mission
3588	090	RTO	RTO-Mission
3588	091	RTO	RTO-Mission
3588	092	RTO	RTO-Mission
3588	093	RTO	RTO-Mission
3588	094	RTO	RTO-Mission
3588	095	RTO	RTO-Mission
3588	098	RTO	RTO-Mission
3588	099	RTO	RTO-Mission
3588	001A	RTO	RTO-Mission
3588	001C	RTO	RTO-Mission
3588	021A	RTO	RTO-Mission
3588	049A	RTO	RTO-Mission
3588	049B	RTO	RTO-Mission
3588	049C	RTO	RTO-Mission

MISSION RTO			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
3588	049D	RTO	RTO-Mission
3588	049E	RTO	RTO-Mission
3588	049F	RTO	RTO-Mission
3588	049G	RTO	RTO-Mission
3588	049H	RTO	RTO-Mission
3588	049I	RTO	RTO-Mission
3588	049J	RTO	RTO-Mission
3588	049K	RTO	RTO-Mission
3588	049L	RTO	RTO-Mission
3588	049M	RTO	RTO-Mission
3588	049N	RTO	RTO-Mission
3588	049O	RTO	RTO-Mission
3588	049P	RTO	RTO-Mission
3588	053A	RTO	RTO-Mission
3588	063A	RTO	RTO-Mission
3589	022	RTO	RTO-Mission
3589	023	RTO	RTO-Mission
3589	024	RTO	RTO-Mission
3589	025	RTO	RTO-Mission
3589	026	RTO	RTO-Mission
3589	027	RTO	RTO-Mission
3589	028	RTO	RTO-Mission
3589	029	RTO	RTO-Mission
3589	030	RTO	RTO-Mission
3589	031	RTO	RTO-Mission
3589	036	RTO	RTO-Mission
3589	037	RTO	RTO-Mission
3589	038	RTO	RTO-Mission
3589	039	RTO	RTO-Mission
3589	040	RTO	RTO-Mission
3589	041	RTO	RTO-Mission
3589	042	RTO	RTO-Mission

MISSION RTO			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
3589	043	RTO	RTO-Mission
3589	044	RTO	RTO-Mission
3589	045	RTO	RTO-Mission
3589	046	RTO	RTO-Mission
3589	047	RTO	RTO-Mission
3589	048	RTO	RTO-Mission
3589	049	RTO	RTO-Mission
3589	050	RTO	RTO-Mission
3589	051	RTO	RTO-Mission
3589	052	RTO	RTO-Mission
3589	053	RTO	RTO-Mission
3589	054	RTO	RTO-Mission
3589	055	RTO	RTO-Mission
3589	056	RTO	RTO-Mission
3589	057	RTO	RTO-Mission
3589	058	RTO	RTO-Mission
3589	059	RTO	RTO-Mission
3589	060	RTO	RTO-Mission
3589	061	RTO	RTO-Mission
3589	062	RTO	RTO-Mission
3589	063	RTO	RTO-Mission
3589	065	RTO	RTO-Mission
3589	067	RTO	RTO-Mission
3589	068	RTO	RTO-Mission
3589	069	RTO	RTO-Mission
3589	070	RTO	RTO-Mission
3589	071	RTO	RTO-Mission
3589	072	RTO	RTO-Mission
3589	073	RTO	RTO-Mission
3589	074	RTO	RTO-Mission
3589	076	RTO	RTO-Mission
3589	077	RTO	RTO-Mission

MISSION RTO			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
3589	078	RTO	RTO-Mission
3589	079	RTO	RTO-Mission
3589	080	RTO	RTO-Mission
3589	081	RTO	RTO-Mission
3589	100	RTO	RTO-Mission
3589	101	RTO	RTO-Mission
3589	102	RTO	RTO-Mission
3589	103	RTO	RTO-Mission
3589	104	RTO	RTO-Mission
3589	105	RTO	RTO-Mission
3589	106	RTO	RTO-Mission
3589	107	RTO	RTO-Mission
3589	112	RTO	RTO-Mission
3589	113	RTO	RTO-Mission
3589	114	RTO	RTO-Mission
3589	115	RTO	RTO-Mission
3589	116	RTO	RTO-Mission
3589	117	RTO	RTO-Mission
3589	048A	RTO	RTO-Mission
3589	048B	RTO	RTO-Mission
3590	001	RTO	RTO-Mission
3590	002	RTO	RTO-Mission
3590	003	RTO	RTO-Mission
3590	004	RTO	RTO-Mission
3590	006	RTO	RTO-Mission
3590	007	RTO	RTO-Mission
3590	011	RTO	RTO-Mission
3590	012	RTO	RTO-Mission
3590	013	RTO	RTO-Mission
3590	014	RTO	RTO-Mission
3590	015	RTO	RTO-Mission
3590	016	RTO	RTO-Mission

MISSION RTO			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
3590	017	RTO	RTO-Mission
3590	018	RTO	RTO-Mission
3590	037	RTO	RTO-Mission
3590	038	RTO	RTO-Mission
3590	039	RTO	RTO-Mission
3590	040	RTO	RTO-Mission
3590	041	RTO	RTO-Mission
3590	044	RTO	RTO-Mission
3590	045	RTO	RTO-Mission
3590	047	RTO	RTO-Mission
3590	048	RTO	RTO-Mission
3590	049	RTO	RTO-Mission
3590	050	RTO	RTO-Mission
3590	051	RTO	RTO-Mission
3590	052	RTO	RTO-Mission
3590	053	RTO	RTO-Mission
3590	054	RTO	RTO-Mission
3590	055	RTO	RTO-Mission
3590	056	RTO	RTO-Mission
3590	057	RTO	RTO-Mission
3590	058	RTO	RTO-Mission
3590	059	RTO	RTO-Mission
3590	060	RTO	RTO-Mission
3590	061	RTO	RTO-Mission
3590	062	RTO	RTO-Mission
3590	063	RTO	RTO-Mission
3590	064	RTO	RTO-Mission
3590	065	RTO	RTO-Mission
3590	066	RTO	RTO-Mission
3590	067	RTO	RTO-Mission
3590	068	RTO	RTO-Mission
3590	069	RTO	RTO-Mission

MISSION RTO			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
3590	070	RTO	RTO-Mission
3590	071	RTO	RTO-Mission
3590	072	RTO	RTO-Mission
3590	073	RTO	RTO-Mission
3590	080	RTO	RTO-Mission
3590	081	RTO	RTO-Mission
3590	082	RTO	RTO-Mission
3590	083	RTO	RTO-Mission
3590	084	RTO	RTO-Mission
3590	085	RTO	RTO-Mission
3590	086	RTO	RTO-Mission
3590	004A	RTO	RTO-Mission
3590	007A	RTO	RTO-Mission
3590	009A	RTO	RTO-Mission
3590	054A	RTO	RTO-Mission
3590	055A	RTO	RTO-Mission
3595	002	RTO	RTO-Mission
3595	004	RTO	RTO-Mission
3595	005	RTO	RTO-Mission
3595	006	RTO	RTO-Mission
3595	007	RTO	RTO-Mission
3595	008	RTO	RTO-Mission
3595	009	RTO	RTO-Mission
3595	011	RTO	RTO-Mission
3595	013	RTO	RTO-Mission
3595	032	RTO	RTO-Mission
3595	033	RTO	RTO-Mission
3595	034	RTO	RTO-Mission
3595	035	RTO	RTO-Mission
3595	036	RTO	RTO-Mission
3595	037	RTO	RTO-Mission
3595	038	RTO	RTO-Mission

MISSION RTO			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
3595	040	RTO	RTO-Mission
3595	041	RTO	RTO-Mission
3595	042	RTO	RTO-Mission
3595	043	RTO	RTO-Mission
3595	044	RTO	RTO-Mission
3595	045	RTO	RTO-Mission
3595	046	RTO	RTO-Mission
3595	047	RTO	RTO-Mission
3595	048	RTO	RTO-Mission
3595	071	RTO	RTO-Mission
3595	072	RTO	RTO-Mission
3595	073	RTO	RTO-Mission
3595	074	RTO	RTO-Mission
3595	075	RTO	RTO-Mission
3595	076	RTO	RTO-Mission
3595	077	RTO	RTO-Mission
3595	005A	RTO	RTO-Mission
3595	007A	RTO	RTO-Mission
3595	007C	RTO	RTO-Mission
3595	008A	RTO	RTO-Mission
3595	032A	RTO	RTO-Mission
3595	041A	RTO	RTO-Mission
3595	047A	RTO	RTO-Mission
3596	024	RTO	RTO-Mission
3596	025	RTO	RTO-Mission
3596	026	RTO	RTO-Mission
3596	027	RTO	RTO-Mission
3596	028	RTO	RTO-Mission
3596	029	RTO	RTO-Mission
3596	030	RTO	RTO-Mission
3596	031	RTO	RTO-Mission
3596	032	RTO	RTO-Mission

MISSION RTO			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
3596	033	RTO	RTO-Mission
3596	034	RTO	RTO-Mission
3596	035	RTO	RTO-Mission
3596	036	RTO	RTO-Mission
3596	037	RTO	RTO-Mission
3596	038	RTO	RTO-Mission
3596	039	RTO	RTO-Mission
3596	040	RTO	RTO-Mission
3596	041	RTO	RTO-Mission
3596	042	RTO	RTO-Mission
3596	043	RTO	RTO-Mission
3596	044	RTO	RTO-Mission
3596	045	RTO	RTO-Mission
3596	046	RTO	RTO-Mission
3596	047	RTO	RTO-Mission
3596	048	RTO	RTO-Mission
3596	049	RTO	RTO-Mission
3596	055	RTO	RTO-Mission
3596	056	RTO	RTO-Mission
3596	057	RTO	RTO-Mission
3596	058	RTO	RTO-Mission
3596	059	RTO	RTO-Mission
3596	060	RTO	RTO-Mission
3596	061	RTO	RTO-Mission
3596	062	RTO	RTO-Mission
3596	063	RTO	RTO-Mission
3596	064	RTO	RTO-Mission
3596	065	RTO	RTO-Mission
3596	066	RTO	RTO-Mission
3596	067	RTO	RTO-Mission
3596	068	RTO	RTO-Mission
3596	069	RTO	RTO-Mission

MISSION RTO			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
3596	070	RTO	RTO-Mission
3596	071	RTO	RTO-Mission
3596	072	RTO	RTO-Mission
3596	074	RTO	RTO-Mission
3596	075	RTO	RTO-Mission
3596	077	RTO	RTO-Mission
3596	078	RTO	RTO-Mission
3596	080	RTO	RTO-Mission
3596	081	RTO	RTO-Mission
3596	087	RTO	RTO-Mission
3596	104	RTO	RTO-Mission
3596	121	RTO	RTO-Mission
3596	122	RTO	RTO-Mission
3597	013	RTO	RTO-Mission
3597	015	RTO	RTO-Mission
3597	016	RTO	RTO-Mission
3597	018	RTO	RTO-Mission
3597	019	RTO	RTO-Mission
3597	021	RTO	RTO-Mission
3597	022	RTO	RTO-Mission
3597	023	RTO	RTO-Mission
3597	024	RTO	RTO-Mission
3597	025	RTO	RTO-Mission
3597	026	RTO	RTO-Mission
3597	027	RTO	RTO-Mission
3597	028	RTO	RTO-Mission
3597	029	RTO	RTO-Mission
3597	030	RTO	RTO-Mission
3597	031	RTO	RTO-Mission
3597	032	RTO	RTO-Mission
3597	033	RTO	RTO-Mission
3597	034	RTO	RTO-Mission

MISSION RTO			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
3597	035	RTO	RTO-Mission
3597	036	RTO	RTO-Mission
3597	037	RTO	RTO-Mission
3597	038	RTO	RTO-Mission
3597	039	RTO	RTO-Mission
3597	041	RTO	RTO-Mission
3597	042	RTO	RTO-Mission
3597	044	RTO	RTO-Mission
3597	045	RTO	RTO-Mission
3597	046	RTO	RTO-Mission
3597	047	RTO	RTO-Mission
3597	048	RTO	RTO-Mission
3597	049	RTO	RTO-Mission
3597	050	RTO	RTO-Mission
3597	051	RTO	RTO-Mission
3597	052	RTO	RTO-Mission
3597	053	RTO	RTO-Mission
3597	054	RTO	RTO-Mission
3597	055	RTO	RTO-Mission
3597	056	RTO	RTO-Mission
3597	057	RTO	RTO-Mission
3597	058	RTO	RTO-Mission
3597	059	RTO	RTO-Mission
3597	060	RTO	RTO-Mission
3597	063	RTO	RTO-Mission
3597	066	RTO	RTO-Mission
3597	067	RTO	RTO-Mission
3597	068	RTO	RTO-Mission
3597	069	RTO	RTO-Mission
3597	070	RTO	RTO-Mission
3597	074	RTO	RTO-Mission
3597	075	RTO	RTO-Mission

MISSION RTO			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
3597	076	RTO	RTO-Mission
3597	077	RTO	RTO-Mission
3597	078	RTO	RTO-Mission
3597	079	RTO	RTO-Mission
3597	080	RTO	RTO-Mission
3597	081	RTO	RTO-Mission
3597	082	RTO	RTO-Mission
3597	083	RTO	RTO-Mission
3597	084	RTO	RTO-Mission
3597	085	RTO	RTO-Mission
3597	086	RTO	RTO-Mission
3597	087	RTO	RTO-Mission
3597	088	RTO	RTO-Mission
3597	089	RTO	RTO-Mission
3597	090	RTO	RTO-Mission
3597	091	RTO	RTO-Mission
3597	031A	RTO	RTO-Mission
3609	047	RTO	RTO-Mission
3609	048	RTO	RTO-Mission
3609	049	RTO	RTO-Mission
3609	050	RTO	RTO-Mission
3609	051	RTO	RTO-Mission
3609	052	RTO	RTO-Mission
3609	053	RTO	RTO-Mission
3609	054	RTO	RTO-Mission
3609	055	RTO	RTO-Mission
3609	056	RTO	RTO-Mission
3609	057	RTO	RTO-Mission
3609	058	RTO	RTO-Mission
3609	059	RTO	RTO-Mission
3609	060	RTO	RTO-Mission
3609	061	RTO	RTO-Mission

MISSION RTO			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
3609	062	RTO	RTO-Mission
3609	063	RTO	RTO-Mission
3609	064	RTO	RTO-Mission
3609	065	RTO	RTO-Mission
3609	066	RTO	RTO-Mission
3609	067	RTO	RTO-Mission
3609	068	RTO	RTO-Mission
3609	069	RTO	RTO-Mission
3609	070	RTO	RTO-Mission
3609	071	RTO	RTO-Mission
3609	072	RTO	RTO-Mission
3609	073	RTO	RTO-Mission
3609	074	RTO	RTO-Mission
3609	075	RTO	RTO-Mission
3609	076	RTO	RTO-Mission
3609	077	RTO	RTO-Mission
3609	084	RTO	RTO-Mission
3609	085	RTO	RTO-Mission
3609	086	RTO	RTO-Mission
3609	087	RTO	RTO-Mission
3609	088	RTO	RTO-Mission
3609	089	RTO	RTO-Mission
3609	090	RTO	RTO-Mission
3609	091	RTO	RTO-Mission
3609	092	RTO	RTO-Mission
3609	093	RTO	RTO-Mission
3609	094	RTO	RTO-Mission
3609	095	RTO	RTO-Mission
3609	096	RTO	RTO-Mission
3609	097	RTO	RTO-Mission
3609	098	RTO	RTO-Mission
3609	105	RTO	RTO-Mission

MISSION RTO			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
3609	106	RTO	RTO-Mission
3609	107	RTO	RTO-Mission
3609	108	RTO	RTO-Mission
3609	109	RTO	RTO-Mission
3609	110	RTO	RTO-Mission
3609	111	RTO	RTO-Mission
3609	112	RTO	RTO-Mission
3609	113	RTO	RTO-Mission
3609	132	RTO	RTO-Mission
3609	133	RTO	RTO-Mission
3610	001	RTO	RTO-Mission
3610	002	RTO	RTO-Mission
3610	003	RTO	RTO-Mission
3610	005	RTO	RTO-Mission
3610	006	RTO	RTO-Mission
3610	007	RTO	RTO-Mission
3610	008	RTO	RTO-Mission
3610	009	RTO	RTO-Mission
3610	010	RTO	RTO-Mission
3610	012	RTO	RTO-Mission
3610	013	RTO	RTO-Mission
3610	014	RTO	RTO-Mission
3610	030	RTO	RTO-Mission
3610	031	RTO	RTO-Mission
3610	032	RTO	RTO-Mission
3610	033	RTO	RTO-Mission
3610	034	RTO	RTO-Mission
3610	036	RTO	RTO-Mission
3610	037	RTO	RTO-Mission
3610	038	RTO	RTO-Mission
3610	041	RTO	RTO-Mission
3610	043	RTO	RTO-Mission

MISSION RTO			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
3610	044	RTO	RTO-Mission
3610	045	RTO	RTO-Mission
3610	046	RTO	RTO-Mission
3610	047	RTO	RTO-Mission
3610	048	RTO	RTO-Mission
3610	049	RTO	RTO-Mission
3610	050	RTO	RTO-Mission
3610	051	RTO	RTO-Mission
3610	054	RTO	RTO-Mission
3610	055	RTO	RTO-Mission
3610	056	RTO	RTO-Mission
3610	057	RTO	RTO-Mission
3610	058	RTO	RTO-Mission
3610	059	RTO	RTO-Mission
3610	060	RTO	RTO-Mission
3610	061	RTO	RTO-Mission
3610	062	RTO	RTO-Mission
3610	063	RTO	RTO-Mission
3610	064	RTO	RTO-Mission
3610	065	RTO	RTO-Mission
3610	066	RTO	RTO-Mission
3610	067	RTO	RTO-Mission
3610	068	RTO	RTO-Mission
3610	069	RTO	RTO-Mission
3610	001A	RTO	RTO-Mission
3610	001C	RTO	RTO-Mission
3610	009A	RTO	RTO-Mission
3610	009B	RTO	RTO-Mission
3610	009C	RTO	RTO-Mission
3610	009D	RTO	RTO-Mission
3610	044A	RTO	RTO-Mission
3615	006	RTO	RTO-Mission

MISSION RTO			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
3615	007	RTO	RTO-Mission
3615	008	RTO	RTO-Mission
3615	033	RTO	RTO-Mission
3615	034	RTO	RTO-Mission
3615	035	RTO	RTO-Mission
3615	036	RTO	RTO-Mission
3615	037	RTO	RTO-Mission
3615	038	RTO	RTO-Mission
3615	041	RTO	RTO-Mission
3615	044	RTO	RTO-Mission
3615	045	RTO	RTO-Mission
3615	046	RTO	RTO-Mission
3615	047	RTO	RTO-Mission
3615	050	RTO	RTO-Mission
3615	051	RTO	RTO-Mission
3615	052	RTO	RTO-Mission
3615	053	RTO	RTO-Mission
3615	054	RTO	RTO-Mission
3615	055	RTO	RTO-Mission
3615	056	RTO	RTO-Mission
3615	057	RTO	RTO-Mission
3615	058	RTO	RTO-Mission
3615	059	RTO	RTO-Mission
3615	060	RTO	RTO-Mission
3615	061	RTO	RTO-Mission
3615	062	RTO	RTO-Mission
3615	063	RTO	RTO-Mission
3615	064	RTO	RTO-Mission
3615	065	RTO	RTO-Mission
3615	066	RTO	RTO-Mission
3615	067	RTO	RTO-Mission
3615	068	RTO	RTO-Mission



MISSION RTO			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
3615	069	RTO	RTO-Mission
3615	001B	RTO	RTO-Mission
3615	001C	RTO	RTO-Mission
3615	001D	RTO	RTO-Mission
3615	001E	RTO	RTO-Mission
3615	001F	RTO	RTO-Mission
3615	006A	RTO	RTO-Mission
3615	031A	RTO	RTO-Mission
3615	049B	RTO	RTO-Mission
3616	052	RTO	RTO-Mission
3616	054	RTO	RTO-Mission
3616	055	RTO	RTO-Mission
3616	064	RTO	RTO-Mission
3616	065	RTO	RTO-Mission
3616	066	RTO	RTO-Mission
3616	067	RTO	RTO-Mission
3616	068	RTO	RTO-Mission
3616	069	RTO	RTO-Mission
3636	014	RTO	RTO-Mission
3636	015	RTO	RTO-Mission
3636	016	RTO	RTO-Mission
3636	017	RTO	RTO-Mission
3636	018	RTO	RTO-Mission
3636	019	RTO	RTO-Mission
3636	021	RTO	RTO-Mission
3636	022	RTO	RTO-Mission
3636	023	RTO	RTO-Mission
3636	037	RTO	RTO-Mission
3636	038	RTO	RTO-Mission
3636	039	RTO	RTO-Mission
3636	040	RTO	RTO-Mission
3636	041	RTO	RTO-Mission

MISSION RTO			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
3636	042	RTO	RTO-Mission
3636	043	RTO	RTO-Mission
3636	044	RTO	RTO-Mission
3636	045	RTO	RTO-Mission
3636	046	RTO	RTO-Mission
3636	063	RTO	RTO-Mission
3636	064	RTO	RTO-Mission
3636	016A	RTO	RTO-Mission
3636	017A	RTO	RTO-Mission
3636	038A	RTO	RTO-Mission
3636	043A	RTO	RTO-Mission
3636	044A	RTO	RTO-Mission
3637	002	RTO	RTO-Mission
3637	003	RTO	RTO-Mission
3637	004	RTO	RTO-Mission
3637	005	RTO	RTO-Mission
3637	006	RTO	RTO-Mission
3637	007	RTO	RTO-Mission
3637	008	RTO	RTO-Mission
3637	009	RTO	RTO-Mission
3637	010	RTO	RTO-Mission
3637	011	RTO	RTO-Mission
3637	012	RTO	RTO-Mission
3637	013	RTO	RTO-Mission
3637	014	RTO	RTO-Mission
3637	015	RTO	RTO-Mission
3637	016	RTO	RTO-Mission
3637	017	RTO	RTO-Mission
3637	018	RTO	RTO-Mission
3637	019	RTO	RTO-Mission
3637	043	RTO	RTO-Mission
3637	044	RTO	RTO-Mission

MISSION RTO			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
3637	047	RTO	RTO-Mission
3637	048	RTO	RTO-Mission
3637	050	RTO	RTO-Mission
3637	051	RTO	RTO-Mission
3637	052	RTO	RTO-Mission
3637	053	RTO	RTO-Mission
3637	054	RTO	RTO-Mission
3637	055	RTO	RTO-Mission
3637	056	RTO	RTO-Mission
3637	057	RTO	RTO-Mission
3637	058	RTO	RTO-Mission
3637	060	RTO	RTO-Mission
3637	061	RTO	RTO-Mission
3637	062	RTO	RTO-Mission
3637	070	RTO	RTO-Mission
3637	080	RTO	RTO-Mission
3637	081	RTO	RTO-Mission
3637	082	RTO	RTO-Mission
3637	083	RTO	RTO-Mission
3637	008A	RTO	RTO-Mission
3637	012A	RTO	RTO-Mission
3637	018A	RTO	RTO-Mission
3637	018B	RTO	RTO-Mission
3637	019A	RTO	RTO-Mission
3637	019B	RTO	RTO-Mission
3637	046A	RTO	RTO-Mission
3637	047A	RTO	RTO-Mission
3642	001	RTO	RTO-Mission
3642	005	RTO	RTO-Mission
3642	006	RTO	RTO-Mission
3642	008	RTO	RTO-Mission
3642	035	RTO	RTO-Mission

MISSION RTO			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
3642	036	RTO	RTO-Mission
3642	037	RTO	RTO-Mission
3642	038	RTO	RTO-Mission
3642	039	RTO	RTO-Mission
3642	040	RTO	RTO-Mission
3642	041	RTO	RTO-Mission
3642	042	RTO	RTO-Mission
3642	044	RTO	RTO-Mission
3642	045	RTO	RTO-Mission
3642	046	RTO	RTO-Mission
3642	047	RTO	RTO-Mission
3642	048	RTO	RTO-Mission
3642	050	RTO	RTO-Mission
3642	051	RTO	RTO-Mission
3642	052	RTO	RTO-Mission
3642	053	RTO	RTO-Mission
3642	054	RTO	RTO-Mission
3642	055	RTO	RTO-Mission
3642	056	RTO	RTO-Mission
3642	057	RTO	RTO-Mission
3642	058	RTO	RTO-Mission
3642	060	RTO	RTO-Mission
3642	061	RTO	RTO-Mission
3642	062	RTO	RTO-Mission
3642	063	RTO	RTO-Mission
3642	064	RTO	RTO-Mission
3642	065	RTO	RTO-Mission
3642	067	RTO	RTO-Mission
3642	070	RTO	RTO-Mission
3642	071	RTO	RTO-Mission
3642	073	RTO	RTO-Mission
3642	075	RTO	RTO-Mission

MISSION RTO			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
3642	076	RTO	RTO-Mission
3642	077	RTO	RTO-Mission
3642	078	RTO	RTO-Mission
3642	079	RTO	RTO-Mission
3642	080	RTO	RTO-Mission
3642	081	RTO	RTO-Mission
3642	008A	RTO	RTO-Mission
3642	012B	RTO	RTO-Mission
3642	012C	RTO	RTO-Mission
3642	050A	RTO	RTO-Mission
3642	051A	RTO	RTO-Mission
3642	064A	RTO	RTO-Mission
3643	036	RTO	RTO-Mission
3643	037	RTO	RTO-Mission
3643	040	RTO	RTO-Mission
3643	041	RTO	RTO-Mission
3643	044	RTO	RTO-Mission
3643	045	RTO	RTO-Mission
3643	046	RTO	RTO-Mission
3643	057	RTO	RTO-Mission
3643	058	RTO	RTO-Mission
3643	061	RTO	RTO-Mission
3643	062	RTO	RTO-Mission
3643	063	RTO	RTO-Mission
3643	064	RTO	RTO-Mission
3643	065	RTO	RTO-Mission
3643	066	RTO	RTO-Mission
3643	067	RTO	RTO-Mission
3643	068	RTO	RTO-Mission
3643	069	RTO	RTO-Mission
3643	070	RTO	RTO-Mission
3643	071	RTO	RTO-Mission

MISSION RTO			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
6515	002	RTO	RTO-Mission
6515	003	RTO	RTO-Mission
6515	005	RTO	RTO-Mission
6515	006	RTO	RTO-Mission
6515	007	RTO	RTO-Mission
6515	008	RTO	RTO-Mission
6515	009	RTO	RTO-Mission
6515	013	RTO	RTO-Mission
6515	014	RTO	RTO-Mission
6515	026	RTO	RTO-Mission
6515	031	RTO	RTO-Mission
6515	032	RTO	RTO-Mission
6515	033	RTO	RTO-Mission
6515	034	RTO	RTO-Mission
6515	035	RTO	RTO-Mission
6515	036	RTO	RTO-Mission
6515	038	RTO	RTO-Mission
6515	039	RTO	RTO-Mission
6515	040	RTO	RTO-Mission
6515	014A	RTO	RTO-Mission
6516	010	RTO	RTO-Mission
6516	011	RTO	RTO-Mission
6516	012	RTO	RTO-Mission
6516	016	RTO	RTO-Mission
6516	017	RTO	RTO-Mission
6516	018	RTO	RTO-Mission
6516	019	RTO	RTO-Mission
6516	020	RTO	RTO-Mission
6516	021	RTO	RTO-Mission
6516	022	RTO	RTO-Mission
6516	030	RTO	RTO-Mission
6516	046	RTO	RTO-Mission

MISSION RTO			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
6516	047	RTO	RTO-Mission
6516	048	RTO	RTO-Mission
6516	049	RTO	RTO-Mission
6516	011A	RTO	RTO-Mission
6516	016A	RTO	RTO-Mission
6517	002	RTO	RTO-Mission
6517	003	RTO	RTO-Mission
6517	004	RTO	RTO-Mission
6517	005	RTO	RTO-Mission
6517	006	RTO	RTO-Mission
6517	007	RTO	RTO-Mission
6517	008	RTO	RTO-Mission
6517	009	RTO	RTO-Mission
6517	010	RTO	RTO-Mission
6517	011	RTO	RTO-Mission
6517	012	RTO	RTO-Mission
6517	013	RTO	RTO-Mission
6517	014	RTO	RTO-Mission
6517	015	RTO	RTO-Mission
6517	016	RTO	RTO-Mission
6517	017	RTO	RTO-Mission
6517	017A	RTO	RTO-Mission
6518	002	RTO	RTO-Mission
6518	003	RTO	RTO-Mission
6518	004	RTO	RTO-Mission
6518	006	RTO	RTO-Mission
6518	007	RTO	RTO-Mission
6518	008	RTO	RTO-Mission
6518	009	RTO	RTO-Mission
6518	010	RTO	RTO-Mission
6518	011	RTO	RTO-Mission
6518	012	RTO	RTO-Mission

MISSION RTO			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
6518	014	RTO	RTO-Mission
6518	015	RTO	RTO-Mission
6518	016	RTO	RTO-Mission
6518	017	RTO	RTO-Mission
6518	018	RTO	RTO-Mission
6518	019	RTO	RTO-Mission
6518	020	RTO	RTO-Mission
6518	021	RTO	RTO-Mission
6518	022	RTO	RTO-Mission
6518	023	RTO	RTO-Mission
6518	024	RTO	RTO-Mission
6518	025	RTO	RTO-Mission
6518	030	RTO	RTO-Mission
6518	031	RTO	RTO-Mission
6518	034	RTO	RTO-Mission
6518	035	RTO	RTO-Mission
6518	036	RTO	RTO-Mission
6518	037	RTO	RTO-Mission
6518	038	RTO	RTO-Mission
6518	039	RTO	RTO-Mission
6518	040	RTO	RTO-Mission
6518	003A	RTO	RTO-Mission
6518	013A	RTO	RTO-Mission
6518	014B	RTO	RTO-Mission
6518	016A	RTO	RTO-Mission
6518	025A	RTO	RTO-Mission
6518	025B	RTO	RTO-Mission
6518	025C	RTO	RTO-Mission
6527	002	RTO	RTO-Mission
6527	003	RTO	RTO-Mission
6527	004	RTO	RTO-Mission
6527	005	RTO	RTO-Mission

MISSION RTO			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
6527	006	RTO	RTO-Mission
6527	007	RTO	RTO-Mission
6527	010	RTO	RTO-Mission
6527	011	RTO	RTO-Mission
6527	012	RTO	RTO-Mission
6527	015	RTO	RTO-Mission
6527	016	RTO	RTO-Mission
6527	017	RTO	RTO-Mission
6527	019	RTO	RTO-Mission
6527	020	RTO	RTO-Mission
6527	021	RTO	RTO-Mission
6527	033	RTO	RTO-Mission
6527	034	RTO	RTO-Mission
6527	035	RTO	RTO-Mission
6527	037	RTO	RTO-Mission
6527	038	RTO	RTO-Mission
6527	039	RTO	RTO-Mission
6527	040	RTO	RTO-Mission
6527	045	RTO	RTO-Mission
6527	046	RTO	RTO-Mission
6527	051	RTO	RTO-Mission
6527	052	RTO	RTO-Mission
6527	053	RTO	RTO-Mission
6527	054	RTO	RTO-Mission
6527	055	RTO	RTO-Mission
6527	056	RTO	RTO-Mission
6527	057	RTO	RTO-Mission
6527	058	RTO	RTO-Mission
6527	015A	RTO	RTO-Mission
6527	015B	RTO	RTO-Mission
6527	021A	RTO	RTO-Mission
6528	003	RTO	RTO-Mission

MISSION RTO			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
6528	004	RTO	RTO-Mission
6528	005	RTO	RTO-Mission
6528	006	RTO	RTO-Mission
6528	008	RTO	RTO-Mission
6528	009	RTO	RTO-Mission
6528	013	RTO	RTO-Mission
6528	014	RTO	RTO-Mission
6528	015	RTO	RTO-Mission
6528	016	RTO	RTO-Mission
6528	017	RTO	RTO-Mission
6528	018	RTO	RTO-Mission
6528	019	RTO	RTO-Mission
6528	033	RTO	RTO-Mission
6528	034	RTO	RTO-Mission
6528	035	RTO	RTO-Mission
6528	036	RTO	RTO-Mission
6528	054	RTO	RTO-Mission
6528	055	RTO	RTO-Mission
6528	056	RTO	RTO-Mission
6528	057	RTO	RTO-Mission
6528	058	RTO	RTO-Mission
6528	059	RTO	RTO-Mission
6528	003A	RTO	RTO-Mission
6528	008A	RTO	RTO-Mission
6528	008B	RTO	RTO-Mission
6528	008C	RTO	RTO-Mission
6528	012A	RTO	RTO-Mission
6528	013A	RTO	RTO-Mission
6529	013	RTO	RTO-Mission
6529	014	RTO	RTO-Mission
6529	015	RTO	RTO-Mission
6529	016	RTO	RTO-Mission

MISSION RTO			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
6529	017	RTO	RTO-Mission
6529	018	RTO	RTO-Mission
6529	019	RTO	RTO-Mission
6529	020	RTO	RTO-Mission
6529	021	RTO	RTO-Mission
6529	022	RTO	RTO-Mission
6529	023	RTO	RTO-Mission
6529	024	RTO	RTO-Mission
6529	025	RTO	RTO-Mission
6529	034	RTO	RTO-Mission
6529	035	RTO	RTO-Mission
6529	012A	RTO	RTO-Mission
6529	012B	RTO	RTO-Mission
6529	015A	RTO	RTO-Mission
6529	020A	RTO	RTO-Mission
6530	001	RTO	RTO-Mission
6530	002	RTO	RTO-Mission
6530	003	RTO	RTO-Mission
6530	004	RTO	RTO-Mission
6530	005	RTO	RTO-Mission
6530	006	RTO	RTO-Mission
6530	007	RTO	RTO-Mission
6530	008	RTO	RTO-Mission
6530	009	RTO	RTO-Mission
6530	010	RTO	RTO-Mission
6530	011	RTO	RTO-Mission
6530	001A	RTO	RTO-Mission
6530	002A	RTO	RTO-Mission
6530	002B	RTO	RTO-Mission
6530	003A	RTO	RTO-Mission
6530	010A	RTO	RTO-Mission
6530	011A	RTO	RTO-Mission

MISSION RTO			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
6530	011B	RTO	RTO-Mission
6569	016	RTO	RTO-Mission
6569	017	RTO	RTO-Mission
6569	018	RTO	RTO-Mission
6569	019	RTO	RTO-Mission
6569	020	RTO	RTO-Mission
6569	021	RTO	RTO-Mission
6569	025	RTO	RTO-Mission
6569	026	RTO	RTO-Mission
6569	027	RTO	RTO-Mission
6569	028	RTO	RTO-Mission
6569	029	RTO	RTO-Mission
6569	030	RTO	RTO-Mission
6569	032	RTO	RTO-Mission
6569	034	RTO	RTO-Mission
6569	015A	RTO	RTO-Mission

Chronicle Parcels			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
3725	005	MUR	RSD
3725	006	MUR	RSD
3725	008	MUR	RSD
3725	009	MUR	RSD
3725	012	MUR	RSD
3725	098	MUR	RSD

PDR in the Central Waterfront			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
4109	001	PDR-2	PDR-1-G
4167	003	PDR-2	PDR-1-G
4167	007	PDR-2	PDR-1-G

PDR in the Central Waterfront			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
4167	009	PDR-2	PDR-1-G
4167	011	PDR-2	PDR-1-G
4167	012	PDR-2	PDR-1-G
4168	007	PDR-2	PDR-1-G
4168	012	PDR-2	PDR-1-G
4168	013	PDR-2	PDR-1-G
4168	015	PDR-2	PDR-1-G
4168	016	PDR-2	PDR-1-G
4168	017	PDR-2	PDR-1-G
4168	018	PDR-2	PDR-1-G
4168	019	PDR-2	PDR-1-G
4168	020	PDR-2	PDR-1-G
4168	021	PDR-2	PDR-1-G
4168	022	PDR-2	PDR-1-G
4168	023	PDR-2	PDR-1-G
4168	024	PDR-2	PDR-1-G
4168	025	PDR-2	PDR-1-G
4168	026	PDR-2	PDR-1-G
4168	027	PDR-2	PDR-1-G
4168	028	PDR-2	PDR-1-G
4168	029	PDR-2	PDR-1-G
4168	030	PDR-2	PDR-1-G
4168	031	PDR-2	PDR-1-G
4168	032	PDR-2	PDR-1-G
4170	009	PDR-2	PDR-1-G
4171	020	PDR-2	PDR-1-G
4173	001	PDR-2	PDR-1-G
4224	041	PDR-2	PDR-1-G
4224	045	PDR-2	PDR-1-G
4224	089	PDR-2	PDR-1-G
4224	090	PDR-2	PDR-1-G
4226	007	PDR-2	PDR-1-G

PDR in the Central Waterfront			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
4226	008	PDR-2	PDR-1-G
4226	011	PDR-2	PDR-1-G
4226	012	PDR-2	PDR-1-G
4226	013	PDR-2	PDR-1-G
4226	014	PDR-2	PDR-1-G
4226	015	PDR-2	PDR-1-G
4226	016	PDR-2	PDR-1-G
4226	018	PDR-2	PDR-1-G
4226	021	PDR-2	PDR-1-G
4226	022	PDR-2	PDR-1-G
4226	023	PDR-2	PDR-1-G
4226	024	PDR-2	PDR-1-G
4226	025	PDR-2	PDR-1-G
4226	026	PDR-2	PDR-1-G
4226	027	PDR-2	PDR-1-G
4227	001	PDR-2	PDR-1-G
4227	005	PDR-2	PDR-1-G
4227	008	PDR-2	PDR-1-G
4227	009	PDR-2	PDR-1-G
4227	012	PDR-2	PDR-1-G
4227	015	PDR-2	PDR-1-G
4227	016	PDR-2	PDR-1-G
4227	017	PDR-2	PDR-1-G
4227	018	PDR-2	PDR-1-G
4227	019	PDR-2	PDR-1-G
4227	020	PDR-2	PDR-1-G
4227	021	PDR-2	PDR-1-G
4227	026	PDR-2	PDR-1-G
4227	027	PDR-2	PDR-1-G
4227	028	PDR-2	PDR-1-G
4227	029	PDR-2	PDR-1-G
4227	030	PDR-2	PDR-1-G

PDR in the Central Waterfront			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
4227	031	PDR-2	PDR-1-G
4227	032	PDR-2	PDR-1-G
4227	033	PDR-2	PDR-1-G
4227	034	PDR-2	PDR-1-G
4227	013A	PDR-2	PDR-1-G
4227	013B	PDR-2	PDR-1-G
4228	010	PDR-2	PDR-1-G
4228	015	PDR-2	PDR-1-G
4228	017	PDR-2	PDR-1-G
4228	018	PDR-2	PDR-1-G
4228	019	PDR-2	PDR-1-G
4228	020	PDR-2	PDR-1-G
4228	021	PDR-2	PDR-1-G
4228	022	PDR-2	PDR-1-G
4228	023	PDR-2	PDR-1-G
4228	024	PDR-2	PDR-1-G
4228	025	PDR-2	PDR-1-G
4228	026	PDR-2	PDR-1-G
4228	027	PDR-2	PDR-1-G
4228	028	PDR-2	PDR-1-G
4228	029	PDR-2	PDR-1-G
4228	030	PDR-2	PDR-1-G
4228	031	PDR-2	PDR-1-G
4228	032	PDR-2	PDR-1-G
4228	033	PDR-2	PDR-1-G
4228	034	PDR-2	PDR-1-G
4228	035	PDR-2	PDR-1-G
4228	036	PDR-2	PDR-1-G
4228	037	PDR-2	PDR-1-G
4228	038	PDR-2	PDR-1-G
4228	039	PDR-2	PDR-1-G
4228	040	PDR-2	PDR-1-G

PDR in the Central Waterfront			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
4228	041	PDR-2	PDR-1-G
4228	042	PDR-2	PDR-1-G
4228	043	PDR-2	PDR-1-G
4228	044	PDR-2	PDR-1-G
4228	045	PDR-2	PDR-1-G
4228	046	PDR-2	PDR-1-G
4228	047	PDR-2	PDR-1-G
4228	048	PDR-2	PDR-1-G
4228	049	PDR-2	PDR-1-G
4228	050	PDR-2	PDR-1-G
4228	051	PDR-2	PDR-1-G
4228	052	PDR-2	PDR-1-G
4228	053	PDR-2	PDR-1-G
4228	054	PDR-2	PDR-1-G
4228	055	PDR-2	PDR-1-G
4228	056	PDR-2	PDR-1-G
4228	057	PDR-2	PDR-1-G
4228	058	PDR-2	PDR-1-G
4228	059	PDR-2	PDR-1-G
4228	060	PDR-2	PDR-1-G
4228	061	PDR-2	PDR-1-G
4228	062	PDR-2	PDR-1-G
4228	063	PDR-2	PDR-1-G
4228	064	PDR-2	PDR-1-G
4228	065	PDR-2	PDR-1-G
4228	066	PDR-2	PDR-1-G
4228	067	PDR-2	PDR-1-G
4228	068	PDR-2	PDR-1-G
4228	069	PDR-2	PDR-1-G
4228	070	PDR-2	PDR-1-G
4228	071	PDR-2	PDR-1-G
4228	072	PDR-2	PDR-1-G



PDR in the Central Waterfront			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
4228	073	PDR-2	PDR-1-G
4228	074	PDR-2	PDR-1-G
4228	075	PDR-2	PDR-1-G
4228	076	PDR-2	PDR-1-G
4228	077	PDR-2	PDR-1-G
4228	080	PDR-2	PDR-1-G
4228	081	PDR-2	PDR-1-G
4228	082	PDR-2	PDR-1-G
4228	083	PDR-2	PDR-1-G
4228	084	PDR-2	PDR-1-G
4228	085	PDR-2	PDR-1-G
4228	086	PDR-2	PDR-1-G
4228	087	PDR-2	PDR-1-G
4228	088	PDR-2	PDR-1-G
4228	089	PDR-2	PDR-1-G
4228	090	PDR-2	PDR-1-G
4228	091	PDR-2	PDR-1-G
4228	092	PDR-2	PDR-1-G
4228	093	PDR-2	PDR-1-G
4228	094	PDR-2	PDR-1-G
4228	095	PDR-2	PDR-1-G
4228	096	PDR-2	PDR-1-G
4228	097	PDR-2	PDR-1-G
4228	098	PDR-2	PDR-1-G
4228	099	PDR-2	PDR-1-G
4228	100	PDR-2	PDR-1-G
4228	101	PDR-2	PDR-1-G
4228	102	PDR-2	PDR-1-G
4228	103	PDR-2	PDR-1-G
4228	104	PDR-2	PDR-1-G
4228	105	PDR-2	PDR-1-G
4228	106	PDR-2	PDR-1-G

PDR in the Central Waterfront			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
4228	107	PDR-2	PDR-1-G
4228	108	PDR-2	PDR-1-G
4228	109	PDR-2	PDR-1-G
4228	110	PDR-2	PDR-1-G
4228	111	PDR-2	PDR-1-G
4228	112	PDR-2	PDR-1-G
4228	113	PDR-2	PDR-1-G
4228	114	PDR-2	PDR-1-G
4228	115	PDR-2	PDR-1-G
4228	116	PDR-2	PDR-1-G
4228	117	PDR-2	PDR-1-G
4228	118	PDR-2	PDR-1-G
4228	119	PDR-2	PDR-1-G
4228	120	PDR-2	PDR-1-G
4228	121	PDR-2	PDR-1-G
4228	122	PDR-2	PDR-1-G
4228	123	PDR-2	PDR-1-G
4228	124	PDR-2	PDR-1-G
4228	125	PDR-2	PDR-1-G
4228	126	PDR-2	PDR-1-G
4228	127	PDR-2	PDR-1-G
4228	128	PDR-2	PDR-1-G
4228	129	PDR-2	PDR-1-G
4228	130	PDR-2	PDR-1-G
4228	131	PDR-2	PDR-1-G
4228	132	PDR-2	PDR-1-G
4228	133	PDR-2	PDR-1-G
4228	134	PDR-2	PDR-1-G
4228	135	PDR-2	PDR-1-G
4228	136	PDR-2	PDR-1-G
4228	137	PDR-2	PDR-1-G
4228	138	PDR-2	PDR-1-G

PDR in the Central Waterfront			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
4228	139	PDR-2	PDR-1-G
4228	140	PDR-2	PDR-1-G
4228	141	PDR-2	PDR-1-G
4228	142	PDR-2	PDR-1-G
4228	143	PDR-2	PDR-1-G
4228	144	PDR-2	PDR-1-G
4228	145	PDR-2	PDR-1-G
4228	146	PDR-2	PDR-1-G
4228	147	PDR-2	PDR-1-G
4228	148	PDR-2	PDR-1-G
4228	149	PDR-2	PDR-1-G
4228	150	PDR-2	PDR-1-G
4228	151	PDR-2	PDR-1-G
4228	152	PDR-2	PDR-1-G
4228	153	PDR-2	PDR-1-G
4228	154	PDR-2	PDR-1-G
4228	155	PDR-2	PDR-1-G
4228	156	PDR-2	PDR-1-G
4228	157	PDR-2	PDR-1-G
4229	002	PDR-2	PDR-1-G
4229	003	PDR-2	PDR-1-G
4229	004	PDR-2	PDR-1-G
4230	001	PDR-2	PDR-1-G
4231	002	PDR-2	PDR-1-G
4231	004	PDR-2	PDR-1-G
4231	005	PDR-2	PDR-1-G
4232	010	PDR-2	PDR-1-G
4241	002	PDR-2	PDR-1-G
4241	003	PDR-2	PDR-1-G
4241	004	PDR-2	PDR-1-G
4244	002	PDR-2	PDR-1-G
4244	003	PDR-2	PDR-1-G

PDR in the Central Waterfront			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
4244	004	PDR-2	PDR-1-G
4245	001	PDR-2	PDR-1-G
4245	002	PDR-2	PDR-1-G
4246	001	PDR-2	PDR-1-G
4246	003	PDR-2	PDR-1-G
4246	004	PDR-2	PDR-1-G
4247	002	PDR-2	PDR-1-G
4247	003	PDR-2	PDR-1-G
4247	004	PDR-2	PDR-1-G
4292	008	PDR-2	PDR-1-G
4292	009	PDR-2	PDR-1-G
4292	012	PDR-2	PDR-1-G
4293	006	PDR-2	PDR-1-G
4293	012	PDR-2	PDR-1-G
4293	013	PDR-2	PDR-1-G
4293	014	PDR-2	PDR-1-G
4293	015	PDR-2	PDR-1-G
4293	016	PDR-2	PDR-1-G
4293	018	PDR-2	PDR-1-G
4293	019	PDR-2	PDR-1-G
4293	020	PDR-2	PDR-1-G
4293	021	PDR-2	PDR-1-G
4293	022	PDR-2	PDR-1-G
4293	023	PDR-2	PDR-1-G
4293	024	PDR-2	PDR-1-G
4293	025	PDR-2	PDR-1-G
4293	026	PDR-2	PDR-1-G
4293	027	PDR-2	PDR-1-G
4293	028	PDR-2	PDR-1-G
4293	029	PDR-2	PDR-1-G
4293	030	PDR-2	PDR-1-G
4293	031	PDR-2	PDR-1-G

PDR in the Central Waterfront			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
4293	032	PDR-2	PDR-1-G
4293	033	PDR-2	PDR-1-G
4293	034	PDR-2	PDR-1-G
4293	035	PDR-2	PDR-1-G
4293	036	PDR-2	PDR-1-G
4294	003	PDR-2	PDR-1-G
4294	012	PDR-2	PDR-1-G
4294	013	PDR-2	PDR-1-G
4294	014	PDR-2	PDR-1-G
4294	015	PDR-2	PDR-1-G
4294	016	PDR-2	PDR-1-G
4294	017	PDR-2	PDR-1-G
4295	003	PDR-2	PDR-1-G
4295	007	PDR-2	PDR-1-G
4295	008	PDR-2	PDR-1-G
4295	009	PDR-2	PDR-1-G
4295	010	PDR-2	PDR-1-G
4295	011	PDR-2	PDR-1-G
4295	013	PDR-2	PDR-1-G
4295	014	PDR-2	PDR-1-G
4295	015	PDR-2	PDR-1-G
4296	005	PDR-2	PDR-1-G
4296	010	PDR-2	PDR-1-G
4296	015	PDR-2	PDR-1-G
4296	016	PDR-2	PDR-1-G
4296	017	PDR-2	PDR-1-G
4297	001	PDR-2	PDR-1-G
4313	001	PDR-2	PDR-1-G
4314	001	PDR-2	PDR-1-G
4314	001A	PDR-2	PDR-1-G
4315	008	PDR-2	PDR-1-G
4315	013	PDR-2	PDR-1-G

PDR in the Central Waterfront			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
4316	001	PDR-2	PDR-1-G
4316	002	PDR-2	PDR-1-G
4317	012	PDR-2	PDR-1-G
4317	014	PDR-2	PDR-1-G
4317	015	PDR-2	PDR-1-G
4317	017	PDR-2	PDR-1-G
4317	018	PDR-2	PDR-1-G
4318	011	PDR-2	PDR-1-G
4318	012	PDR-2	PDR-1-G
4318	015	PDR-2	PDR-1-G
4318	017	PDR-2	PDR-1-G
4318	018	PDR-2	PDR-1-G
4318	022	PDR-2	PDR-1-G
4318	023	PDR-2	PDR-1-G
4318	024	PDR-2	PDR-1-G
4318	025	PDR-2	PDR-1-G
4318	026	PDR-2	PDR-1-G
4318	027	PDR-2	PDR-1-G
4318	028	PDR-2	PDR-1-G
4318	029	PDR-2	PDR-1-G
4318	030	PDR-2	PDR-1-G
4318	031	PDR-2	PDR-1-G
4318	032	PDR-2	PDR-1-G
4318	033	PDR-2	PDR-1-G
4318	034	PDR-2	PDR-1-G
4318	035	PDR-2	PDR-1-G
4318	036	PDR-2	PDR-1-G
4318	037	PDR-2	PDR-1-G
4318	038	PDR-2	PDR-1-G
4318	039	PDR-2	PDR-1-G
4318	040	PDR-2	PDR-1-G
4318	041	PDR-2	PDR-1-G

PDR in the Central Waterfront			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
4318	042	PDR-2	PDR-1-G
4318	043	PDR-2	PDR-1-G
4318	044	PDR-2	PDR-1-G
4318	045	PDR-2	PDR-1-G
4318	046	PDR-2	PDR-1-G
4318	047	PDR-2	PDR-1-G
4318	048	PDR-2	PDR-1-G
4318	049	PDR-2	PDR-1-G
4318	050	PDR-2	PDR-1-G
4318	051	PDR-2	PDR-1-G
4318	052	PDR-2	PDR-1-G
4318	053	PDR-2	PDR-1-G

24 <sup>TH</sup> -Mission NCT			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
3640	011	24TH-MISSION	24th-Mission NCT
3640	012	24TH-MISSION	24th-Mission NCT
3640	013	24TH-MISSION	24th-Mission NCT
3640	014	24TH-MISSION	24th-Mission NCT
3640	017	24TH-MISSION	24th-Mission NCT
3640	019	24TH-MISSION	24th-Mission NCT
3640	020	24TH-MISSION	24th-Mission NCT
3640	021	24TH-MISSION	24th-Mission NCT
3640	022	24TH-MISSION	24th-Mission NCT
3640	023	24TH-MISSION	24th-Mission NCT

24 <sup>TH</sup> -Mission NCT			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
3640	066	24TH-MISSION	24th-Mission NCT
3640	070	24TH-MISSION	24th-Mission NCT
3640	071	24TH-MISSION	24th-Mission NCT
3640	078	24TH-MISSION	24th-Mission NCT
3640	079	24TH-MISSION	24th-Mission NCT
3640	016A	24TH-MISSION	24th-Mission NCT
3641	014	24TH-MISSION	24th-Mission NCT
3641	015	24TH-MISSION	24th-Mission NCT
3641	016	24TH-MISSION	24th-Mission NCT
3641	017	24TH-MISSION	24th-Mission NCT
3641	018	24TH-MISSION	24th-Mission NCT
3641	019	24TH-MISSION	24th-Mission NCT
3641	020	24TH-MISSION	24th-Mission NCT
3641	021	24TH-MISSION	24th-Mission NCT
3641	022	24TH-MISSION	24th-Mission NCT
3641	023	24TH-MISSION	24th-Mission NCT
3641	068	24TH-MISSION	24th-Mission NCT
3641	069	24TH-MISSION	24th-Mission NCT
3641	010C	24TH-MISSION	24th-Mission NCT
3642	013	24TH-MISSION	24th-Mission NCT

24 <sup>TH</sup> -Mission NCT			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
3642	014	24TH-MISSION	24th-Mission NCT
3642	015	24TH-MISSION	24th-Mission NCT
3642	016	24TH-MISSION	24th-Mission NCT
3642	011A	24TH-MISSION	24th-Mission NCT
4206	015	24TH-MISSION	24th-Mission NCT
4206	016	24TH-MISSION	24th-Mission NCT
4206	017	24TH-MISSION	24th-Mission NCT
4206	018	24TH-MISSION	24th-Mission NCT
4206	038	24TH-MISSION	24th-Mission NCT
4206	039	24TH-MISSION	24th-Mission NCT
4206	040	24TH-MISSION	24th-Mission NCT
4207	015	24TH-MISSION	24th-Mission NCT
4207	016	24TH-MISSION	24th-Mission NCT
4207	019	24TH-MISSION	24th-Mission NCT
4207	020	24TH-MISSION	24th-Mission NCT
4207	038	24TH-MISSION	24th-Mission NCT
4207	014B	24TH-MISSION	24th-Mission NCT
4208	017	24TH-MISSION	24th-Mission NCT
4208	018	24TH-MISSION	24th-Mission NCT
4208	019	24TH-MISSION	24th-Mission NCT

24 <sup>TH</sup> -Mission NCT			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
4208	020	24TH-MISSION	24th-Mission NCT
4208	021	24TH-MISSION	24th-Mission NCT
4208	022	24TH-MISSION	24th-Mission NCT
4208	020A	24TH-MISSION	24th-Mission NCT
4209	014	24TH-MISSION	24th-Mission NCT
4209	016	24TH-MISSION	24th-Mission NCT
4209	017	24TH-MISSION	24th-Mission NCT
4209	039	24TH-MISSION	24th-Mission NCT
4209	040	24TH-MISSION	24th-Mission NCT
4210	014	24TH-MISSION	24th-Mission NCT
4210	015	24TH-MISSION	24th-Mission NCT
4210	016	24TH-MISSION	24th-Mission NCT
4210	017	24TH-MISSION	24th-Mission NCT
4210	018	24TH-MISSION	24th-Mission NCT
4210	019	24TH-MISSION	24th-Mission NCT
4210	020	24TH-MISSION	24th-Mission NCT
4211	016	24TH-MISSION	24th-Mission NCT
4211	017	24TH-MISSION	24th-Mission NCT
4211	034	24TH-MISSION	24th-Mission NCT
4211	035	24TH-MISSION	24th-Mission NCT

24 <sup>TH</sup> -Mission NCT			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
4212	017	24TH-MISSION	24th-Mission NCT
4212	018	24TH-MISSION	24th-Mission NCT
4212	019	24TH-MISSION	24th-Mission NCT
4263	018	24TH-MISSION	24th-Mission NCT
4263	020	24TH-MISSION	24th-Mission NCT
4263	021	24TH-MISSION	24th-Mission NCT
4263	022	24TH-MISSION	24th-Mission NCT
4263	023	24TH-MISSION	24th-Mission NCT
4263	028	24TH-MISSION	24th-Mission NCT
4263	029	24TH-MISSION	24th-Mission NCT
4264	001	24TH-MISSION	24th-Mission NCT
4264	019	24TH-MISSION	24th-Mission NCT
4264	024	24TH-MISSION	24th-Mission NCT
4264	027	24TH-MISSION	24th-Mission NCT
4264	028	24TH-MISSION	24th-Mission NCT
4264	041	24TH-MISSION	24th-Mission NCT
4264	042	24TH-MISSION	24th-Mission NCT
4264	043	24TH-MISSION	24th-Mission NCT
4264	044	24TH-MISSION	24th-Mission NCT
4264	045	24TH-MISSION	24th-Mission NCT

24 <sup>TH</sup> -Mission NCT			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
4264	046	24TH-MISSION	24th-Mission NCT
4264	047	24TH-MISSION	24th-Mission NCT
4264	048	24TH-MISSION	24th-Mission NCT
4264	049	24TH-MISSION	24th-Mission NCT
4264	050	24TH-MISSION	24th-Mission NCT
4264	051	24TH-MISSION	24th-Mission NCT
4264	052	24TH-MISSION	24th-Mission NCT
4264	019A	24TH-MISSION	24th-Mission NCT
4266	001	24TH-MISSION	24th-Mission NCT
4266	035	24TH-MISSION	24th-Mission NCT
4266	036	24TH-MISSION	24th-Mission NCT
4267	001	24TH-MISSION	24th-Mission NCT
4267	030	24TH-MISSION	24th-Mission NCT
4267	031	24TH-MISSION	24th-Mission NCT
4267	032	24TH-MISSION	24th-Mission NCT
4267	033	24TH-MISSION	24th-Mission NCT
4268	001	24TH-MISSION	24th-Mission NCT
4268	031	24TH-MISSION	24th-Mission NCT
4268	032	24TH-MISSION	24th-Mission NCT
4268	035	24TH-MISSION	24th-Mission NCT

24 <sup>TH</sup> -Mission NCT			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
4268	042	24TH-MISSION	24th-Mission NCT
4268	043	24TH-MISSION	24th-Mission NCT
4268	044	24TH-MISSION	24th-Mission NCT
4268	045	24TH-MISSION	24th-Mission NCT
4268	046	24TH-MISSION	24th-Mission NCT
4268	047	24TH-MISSION	24th-Mission NCT
4268	048	24TH-MISSION	24th-Mission NCT
4268	049	24TH-MISSION	24th-Mission NCT
4268	050	24TH-MISSION	24th-Mission NCT
4268	051	24TH-MISSION	24th-Mission NCT
4269	015	24TH-MISSION	24th-Mission NCT
4269	016	24TH-MISSION	24th-Mission NCT
4269	017	24TH-MISSION	24th-Mission NCT
4269	021	24TH-MISSION	24th-Mission NCT
4269	023	24TH-MISSION	24th-Mission NCT
4269	024	24TH-MISSION	24th-Mission NCT
4270	001	24TH-MISSION	24th-Mission NCT
4270	033	24TH-MISSION	24th-Mission NCT
4270	034	24TH-MISSION	24th-Mission NCT
4270	035	24TH-MISSION	24th-Mission NCT

24 <sup>TH</sup> -Mission NCT			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
4270	036	24TH-MISSION	24th-Mission NCT
4270	037	24TH-MISSION	24th-Mission NCT
6518	001	24TH-MISSION	24th-Mission NCT
6518	027	24TH-MISSION	24th-Mission NCT
6518	028	24TH-MISSION	24th-Mission NCT
6518	029	24TH-MISSION	24th-Mission NCT
6519	001	24TH-MISSION	24th-Mission NCT
6519	040	24TH-MISSION	24th-Mission NCT
6519	041	24TH-MISSION	24th-Mission NCT
6519	042	24TH-MISSION	24th-Mission NCT
6519	043	24TH-MISSION	24th-Mission NCT
6519	044	24TH-MISSION	24th-Mission NCT
6519	045	24TH-MISSION	24th-Mission NCT
6520	001	24TH-MISSION	24th-Mission NCT
6520	034	24TH-MISSION	24th-Mission NCT
6520	035	24TH-MISSION	24th-Mission NCT
6520	036	24TH-MISSION	24th-Mission NCT
6520	038	24TH-MISSION	24th-Mission NCT
6520	039	24TH-MISSION	24th-Mission NCT
6520	040	24TH-MISSION	24th-Mission NCT

24 <sup>TH</sup> -Mission NCT			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
6521	001	24TH-MISSION	24th-Mission NCT
6521	040	24TH-MISSION	24th-Mission NCT
6522	001	24TH-MISSION	24th-Mission NCT
6522	003	RH-2	24th-Mission NCT
6522	040	24TH-MISSION	24th-Mission NCT
6522	041	24TH-MISSION	24th-Mission NCT

16 <sup>th</sup> Street Retail SUD			
BLOCK	LOT	INITIATION PACKAGE	CHANGE - NEW SUD
3551	001	PDR-1-G	Transit Oriented Retail
3551	003	PDR-1-G	Transit Oriented Retail
3552	012	PDR-1-G	Transit Oriented Retail
3552	013	PDR-1-G	Transit Oriented Retail
3553	014	PDR-1-G	Transit Oriented Retail
3571	001	PDR-1-G	Transit Oriented Retail
3571	002	PDR-1-G	Transit Oriented Retail
3571	002A	PDR-1-G	Transit Oriented Retail
3571	014	PDR-1-G	Transit Oriented Retail
3572	001	PDR-1-G	Transit Oriented Retail
3572	019	PDR-1-G	Transit Oriented Retail
3572	020	PDR-1-G	Transit

16 <sup>th</sup> Street Retail SUD			
BLOCK	LOT	INITIATION PACKAGE	CHANGE - NEW SUD
			Oriented Retail
3572	020A	PDR-1-G	Transit Oriented Retail
3572	020B	PDR-1-G	Transit Oriented Retail
3572	020C	PDR-1-G	Transit Oriented Retail
3572	021	PDR-1-G	Transit Oriented Retail
3926	002	PDR-1-G	Transit Oriented Retail
3927	004	PDR-1-G	Transit Oriented Retail
3928	013	PDR-1-G	Transit Oriented Retail
3928	014	PDR-1-G	Transit Oriented Retail
3928	015	PDR-1-G	Transit Oriented Retail
3966	001	PDR-1-G	Transit Oriented Retail
3932	006	PDR-1-G	Transit Oriented Retail
3932	010	PDR-1-G	Transit Oriented Retail
3960	001	PDR-1-G	Transit Oriented Retail
3961	001	PDR-1-G	Transit Oriented Retail
3961	021	PDR-1-G	Transit Oriented Retail

3 <sup>rd</sup> Street Retail SUD			
BLOCK	LOT	INITIATION PACKAGE	CHANGE - NEW SUD
4295	013	PDR-1-G	Transit Oriented Retail
4246	001	PDR-1-G	Transit Oriented Retail
4230	001	PDR-1-G	Transit Oriented Retail



3 <sup>rd</sup> Street Retail SUD			
4231	005	PDR-1-G	Transit Oriented Retail
4245	002	PDR-1-G	Transit Oriented Retail
4295	003	PDR-1-G	Transit Oriented Retail
4295	007	PDR-1-G	Transit Oriented Retail
4246	003	PDR-1-G	Transit Oriented Retail
4295	014	PDR-1-G	Transit Oriented Retail
4231	002	PDR-1-G	Transit Oriented Retail
4315	008	PDR-1-G	Transit Oriented Retail
4296	016	PDR-1-G	Transit Oriented Retail
4245	001	PDR-1-G	Transit Oriented Retail
4246	004	PDR-1-G	Transit Oriented Retail
4315	013	PDR-1-G	Transit Oriented Retail
4296	005	PDR-1-G	Transit Oriented Retail
4314	001A	PDR-1-G	Transit Oriented Retail

3763	100	45	40-X
3763	101	45	40-X
3763	105	45	40-X

East SoMa Parcels along Harrison between 2 <sup>nd</sup> and 3 <sup>rd</sup>			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
3763	001	MUO	SSO
3763	099	MUO	SSO
3763	100	MUO	SSO
3763	101	MUO	SSO
3763	105	MUO	SSO

East SoMa Parcels along Harrison between 2 <sup>nd</sup> and 3 <sup>rd</sup>			
BLOCK	LOT	INITIATION PACKAGE	CHANGE
3763	001	85	40-X
3763	099	65	40-X

## **Exhibit I-3A: Partial List of Eastern Neighborhoods Public Meetings and Outreach**

### **WORKSHOPS**

#### **ALL NEIGHBORHOODS**

##### **Industrial Lands Summit**

July 30, 2002  
Herbst Theatre

##### **Small Business Commission Presentation**

May 12, 2003

##### **Eastern Neighborhoods Rezoning Options Workbook Release**

March 3, 2003

##### **PDR Focus Group One**

Feb 17, 2005

##### **PDR Focus Group Two**

March 4, 2005

##### **Eastern Neighborhoods Community Health Impact Assessment (ENCHIA)**

Community Council Meeting # 1

November 17, 2004

##### **Eastern Neighborhoods Community Health Impact Assessment (ENCHIA)**

Community Council Meeting #2

December 17, 2004

##### **Eastern Neighborhoods Community Health Impact Assessment (ENCHIA)**

Community Council Meeting #3

January 19, 2005

##### **Eastern Neighborhoods Community Health Impact Assessment (ENCHIA)**

Community Council Meeting #4

February 16, 2005

##### **Eastern Neighborhoods Community Health Impact Assessment (ENCHIA)**

Community Council Meeting #5

March 16, 2005

##### **Eastern Neighborhoods Community Health Impact Assessment (ENCHIA)**

Community Council Meeting #6

April 20, 2005

##### **Eastern Neighborhoods Community Health Impact Assessment (ENCHIA)**

Community Council Meeting #7

May 18, 2005

##### **Eastern Neighborhoods Community Health Impact Assessment (ENCHIA)**

Community Council Meeting #8

June 15, 2005

## **Exhibit I-3A: Partial List of Eastern Neighborhoods Public Meetings and Outreach**

### **Eastern Neighborhoods Community Health Impact Assessment (ENCHIA)**

Community Council Meeting #9  
July 20, 2005

### **Eastern Neighborhoods Community Health Impact Assessment (ENCHIA)**

Community Council Meeting #10  
August 17, 2005

### **Eastern Neighborhoods Community Health Impact Assessment (ENCHIA)**

Community Council Meeting #11  
September 21, 2005

### **ENCHIA Special Meeting – Consensus Training: October 12, 2005.**

### **Eastern Neighborhoods Community Health Impact Assessment (ENCHIA)**

Community Council Meeting #12

### **Eastern Neighborhoods Community Health Impact Assessment (ENCHIA)**

Community Council Meeting #13  
November 16, 2005

### **Eastern Neighborhoods Community Health Impact Assessment (ENCHIA)**

Community Council Meeting #14  
December 20, 2005

### **Eastern Neighborhoods Community Health Impact Assessment (ENCHIA)**

Community Council Meeting #15  
January 18, 2006

### **Eastern Neighborhoods Community Health Impact Assessment (ENCHIA)**

Community Council Meeting #16  
February 15, 2006

### **Eastern Neighborhoods Community Health Impact Assessment (ENCHIA)**

Community Council Meeting #17  
March 15, 2006

### **Eastern Neighborhoods Community Health Impact Assessment (ENCHIA)**

Community Council Meeting #18  
April 19, 2006

### **Eastern Neighborhoods Community Health Impact Assessment (ENCHIA)**

Community Council Meeting #19  
May 16, 2006

### **Eastern Neighborhoods Community Health Impact Assessment (ENCHIA)**

Community Council Meeting #20  
December 12, 2006

### **Eastern Neighborhood Community Health Impact Assessment**

Tuesday September 11, 2007, 9:30 a.m. – Noon  
City Hall, Room 278

### **Eastern Neighborhoods Needs Assessment and Public Benefits Package Presentation #1**

Tuesday September 26, 2006 3:30 pm  
Planning Department 1660 Mission Street

## **Exhibit I-3A: Partial List of Eastern Neighborhoods Public Meetings and Outreach**

### **Eastern Neighborhoods Needs Assessment and Public Benefits Package Presentation #2**

Tuesday November 21, 2006

Planning Department 1660 Mission Street

### **Eastern Neighborhoods Final DRAFT Area Plans Open House #1**

Wednesday December 12<sup>th</sup> 2007, 6:00-8:00pm

City Hall, South Light Court, Dr. Carlton B. Goodlett Place

### **Eastern Neighborhoods Final DRAFT Area Plans Open House #2**

Tuesday January 15, 2008 5-7pm

Planning Department 1650 Mission Street, room 431

## **MISSION**

### **Rezoning Workshops**

#### **Mission – Workshop One**

February 12 2002, 6:00 – 8:30 PM

ODC Theater - 3153 17th Street/Shotwell

#### **Mission – Workshop Two**

April 27, 2002, 1:30 PM - 4:30 PM

John O'Connell High School - 2355 Folsom St./19th St.

#### **Mission – PDR Focus Group**

May 30, 2002

#### **Mission – Workshop Three**

June 19, 2002, 6:00 PM - 8:30 PM

John O'Connell High School

#### **Mission – Workshop Four**

September 17, 2002, 6:00 PM - 8:30 PM

Mission Dolores Auditorium - 3371 16th Street

### **Area Plan Workshops**

#### **Mission - AREA PLAN OPEN HOUSE**

February 15, 2006

John McConnell High School

#### **Mission - DRAFT POLICIES: HOUSING, LANDUSE & JOBS**

November 15, 2006

César Chávez Elementary School

#### **Mission - MISSION DRAFT PLAN WORKSHOP**

March 20, 2007

César Chávez Elementary School

## **EAST SOMA**

### **Rezoning Workshops**

#### **E. SoMa – Workshop One**

February 20, 2002, 6:00 - 8:30 PM

SoMa Recreation Center - 270 6th Street/Folsom

## **Exhibit I-3A: Partial List of Eastern Neighborhoods Public Meetings and Outreach**

### **E. SoMa – Workshop Two**

April 6, 2002, 10:00 AM - 12:30 PM  
The SoMa Recreation Center

### **E. SoMa – Workshop Three**

May 21, 2002, 6:00 - 8:30 PM  
The SoMa Recreation Center

### **E. SoMa – PDR Focus Group One**

July 16, 2002

### **E. SoMa – PDR Focus Group Two**

July 22, 2002

### **E. SoMa – Workshop Four**

September 25, 2002, 6:00 - 8:30 PM  
The SoMa Recreation Center

### **E. SoMa – Workshop Five**

November 19, 2002, 6:00 - 8:30 PM  
The SoMa Recreation Center

### **E. SoMa – Townhall Meeting**

September 24, 2003, 6:00 - 8:30 PM  
The SoMa Recreation Center

### Area Plan Workshops

#### **E. SoMa – Area Plan Open House**

February 8, 2006, 6:00 - 8:30 PM  
SoMa Recreation Center

#### **E. SoMa – Preliminary DRAFT Plan Presentation**

October 3, 2006, 6:00 - 8:30 PM  
SoMa Recreation Center

#### **E. SoMa – DRAFT Plan Presentation**

February 13, 2007, 6:00 - 8:30 PM  
SoMa Recreation Center

## **SQUARE / POTRERO HILL**

### Rezoning Workshops

#### **Showplace Square / Potrero Hill - Workshop One**

February 2, 2002, 10:00 AM - 1:00 PM  
California College of Arts & Crafts - 1111 8th Street

#### **Showplace Square / Potrero Hill - Workshop Two**

March 2, 2002, 10:00 AM - 1:00 PM  
California College of Arts & Crafts

#### **Showplace Square / Potrero Hill – Workshop Three**

May 4, 2002, 10:00 AM - 1:00 PM  
California College of Arts & Crafts

## **Exhibit I-3A: Partial List of Eastern Neighborhoods Public Meetings and Outreach**

### **Showplace Square / Potrero Hill – Workshop Four**

June 12, 2002, 5:30 PM - 8:30 PM  
California College of Arts & Crafts

### **Showplace Square / Potrero Hill – PDR Focus Group**

July 25, 2002, 10:30 AM to Noon  
Golden Gate Disposal Company  
900 Berry Street at 7th St.

### **Showplace Square / Potrero Hill – Focus Group**

August 1, 2002  
The Galleria

### **Showplace Square / Potrero Hill – Workshop Five**

August 21, 2002, 5:30 PM - 8:30 PM  
California College of Arts & Crafts

### **Showplace Square / Potrero Hill – Workshop Six**

January 8, 2003, 5:30 PM - 8:30 PM  
California College of Arts & Crafts

### *Area Plan Workshops*

### **Showplace Square / Potrero Hill – Area Plan Open House**

March 1, 2006  
California College of the Arts

### **Showplace Square / Potrero Hill –DRAFT Plan Presentation**

December 5, 2006  
Potrero Hill Neighborhood House

## **CENTRAL WATERFRONT**

### **Central Waterfront - Bus Tour**

June 3, 2000

### **Central Waterfront - Neighborhood Walking Tour**

June 8, 2000

### **Central Waterfront – Bus/Neighborhood Walking Tour**

June, 17, 2000

### **Central Waterfront - Neighborhood Workshop**

Imagining a Better Neighborhood: What Makes a Great Neighborhood  
May 3, 2000

### **Central Waterfront – Neighborhood Workshop**

Imagining a Better Neighborhood: What We Heard and Learned  
August 24, 2000

### **Central Waterfront – Community Charrette**

November 20, 2000, 9:30 A.M - 5 P.M.

### **Central Waterfront - Neighborhood Workshop Update**

Opportunities and Possibilities  
February 1, 2001

## **Exhibit I-3A: Partial List of Eastern Neighborhoods Public Meetings and Outreach**

### **Central Waterfront - Central Freeway Parcels Work Group**

June 26, 2001, 6:30 P.M - 8:30P.M.

### **Central Waterfront - Neighborhood Workshop**

September 25, 2001

### **Central Waterfront - Neighborhood Workshop**

Refining Land Use and Urban Design

September 28, 2002

### **Central Waterfront - Neighborhood Workshop**

January 22, 2003

### **Central Waterfront - Public Review Draft Plan**

April 1, 2003

## **Additional Outreach**

(This list may not be complete.)

### **Neighborhood Organization Meetings**

#### **E. SOMA**

#### **E. SOMA - SOMA COMMUNITY PLANNING ROUND TABLE**

A JOINT MEETING OF SOMA COMMUNITY-BASED ORGANIZATIONS:

South of Market Project Area Committee

SoMa Community Stabilization Fund CAC

Western SoMa Citizens Planning Task Force Wednesday, January 31, 2007

The Arc of San Francisco, 1500 Howard Street, 6:00pm

#### **SOMA - SOUTH OF MARKET PROJECT AREA COMMITTEE**

SPECIAL ZONING COMMITTEE

Tuesday October 16, 2007

1035 Folsom Street, 5:00pm

#### **SOMA - SOUTH OF MARKET PROJECT AREA COMMITTEE**

1035 Folsom Street San Francisco, CA 94103

GENERAL PAC

Tuesday, January 22, 2008

5:00pm

#### **Mission**

#### **Mission - Lower 24<sup>th</sup> Street Merchant & Neighborhood Association**

May 7<sup>th</sup>, 2007, 6pm

L's Café 24<sup>th</sup> Street

#### **Mission - Northeast Mission Residents Meeting**

May 9<sup>th</sup> 2007

#### **Mission - Mission Planning Collaborative**

May 15<sup>th</sup> 2007, 5pm

Valencia Gardens

## **Exhibit I-3A: Partial List of Eastern Neighborhoods Public Meetings and Outreach**

### **Mission - Mission Planning Collaborative/Mission Revitalization Coalition**

July 20<sup>th</sup> 2007, 5pm

Planning Department

### **Showplace Square / Potrero Hill & Central Waterfront**

#### **Potrero Hill/Showplace Square & Central Waterfront**

Public Benefits

December 2, 2006

#### **Potrero Hill/Showplace Square & Central Waterfront**

ENCHIA

December 16, 2006

#### **Potrero Hill/Showplace Square & Central Waterfront**

Targeting affordable housing; legalizing in-law apartments

January 16, 2007

#### **Potrero Hill/Showplace Square & Central Waterfront**

16<sup>th</sup>, 17<sup>th</sup>, and 3<sup>rd</sup> Streets: transit corridors, NC Districts

January 27, 2007

#### **Potrero Hill/Showplace Square & Central Waterfront**

What we've done, where we're going

February 20, 2007

#### **Potrero Hill/Showplace Square & Central Waterfront**

Balancing jobs and housing

March 3, 2007

#### **Potrero Hill/Showplace Square & Central Waterfront**

Maps, Maps, Maps

March 17, 2007

#### **Potrero Hill/Showplace Square & Central Waterfront**

New Neighborhood hubs and what they look like

March 31, 2007

#### **Potrero Hill/Showplace Square & Central Waterfront**

16<sup>th</sup> and 17<sup>th</sup> street Hubs-Pictures and Maps

Saturday, April 14, 2007

#### **Potrero Hill/Showplace Square & Central Waterfront**

The South Side of the Hill and Dogpatch/Central Waterfront Hubs

Saturday, April 28, 2007

#### **Potrero Hill/Showplace Square & Central Waterfront**

The Maps Working Group report a smaller Showplace Square

Saturday, May 19, 2007

#### **Potrero Hill/Showplace Square & Central Waterfront**

The Port, Mission Bay, UCSF-land for the public and industry

Wednesday, June 13, 2007

#### **Potrero Hill/Showplace Square & Central Waterfront**

Applying the Healthy Development Measurement Tool (ENCHIA)



## **Exhibit I-3A: Partial List of Eastern Neighborhoods Public Meetings and Outreach**

Proximities to family/community services, open space, etc.  
Saturday, June 23, 2007

**Potrero Hill/Showplace Square & Central Waterfront**  
Transit, Traffic, Parking, Bikes, and Pedestrian Needs  
July 7, 2007

**Potrero Hill/Showplace Square & Central Waterfront**  
Housing and Jobs, and sites for more affordable housing  
July 21, 2007

**Potrero Hill/Showplace Square & Central Waterfront**  
The Public Benefits-principles, priorities, recommendations  
August 25, 2007

**Potrero Hill/Showplace Square & Central Waterfront**  
First draft/review of the final document  
September 8, 2007

**Potrero Hill/Showplace Square & Central Waterfront**  
Final document review  
September 25, 2007

### **Office Hours**

Further outreach was conducted by holding office hours at various locations in the neighborhoods and in the Planning office

**E. SOMA**  
May 22<sup>nd</sup> 2007  
July 9<sup>th</sup> 2007  
August 6<sup>th</sup> 2007

**MISSION**  
May 8<sup>th</sup> 2007  
June 21<sup>st</sup> 2007  
July 11<sup>th</sup> 2007  
July 23<sup>rd</sup> 2007  
August 8<sup>th</sup> 2007

**Showplace Square / Potrero Hill & Central Waterfront**  
May 9<sup>th</sup> 2007  
July 10<sup>th</sup> 2007  
August 7<sup>th</sup> 2007

In addition to our outreach program for workshops and meetings, the Planning Department provided the following updates about the Eastern Neighborhoods Area Planning process to individuals and organizations on its Eastern Neighborhoods mailing list:

**Newsletters**  
Spring 2007, April Newsletter  
Summer 2007, July Newsletter  
Fall 2007, November Newsletter

## Exhibit I-3A: Partial List of Eastern Neighborhoods Public Meetings and Outreach

### Website Updates

Spring 2000 to Present, *Continuously*

Staff has also conducted several hearings and progress reports at the Planning Commission and the Board of Supervisors. The table below is only a partial list of Planning Commission hearings.

### Planning Commission Hearings

<u>Date</u>	<u>Summary of Hearing Topic</u>
December 19, 2002	Presentation to the Planning Commission about the community planning process in the Eastern Neighborhoods
January 16, 2003	Informational - Community Goals and Zoning Options
February 14, 2003	Informational – PDR use of land
March 3, 2003	Informational presentation on the community planning program of the Eastern Neighborhoods. Overview of land use options to be considered in the rezoning effort
June 12, 2003	Informational – Community Planning Process
October 16, 2003	Informational update
November 13, 2003	Informational update
November 20, 2003	Clarification on Nov 13 <sup>th</sup> hearing
December 18, 2003	Informational documents and Draft of Interim Policies and Interim Controls for Hearing on December 18, 2003
February 14, 2004	Revised Interim policies and controls
June 3, 2004	NEMIZ interim controls
July 1, 2004	Informational update
September 02, 2004	Informational update
January 19, 2006	Adoption of resolution of intent to initiate interim controls
October 26, 2006	Hearing on Board of Supervisor's resolution for the Eastern Neighborhoods
February 16, 2007	Informational update – timeline
April 26, 2007	<b>UPDATE #1</b> Schedule, basic land use proposals & preliminary affordable housing and public benefits strategies
June 28, 2007	<b>UPDATE #2</b> Overview of proposed transportation & open space policies
July 19, 2007	<b>UPDATE #3</b> Overview of proposed historic preservation policies & Healthy Development Measurement Tool review of Plans
July 26, 2007	<b>UPDATE #4</b> Update on preliminary affordable housing strategy
August 30, 2007	<b>UPDATE #5</b> Discussion of Socio-Economic Impact Assessment (SEIA) Report & update on preliminary affordable housing and public benefits strategies
September 6, 2007	<b>UPDATE #6</b> Overview of proposed zoning & overview of height controls and the guidelines on built form
December 13, 2007	Informal work session – PDR, economic development, housing strategy and timeline
January 24, 2008	Informal working session – open space, community facilities, urban design, transportation and public benefits