

# SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: November 5, 2008

TO: Members of Board of Supervisors Land Use Committee

FROM: Ken Rich, Claudia Flores, Steve Wertheim - Planning

**Department Staff** 

RE: Eastern Neighborhoods - Set of Potential Planning Code

**Text and Map Changes** 

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The Board of Supervisors Land Use Committee has indicated they intend to make a set of changes to the Planning Code, Zoning Maps, and Height Maps that were approved on August 7, 2008 by the Planning Commission. These changes were presented to the Land Use Committee on October 29, 2008. The memo below reflects additional changes or clarifications that have been made, per Committee direction, since October 29.

#### **Code Changes - Substantive**

- 1. Student housing discount for in-lieu fees (Sec. 315.1(38)): Student housing projects are required to participate in the City's Inclusionary Housing program. However, a post-secondary institution developing student housing may not want to mix students with City residents chosen through lottery. To help avoid such a scenario, an incentive was created to promote the in-lieu fee option the incentive is a 20% reduction in fees for choosing the in-lieu fee option.
- 2. **Definition of student housing (Sec. 315.1(38):** Per the Committee, a change was made to clarify that student housing is typically rental housing.
- 3. Timing of Fee Payment for the Integrated PDR Fee Discount Program (Admin Code Sec. 38.3 and 313.6): Both the TIDF and Jobs-Housing linkage programs have code language stating when fee payment is due. Per the Planning Commission and Land Use Committee, a Fee Discount Program has been developed for Integrated PDR (see Sec. 328 and Admin Code Sec. 10.E.7). A technical change has been made to clarify that uses that are participating in the Fee Discount Program shall pay their fees in accordance with this Program, instead of the previously established fee schedule.

## <u>Code Changes - Technical</u>

- **4.** Clarifying "Code Conforming Project" for purposes of the Pipeline (175.6(d) and (e): Section 175.6 describes the provisions necessary for projects to be "grandfathered". Technical changes have been made to this section in order to more precisely define these projects, specifically that such a "Code Conforming Project" is one which could have received <u>all</u> project approvals on the date that the <u>first</u> application was submitted. Additionally, language was added to ensure that projects undergoing environmental review can either benefit from the reduced fees of being "grandfathered," or from the reduced fees of the utilizing the Eastern Neighborhoods EIR, but not both.
- 5. Specificity for the implementation of the Citizens Advisory Committee (Sec. 327.7): On October 29, staff presented proposed changes to the language establishing the Citizens Advisory Committee. Based on suggestions from the Clerk of the Board, additional technical changes were made to this language. These changes include language regarding making more specific how members are appointed, timing of appointments, when the CAC can meet, and when the CAC terminates. No substantive changes to this section have been made since the October 29 hearing
- 6. Codifying how the Integrated PDR Fee Discount Program will be implemented (Admin Code 10.E.7): This section of the Administrative Code articulates the reporting requirements for owners of property containing permitted Integrated PDR uses. Per the Committee, language was added to clarify that reporting <u>must</u> occur on an annual basis, and that no allowance for missed reporting shall be permitted.
- 7. Fees for Integrated PDR and Small Enterprise Workspaces (Sec. 313.6 and Admin Code Sec. 38.1): Development fees for Integrated PDR (IPDR) and Small Enterprise Workspaces (SEW) have been discussed before both the Planning Commission and the Land Use Committee. However, the actual amount of these fees had not been codified. For the Jobs-Housing Linkage Fee, a new category and fee for IPDR and SEW was created in Section 313.6. For the Transit Impact Development Fee (TIDF), language was added in Admin Code Section 38.1 stating that IPDR and SEW will pay the same fee as Management, Information, and Professional Services.
- 8. Fees for Non-Residential Uses in the Eastern Neighborhoods (Sec. 327.3): The Eastern Neighborhoods Program fees are contained in Table 327.3. A technical change was made to eliminate a redundancy in the table for non-

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- residential fees, since all projects paying this fee are also subject to the Transit Impact Development Fee (TIDF).
- 9. Correct a grammatical mistake in 315.1(38)

### Map Changes

- 10. **Heights in PDR districts clarification:** the Committee asked for height limits in PDR districts that were increased to be reduced from the Planning Commission's approved proposal in certain areas. This would change all PDR zoned parcels in Showplace-Square from a proposed 68' height to a 58' height (or to their original height whichever is higher), except those parcels with 16th Street frontage, which would have a split height, and all the PDR zoned parcels in the Central Waterfront south of 23rd Street from a proposed 68' height to a 58' height (or to their original height whichever is higher) except those with proposed 85' heights. This would correspond to the block and lots listed in Appendix 1.
- **11. Heights of some Dogpatch parcels:** Supervisor Maxwell requested that the following blocks to be lowered from their proposed 58' height to their existing 50' heights: block 4042, lots 003 and 004; blocks 4043, lots 012A and 013; block 3996, lots 012, 017 and 018.
- 12. **Heights of some Central Waterfront parcels:** The Committee directed the following blocks to be lowered from their proposed heights to their existing 40' heights: the entirety of block 4244 and block 4241, lot 004

**Appendix 1: Changes to Zoning Maps by block and lot.** Note: numbers in appendix correspond to item in the Memo.

## 10. Heights in PDR districts

Height changes in PDR Districts in Central Waterfront and Showplace		
		PROPOSE
BLOCK	LOT	D
4292	008	65-X
4292	009	65-X
4292	012	65-X
4293	006	65-X
4293	012	65-X
4293	013	65-X
4293	014	65-X
4293	015	65-X
4227	016	58-X
4227	017	58-X
4227	018	58-X
4227	019	58-X
4227	020	58-X
4227	021	58-X
4227	026	58-X
4227	027	58-X
4227	028	58-X
4227	029	58-X
4227	030	58-X
4227	031	58-X
4227	032	58-X
4227	033	58-X
4227	034	58-X
4228	010	58-X
4228	015	58-X
4228	017	58-X
4228	018	58-X
4228	019	58-X
4228	020	58-X
4228	021	58-X
4228	022	58-X
4228	023	58-X
4228	024	58-X
4228	025	58-X
4228	026	58-X
4228	027	58-X
4228	028	58-X
4228	029	58-X
4228	030	58-X
4228	031	58-X

		Districts in
Central Wat	erfront and	Showplace
4228	032	58-X
4228	033	58-X
4228	034	58-X
4228	035	58-X
4228	036	58-X
4228	037	58-X
4228	038	58-X
4228	039	58-X
4228	040	58-X
4228	041	58-X
4228	042	58-X
4228	043	58-X
4228	044	58-X
4228	045	58-X
4228	046	58-X
4228	047	58-X
4228	048	58-X
4228	049	58-X
4228	050	58-X
4228	051	58-X
4228	052	58-X
4228	053	58-X
4228	054	58-X
4228	055	58-X
4228	056	58-X
4228	057	58-X
4228	058	58-X
4228	059	58-X
4228	060	58-X
4228	061	58-X
4228	062	58-X
4228	063	58-X
4228	064	58-X
4228	065	58-X
4228	066	58-X
4228	067	58-X
4228	068	58-X
4228	069	58-X
4228	070	58-X
4228	071	58-X
4228	072	58-X
4228	073	58-X
4228	074	58-X
4228	127	58-X
4228	128	58-X
4228	129	58-X
4228	130	58-X
4228	131	58-X
4228	132	58-X
4228	133	58-X
7220	100	JU-V

Height char	nes in PDR	Districts in
Central Wat		
4228	134	58-X
4228	135	58-X
4228	136	58-X
4228	137	58-X
4228	138	58-X
4228	139	58-X
4228	140	58-X
4228	141	58-X
4228	142	58-X
4228	143	58-X
	143	
4228	145	58-X
4228		58-X
4228	146	58-X
4228	147	58-X
4228	148	58-X
4228	149	58-X
4228	150	58-X
4228	151	58-X
4228	152	58-X
4228	153	58-X
4228	154	58-X
4228	155	58-X
4228	156	58-X
4228	157	58-X
4229	002	58-X
4229	003	58-X
4229	004	58-X
4294	015	80-X
4294	016	80-X
4294	017	80-X
4297	001	58-X
4313	001	58-X
4316	001	80-X
4316	002	80-X
4317	012	65-X
4317	014	65-X
4317	015	65-X
4317	017	65-X
4317	018	65-X
4318	011	65-X
4318	012	65-X
4318	015	65-X
4318	017	65-X
4318	018	65-X
4318	022	65-X
4318	023	65-X
4318	024	65-X
4318	025	65-X
4318	026	65-X
4318	027	65-X
	,	

		Districts in
Central Wat	erfront and	Showplace
4318	028	65-X
4318	029	65-X
4318	030	65-X
4318	031	65-X
4318	032	65-X
4318	033	65-X
4318	034	65-X
4318	035	65-X
4318	036	65-X
4318	037	65-X
4318	038	65-X
4318	039	65-X
4318	040	65-X
4318	041	65-X
4318	042	65-X
4318	043	65-X
4318	044	65-X
4318	045	65-X
4318	046	65-X
4318	047	65-X
4318	048	65-X
4318	049	65-X
4318	050	65-X
4318	051	65-X
4318	052	65-X
4318	053	65-X
4293	016	65-X
4293	018	65-X
4293	019	65-X
4293	020	65-X
4227	001	58-X
4227	005	58-X
4227	008	58-X
4227	009	58-X
4227	012	58-X
4227	013A	58-X
4227	013B	58-X
4227	015	58-X
4228	075	58-X
4228	076	58-X
4228	077	58-X
4228	080	58-X
4228	081	58-X
4228	082	58-X
4228	083	58-X
4228	084	58-X
4228	085	58-X
4228	086	58-X
4228	087	58-X
4228	088	58-X
7220	1 000	30 A

		Districts in
Central Wat	erfront and	Showplace
4228	089	58-X
4228	090	58-X
4228	091	58-X
4228	092	58-X
4228	093	58-X
4228	094	58-X
4228	095	58-X
4228	096	58-X
4228	097	58-X
4228	098	58-X
4228	099	58-X
4228	100	58-X
4228	101	58-X
4228	102	58-X
4228	103	58-X
4228	104	58-X
4228	105	58-X
4228	106	58-X
4228	107	58-X
4228	108	58-X
4228	109	58-X
4228	110	58-X
4228	111	58-X
4228	112	58-X
4228	113	58-X
4228	114	58-X
4228	115	58-X
4228	116	58-X
4228	117	58-X
4228	118	58-X
4228	119	58-X
4228	120	58-X
4228	121	58-X
4228	122	58-X
4228	123	58-X
4228	124	58-X
4228	125	58-X
4228	126	58-X
4247	002	58-X
4247	003	58-X
4247	004	58-X
4293	021	65-X
4293	022	65-X
4293	023	65-X
4293	024	65-X
4293	025	65-X
4293	026	65-X
4293	027	65-X
4293	028	65-X
4293	029	65-X

Height char Central Wat		Districts in Showplace
4293	030	65-X
4293	031	65-X
4293	032	65-X
4293	033	65-X
4293	034	65-X
4293	035	65-X
4293	036	65-X
4294	003	80-X
4294	012	80-X
4294	013	80-X
4294	014	80-X
3800	003	58-X
3800	004	58-X
3807	001	58-X
3807	002	58-X
3807	004	58-X
3807	008	58-X
3807	011	58-X
3807	012	58-X
3808	001	58-X
3820	002	58-X
3820	003	58-X
3821	002	58-X
3821	004	58-X
3821	005	58-X
3912	001	58-X
3912	002	58-X
3912	003	58-X
3913	002	58-X
3913	003	58-X
3913	004	58-X
3913	005	58-X
3914	001	58-X
3914	002	58-X
3915	001	58-X
3915	002	58-X
3915	003	58-X
3915	004	58-X
3935	004	58-X/68-X
3936	001	58-X/68-X
3936	002	58-X/68-X
3936	003	58-X/68-X
3937	001	58-X/68-X
3937	002A	58-X/68-X
3938	001	58-X/68-X
3939	001	58-X/68-X