

File No. 250003

Committee Item No. 2

Board Item No. 12

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date: March 10, 2025

Board of Supervisors Meeting:

Date: March 18, 2025

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Ordinance |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract / DRAFT Mills Act Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
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OTHER

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|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Presentation – March 3, 2025</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Memo – December 30, 2024</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Commission Reso No. 21640 – November 7, 2024</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Commission Reso No. 21612 – September 19, 2024</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>CEQA Determination – February 3, 2025</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Hearing Notice – February 21, 2025</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | <u>_____</u> |
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| <input type="checkbox"/> | <input type="checkbox"/> | <u>_____</u> |

Prepared by: John Carroll

Date: March 7, 2025

Prepared by: John Carroll

Date: March 14, 2025

Prepared by: _____

Date: _____

1 [General Plan - Central SoMa and Transit Center District Commercial Development
Requirements]

2
3 **Ordinance amending the General Plan to reduce commercial development**
4 **requirements in the Central SoMa Area Plan and the Transit Center District SubArea**
5 **Plan areas; affirming the Planning Department's determination under the California**
6 **Environmental Quality Act; making findings of consistency with the General Plan, and**
7 **the eight priority policies of Planning Code, Section 101.1; and adopting findings of**
8 **public necessity, convenience, and welfare under Planning Code, Section 340.**

9 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
10 **Additions to Codes** are in *single-underline italics Times New Roman font*.
11 **Deletions to Codes** are in ~~*italics Times New Roman font*~~.
12 **Board amendment additions** are in Arial font.
13 **Board amendment deletions** are in ~~Arial font~~.
14 **Asterisks (* * * *)** indicate the omission of unchanged Code
15 subsections or parts of tables.

16 Be it ordained by the People of the City and County of San Francisco:

17 Section 1. Environmental and Planning Code Findings.

18 (a) Section 4.105 of the Charter provides that the Planning Commission shall
19 periodically recommend to the Board of Supervisors, for approval or rejection, proposed
20 amendments to the General Plan. Section 4.105 further provides that if the Board of
21 Supervisors fails to act within 90 days of receipt of the proposed General Plan amendments,
22 then the proposed amendments shall be deemed approved.

23 (b) Planning Code Section 340 provides that the Planning Commission may initiate an
24 amendment to the General Plan by a resolution of intention, which refers to, and incorporates
25 by reference, the proposed General Plan amendments. Section 340 further provides that the
Planning Commission shall adopt the proposed General Plan amendments after a public

1 hearing if it finds from the facts presented that the public necessity, convenience, and general
2 welfare require the proposed amendment or any part thereof. If adopted by the Commission
3 in whole or in part, the proposed amendments shall be presented to the Board of Supervisors,
4 which may approve or reject the amendments by a majority vote.

5 (c) After a duly noticed public hearing on September 19, 2024, by Resolution
6 No. 21612, the Planning Commission initiated amendments to the proposed General Plan.
7 Said resolution is on file with the Clerk of the Board of Supervisors in Board File No. 250003
8 and incorporated herein by reference.

9 (d) On November 7, 2024, the Planning Commission then adopted the proposed
10 General Plan amendments by Resolution No. 21640, finding in accordance with Planning
11 Code Section 340 that the public necessity, convenience, and general welfare required the
12 proposed amendments.

13 (e) On December 30, 2024, the Board of Supervisors received from the Planning
14 Department the proposed General Plan amendments, including the amendments to the
15 Central SoMa Area Plan and the Transit Center District SubArea Plan. These amendments
16 are on file with the Clerk of the Board of Supervisors in File No. 250003 and are incorporated
17 herein by reference.

18 (f) The Board of Supervisors finds, pursuant to Planning Code Section 340, that the
19 proposed General Plan amendments will serve the public necessity, convenience, and
20 general welfare for the reasons set forth in Planning Commission Resolution No. 21640 and
21 incorporates those reasons herein by reference.

22 (g) The Board of Supervisors finds that the proposed General Plan amendments are,
23 on balance, in conformity with the General Plan, as amended by this Ordinance, and the
24 priority policies of Planning Code Section 101.1 for the reasons set forth in Planning
25 Commission Resolution No. 21640, and the Board hereby adopts those findings as its own.

1 (h) The Planning Department has determined that the actions contemplated in this
2 ordinance comply with the California Environmental Quality Act (California Public Resources
3 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
4 Supervisors in File No. 250003 and is incorporated herein by reference. The Board affirms
5 this determination.

6
7 Section 2. The General Plan is hereby amended by revising the Central SoMa (South
8 of Market) Area Plan, to read as follows:

9
10 **Central SoMa Area Plan**

11 * * * *

12 **POLICY 3.1.1**

13 **~~Require~~ Encourage non-residential uses in new development on large parcels.**

14
15 Many of the parcels of land in Central SoMa are quite large – reflecting its industrial heritage.
16 And like industrial development of the past, modern companies seek buildings with large
17 floors, which facilitate flexibility and intra-company communication. Given the limited
18 availability of such large parcels in the eCity near excellent local and regional transit, and the
19 need to identify appropriate transit-served space for job growth, the City should promote non-
20 residential development at these locations. ~~Even if circumstances, such as market or broader~~
21 ~~regulatory factors, require forgoing near-term development on these major parcels, ensuring that these~~
22 ~~parcels are “land-banked” for significant jobs-oriented development is a necessary long-term strategy~~
23 ~~for the economic and environmental health of the city and region. These large parcels need not be~~
24 ~~exclusively non-residential, but they should feature a significant percentage (e.g. at least half) of non-~~
25 ~~residential and job space.~~

1 * * * *

2
3 Section 3. The General Plan is hereby amended by revising the Transit Center District
4 Sub Area Plan, to read as follows:

5
6 **Transit Center District SubArea Plan**

7 * * * *

8 **POLICY 1.3**

9 ~~*Reserve the bulk of remaining space in the core Transit Center District for job growth, by limiting*~~
10 ~~*the amount of non-commercial uses on major opportunity sites. Encourage and permit non-*~~
11 ~~*residential uses on major opportunity sites.*~~

12
13 In view of the limited number of sizable development sites in the District, which represent the
14 bulk of the remaining office capacity in the downtown core, it is essential ~~*for*~~ to allow major
15 development sites to include a sizable commercial component ~~*and not wholly developed with*~~
16 ~~*non-commercial uses. At least a few recently constructed large residential projects occupy some of the*~~
17 ~~*few major development sites remaining in the downtown core; however, they do not contain any*~~
18 ~~*commercial space, thus substantially reducing the capacity of the downtown for future job growth.*~~

19
20 Preserving office and job growth capacity is a major consideration, but so too is
21 ensuring a mix of uses to help the area achieve a more 24-hour character. A mix of uses is
22 generally desirable for very large projects, ~~*such as those with square footage greater than 500,000*~~
23 ~~*gross square feet.*~~ Additionally, the Plan recognizes that small lots are often not large enough to
24 be developed with efficient office buildings, and some very large buildings contemplated in the
25

1 Plan (i.e. taller than 600 feet) may be too large from a risk and market absorption standpoint
2 to be devoted to a single use.

3 * * * *

4
5 Section 4. Effective Date. This ordinance shall become effective 30 days after
6 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
7 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
8 of Supervisors overrides the Mayor’s veto of the ordinance.

9
10 Section 5. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
11 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
12 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the General
13 Plan that are explicitly shown in this ordinance as additions, deletions, Board amendment
14 additions, and Board amendment deletions in accordance with the “Note” that appears under
15 the official title of the ordinance.

16
17
18 APPROVED AS TO FORM:
19 DAVID CHIU, City Attorney

20 By: /s/ Peter R. Miljanich
21 PETER R. MILJANICH
22 Deputy City Attorney

23 n:\legana\as2024\2500016\01785641.docx

LEGISLATIVE DIGEST

[General Plan - Central SoMa and Transit Center District Commercial Development Requirements]

Ordinance amending the General Plan to reduce commercial development requirements in the Central SoMa Area Plan and the Transit Center District SubArea Plan areas; affirming the Planning Department’s determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 340.

Existing Law

State law requires cities and counties to prepare and adopt a comprehensive, long-term General Plan for development. The General Plan may address any subjects that, in the judgment of the Board of Supervisors, relate to the physical development of the City. The City’s General Plan contains various elements, including Housing, Recreation and Open Space, and Transportation Elements. It also contains several area plans, including the Central SoMa Area Plan and Transit Center District SubArea Plan, which provide land use controls and proposed community improvements in those areas of the City. The Board of Supervisors amends these elements and plans from time to time to reflect changed circumstances. Under Charter Section 4.105 and Planning Code Section 340, any amendments to the General Plan shall first be considered by the Planning Commission and recommended for approval or rejection by the Board of Supervisors.

The Central SoMa Area Plan requires new development on large parcels in the Plan area to include at least half commercial or other non-residential space. The Transit Center District SubArea Plan directs the City to reserve the bulk of remaining space in the core Transit Center District for job growth by limiting the amount of non-commercial uses on major opportunity sites.

Amendments to Current Law

This ordinance would remove the requirement that new development on large parcels in the Central SoMa Plan area must include at least half commercial or other non-residential space. This ordinance would also remove the Transit Center District SubArea Plan’s direction to reserve the bulk of remaining space in the core Transit Center District for job growth by limiting the amount of non-commercial uses on major opportunity sites. The ordinance would amend the Transit Center District SubArea Plan to instead direct the City to encourage and permit non-residential uses on major opportunity sites in this Plan area.

/

/

Background Information

This General Plan Amendments ordinance is a companion to a Planning Code amendments ordinance that would remove commercial development requirements contained in the Central SoMa Special Use District and Transit Center C-3-O(SD) Commercial Special Use District.

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San Francisco
Planning

CENTRAL SOMA

Briefing
February 2025

OVERVIEW

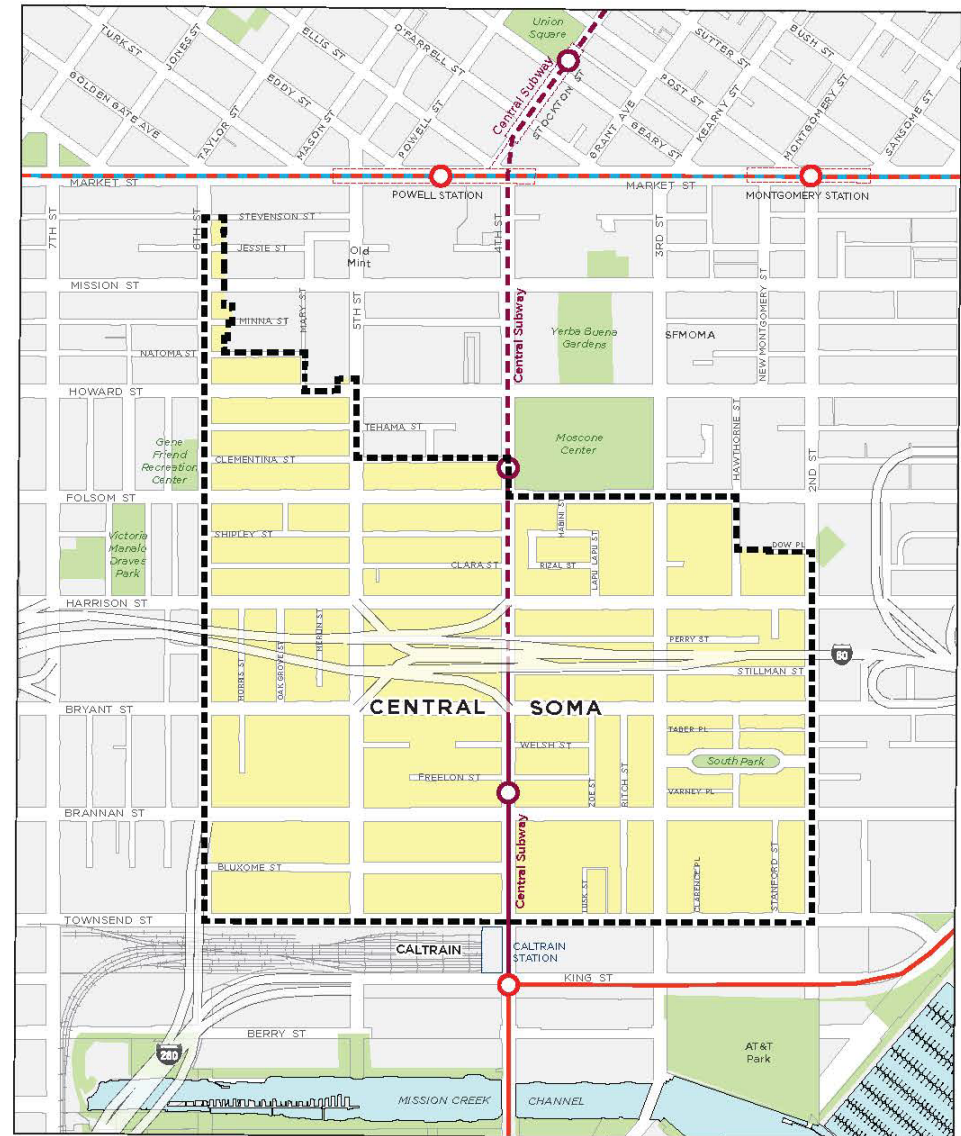
CENTRAL SOMA PLAN: TRANSIT-ORIENTED MIXED-USE

Plan process 2011-2018

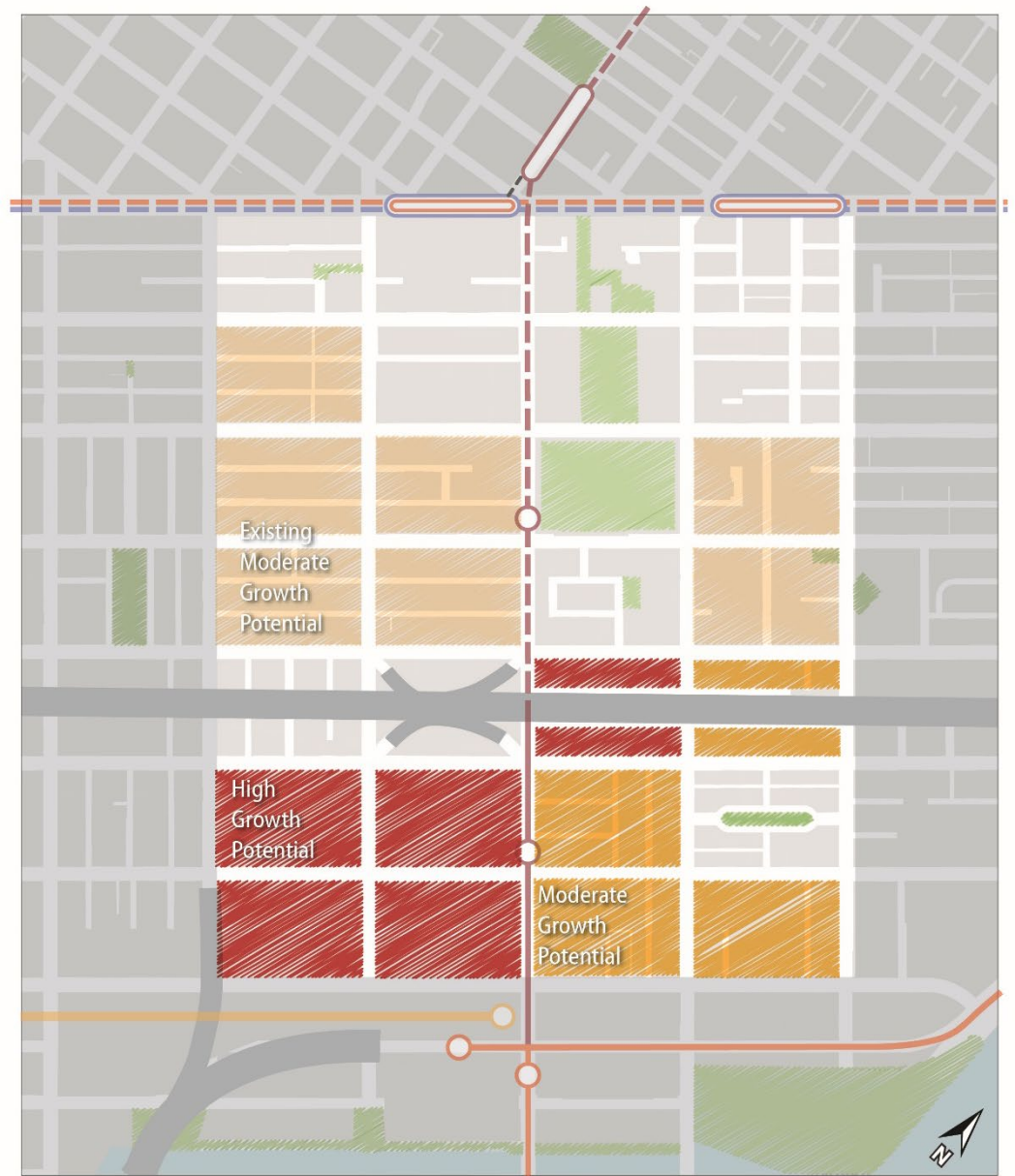
Adopted 2018

Central Subway opened 2022

- **8,800 housing units**
- **Space for 32,000 jobs**
 - **6m gsf office, lab**
 - **No net loss of PDR**
 - **Sites >40K sf south of Harrison req. to be 2/3 commercial below 160'**
 - **Last potential job growth area near CBD and regional transit**



CENTRAL SOMA PLAN: TRANSIT-ORIENTED MIXED-USE



VISUALIZING GROWTH - POTENTIAL DEVELOPMENT

- Central SoMa Development Potential
- Anticipated Projects Outside of Central SoMa



3-D Model of Potential Development

CENTRAL SOMA PLAN



CENTRAL SOMA PLAN



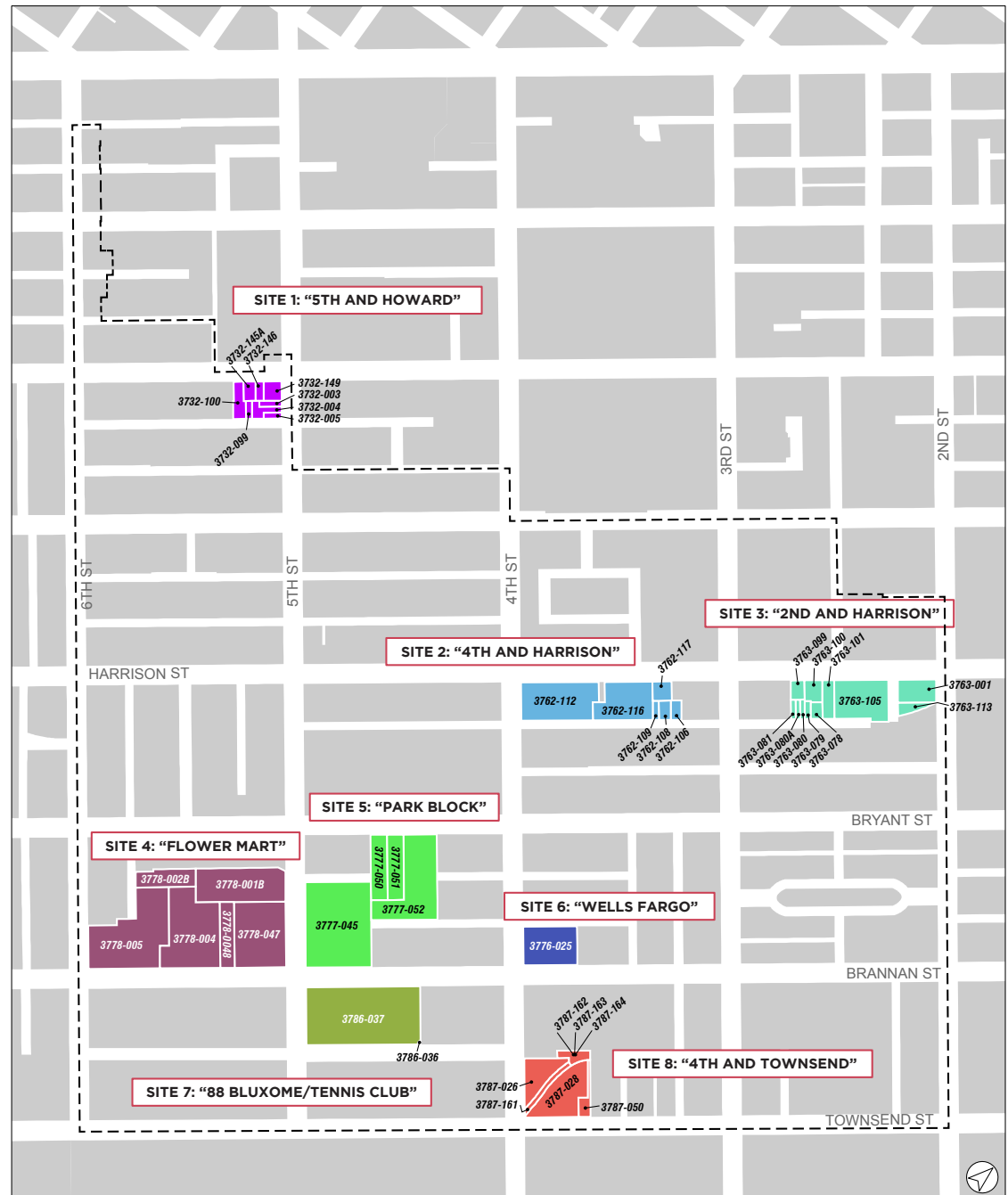
KEY DEVELOPMENT SITES

Notable sites recognized in Plan (some, not all, subject to Commercial Req.)

Commission process (Sec 329) for granting Code exceptions (eg bulk, use, design, height) based on provision of specific "Qualified Amenities", including:

- Land dedication for 100% BMR
- Public open space/parks
- Community Facilities
- Special public realm improvements

Most Qualified Amenities were in-kind satisfaction of impact fees and other requirements (eg open space)



TIMELINE & ANTICIPATED AMENDMENTS



November 7, 2024: Planning Commission hearing on General Plan Amendments and Planning Code Amendments



Planning Commission votes to **approve** the General Plan Amendments.



Planning Commission votes to **approve with modifications** the Planning Code Amendments. The Commission's proposed amendments are:

1. Exempt projects 600 feet in height or less from the mandatory office allocation requirements in the Central SoMa SUD instead of eliminating the requirement in the SUD.
2. Explore site specific benefits for the key sites impacted by the legislation and encourage the retention of benefits (*complete streets, open space/recreational facilities and affordable housing*).

TIMELINE & ANTICIPATED AMENDMENTS (CONT'D)



November 7, 2024 - March 2025: Planning and the legislative sponsors are working with the City Attorney to craft amendments that are in the spirit of the Planning Commission's recommended modifications.



March 3, 2025: 1st Land Use Committee hearing on the General Plan Amendments and Planning Code Amendments



March 10: Last date for Land Use Committee to act on the General Plan Amendments to meet 90 deadline (up or down vote only)



March 30, 2025: Deadline for the Board to act on the General Plan Amendments (up or down vote only)



December 30, 2024

Ms. Angela Calvillo, Clerk
Honorable Mayor Breed
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: **Transmittal of Planning Department Case Number 2024-007906GPA:**
General Plan Amendments to Central SoMa and Transit Center Area Plans

Planning Commission Recommendation: Approval

Dear Ms. Calvillo and Mayor Breed,

On November 7, 2024, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance, initiated by the Planning Commission. The proposed ordinance would amend the General Plan to reduce the commercial development requirements in the Central SoMa Area Plan and the Transit Center District Subarea Plan. At the hearing the Planning Commission adopted a recommendation for approval. We are requesting this Ordinance be introduced at the Board of Supervisors.

The proposed Ordinance has been determined to be environmentally cleared under California Environmental Quality Act under Case File Nos. 2011.1356E (Central SoMa Plan EIR) certified on May 24, 2012 by the Planning Commission, and 2007.0558E and 2008.0789E (Transit Center District Plan and Transit Tower EIR) certified on May 10, 2018, by the Planning Commission.

Please find attached documents relating to the actions of the Commission. If you have any questions or require further information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Aaron D. Starr". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Aaron D. Starr
Manager of Legislative Affairs

cc: Peter Miljanich, Deputy City Attorney
Lisa Gluckstein, Office of Mayor London N. Breed
John Carroll, Office of the Clerk of the Board
Anne Taupier, Director of Development, OEWD

ATTACHMENTS :

Planning Commission Resolution
Planning Department Executive Summary



PLANNING COMMISSION RESOLUTION NO. 21640

HEARING DATE: NOVEMBER 7, 2024

Project Name: General Plan - Central SoMa and Transit Center District Commercial Development Requirements
Case Number: 2024-007906GPA
Initiated by: Planning Commission
Staff Contact: Audrey Merlone, Legislative Affairs
Audrey.Merlone@sfgov.org, 628-652-7534
Reviewed by: Aaron D Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, 628-652-7533

RESOLUTION RECOMMENDING THAT THE BOARD OF SUPERVISORS APPROVE A PROPOSED ORDINANCE THAT WOULD AMEND THE GENERAL PLAN TO REDUCE THE COMMERCIAL DEVELOPMENT REQUIREMENTS IN THE CENTRAL SOMA AREA PLAN AND THE TRANSIT CENTER DISTRICT SUBAREA PLAN; AFFIRMING THE PLANNING DEPARTMENT'S DETERMINATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; MAKING FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND THE EIGHT PRIORITY POLICIES OF PLANNING CODE SECTION 101.1, AND ADOPTING FINDINGS OF PUBLIC NECESSITY, CONVENIENCE, AND WELFARE UNDER PLANNING CODE, SECTION 340.

WHEREAS, Section 4.105 of the Charter of the City and County of San Francisco provides that the Planning Commission periodically recommend General Plan Amendments to the Board of Supervisors; and

WHEREAS, on September 19, 2024, the Commission passed Resolution No. 216612, which demonstrated the Commission's intent to amend the General Plan, and included by reference, the proposed General Plan Amendments Ordinance; and

WHEREAS, the proposed Ordinance would amend the General Plan to reduce commercial development requirements in the Central SoMa Area Plan and the Transit Center District SubArea Plan; and

WHEREAS, on November 7, 2024, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on the proposed General Plan Amendments and has considered the information included in the File for these Amendments, the staff reports and presentations, public testimony and written comments, as well as the information provided about the Project from other City departments; and

WHEREAS, the proposed Ordinance has been determined to be environmentally cleared under California Environmental Quality Act under Case File Nos. 2011.1356E (Central SoMa Plan EIR) certified on May 24, 2012 by the Planning Commission, and 2007.0558E and 2008.0789E (Transit Center District Plan and Transit Tower EIR) certified on May 10, 2018 by the Planning Commission; and

WHEREAS, the Planning Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the Custodian of Records, at 49 South Van Ness Avenue, Suite 1400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Planning Commission hereby adopts a resolution to recommend to the Board of Supervisors to approve the General Plan Amendments.

Findings

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

The world's work model has shifted since the COVID-19 pandemic. Office space that was highly coveted in Downtown pre-pandemic now faces a nearly 45% vacancy rate in SoMa. Unlike typical market trends, hybrid and work-from-home models seem to be a lasting change. At the same time, the city's housing shortage drives out families, forces workers into long commutes, puts seniors at risk, and is a significant contributor to the top challenges we need to tackle, including homelessness, climate change, and our economic recovery. The proposed Ordinance ensures that the city is increasing zoning capacity to provide sufficient housing for the San Franciscans of today and tomorrow. By removing barriers, it improves the feasibility of large projects while still allowing office development if market demand returns. It is the city's responsibility to create clear, feasible paths for projects that will collectively deliver thousands of housing units, and the proposed Ordinance will serve that purpose. Together, with the mayor's other downtown recovery efforts, the proposed Ordinance will jumpstart development projects that have sat entitled but not built. The construction of these projects will assist in regenerating the Downtown as a "24-hour neighborhood" that serves both residents and San Francisco's workforce.

General Plan Compliance

The proposed Ordinance and the Commission's recommended modifications are consistent with the following Objectives and Policies of the General Plan:

CENTRAL SOMA AREA PLAN

GOAL 1

ACCOMMODATE A SUBSTANTIAL AMOUNT OF JOBS AND HOUSING.



Map from page 21 of the Central SoMa Area Plan showing the previous zoning (left), and the zoning ideal for jobs and housing growth (right).

The plan identifies nearly the entire district as a “Growth Oriented Area”. These are areas the Department has identified as ripe for increased jobs and housing capacity. The proposed Ordinance accommodates increased housing growth by removing the commercial development allocation requirement, while still allowing for job growth by continuing to permit Commercial uses.

HOUSING ELEMENT

IMPLEMENTATION MEASURE 7

EXPAND HOUSING CHOICES.

Objective 7 of the Housing Element is to expand housing choices, which, among other objectives, encourages actions to support additional housing near major transit nodes and jobs centers. Removing mandatory office allocations is a key step toward making such projects financially viable, potentially resulting in thousands of new housing units Downtown.

Planning Code Section 101 Findings

The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

The proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

The proposed Ordinance would not have a negative effect on housing or neighborhood character.

3. That the City's supply of affordable housing be preserved and enhanced;

The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

The proposed Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The proposed Ordinance would not have an adverse effect on City's preparedness against injury and

loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.

8. That our parks and open space and their access to sunlight and vistas be protected from development;

The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.

Planning Code Section 302 Findings.

The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby ADOPTS A RESOLUTION TO RECOMMEND TO THE BOARD OF SUPERVISORS TO APPROVE THE GENERAL PLAN AMENDMENTS.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on November 7, 2024.



Jonas P. Ionin
Commission Secretary

Jonas P Ionin

Digitally signed by Jonas P Ionin
Date: 2024.11.13 12:29:28 -08'00'

AYES: Campbell, McGarry, Williams, Braun, Imperial, Moore, So

NOES: None

ABSENT: None

ADOPTED: November 7, 2024



PLANNING COMMISSION RESOLUTION NO. 21612

HEARING DATE: SEPTEMBER 19, 2024

Project Name: General Plan – Central SoMa and Transit Center District Commercial Development Requirements

Case Number: 2024-007906GPA [Board File No. TBD]

Initiated by: Planning Commission

Staff Contact: Audrey Merlone, Legislative Affairs
Audrey.Merlone@sfgov.org, 628-652-7534

Reviewed by: Aaron D Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, (628) 652-7533

INITIATING AMENDMENTS TO THE GENERAL PLAN TO REDUCE THE COMMERCIAL DEVELOPMENT REQUIREMENTS IN THE CENTRAL SOMA AREA PLAN AND THE TRANSIT CENTER DISTRICT SUBAREA PLAN; AFFIRMING THE PLANNING DEPARTMENT’S DETERMINATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; MAKING FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND THE EIGHT PRIORITY POLICIES OF PLANNING CODE SECTION 101.1, AND ADOPTING FINDINGS OF PUBLIC NECESSITY, CONVENIENCE, AND WELFARE UNDER PLANNING CODE, SECTION 340.

WHEREAS, The Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting to consider initiation of the proposed Ordinance on September 19, 2024, and,

WHEREAS, the proposed ordinance would amend the General Plan to reduce commercial development requirements in the Central SoMa Area Plan and the Transit Center District SubArea Plan; and

WHEREAS, the Environmental Review will be completed prior to the Commission taking action on this Ordinance; and

WHEREAS, the Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the custodian of records, at 49 South Van Ness Avenue, Suite 1400, San Francisco; and

WHEREAS, the Commission has reviewed the proposed Ordinance; and

MOVED, that pursuant to Planning Code Section 302(b), the Commission adopts a Resolution to initiate amendments to the General Plan;

AND BE IT FURTHER RESOLVED, that pursuant to Planning Code Section 306.3, the Commission authorizes the Department to provide appropriate notice for a public hearing to consider the above referenced General Plan amendments contained in the draft ordinance, approved as to form by the City Attorney in the attached exhibit, to be considered at a publicly noticed hearing on or after **October 9, 2024**.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on September 19, 2024.



Jonas P. Ionin
Commission Secretary

AYES: Campbell, McGarry, Williams, Braun, Imperial, Moore, So

NOES: None

ABSENT: None

ADOPTED: September 19, 2024

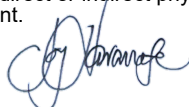
BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

MEMORANDUM

Date: January 22, 2025
To: Planning Department/Planning Commission
From: John Carroll, Assistant Clerk, Land Use and Transportation Committee
Subject: Board of Supervisors Legislation Referral - File No. 250003
General Plan - Central SoMa and Transit Center District Commercial Development Requirements

- California Environmental Quality Act (CEQA) Determination *(California Public Resources Code, Sections 21000 et seq.)* Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment.
 Ordinance / Resolution
 Ballot Measure
2/3/2025 
- Amendment to the Planning Code, including the following Findings:
(Planning Code, Section 302(b): 90 days for Planning Commission review)
 General Plan Planning Code, Section 101.1 Planning Code, Section 302
- Amendment to the Administrative Code, involving Land Use/Planning
(Board Rule 3.23: 30 days for possible Planning Department review)
- General Plan Referral for Non-Planning Code Amendments
(Charter, Section 4.105, and Administrative Code, Section 2A.53)
(Required for legislation concerning the acquisition, vacation, sale, or change in use of City property; subdivision of land; construction, improvement, extension, widening, narrowing, removal, or relocation of public ways, transportation routes, ground, open space, buildings, or structures; plans for public housing and publicly-assisted private housing; redevelopment plans; development agreements; the annual capital expenditure plan and six-year capital improvement program; and any capital improvement project or long-term financing proposal such as general obligation or revenue bonds.)
- Historic Preservation Commission
 Landmark *(Planning Code, Section 1004.3)*
 Cultural Districts *(Charter, Section 4.135 & Board Rule 3.23)*
 Mills Act Contract *(Government Code, Section 50280)*
 Designation for Significant/Contributory Buildings *(Planning Code, Article 11)*

Please send the Planning Department/Commission recommendation/determination to John Carroll at john.carroll@sfgov.org.

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

NOTICE OF PUBLIC HEARING

LAND USE AND TRANSPORTATION COMMITTEE

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco's Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: Monday, March 3, 2025

Time: 1:30 p.m.

Location: Legislative Chamber, Room 250, located at City Hall
1 Dr. Carlton B. Goodlett Place, San Francisco. CA 94102

Subjects: **File No. 250003.** Ordinance amending the General Plan to reduce commercial development requirements in the Central SoMa Area Plan and the Transit Center District SubArea Plan areas; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 340.

File No. 240787. Ordinance amending the Planning Code and Zoning Map to reduce commercial development requirements in the Central SoMa Special Use District and remove the Transit Center C-3-0(SD) Commercial Special Use District; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments. These comments will be added to the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (bos@sfgov.org). Information relating to this matter is available with the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (<https://sfbos.org/legislative-research-center-lrc>). Agenda information relating to this matter will be available for public review on Friday, February 28, 2025.

NOTICE OF PUBLIC HEARING

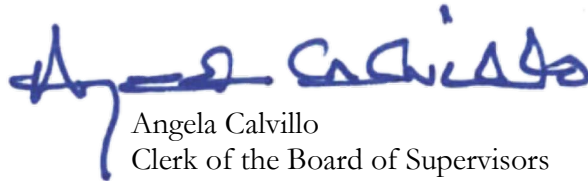
File Nos. 250003 and 240787 (General Plan and Zoning Map Amendment)

Hearing Date: March 3, 2025

Page 2

For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee:

John Carroll (john.carroll@sfgov.org ~ (415) 554-4445)

A handwritten signature in blue ink, appearing to read "Angela Calvillo". The signature is stylized and cursive.

Angela Calvillo
Clerk of the Board of Supervisors
City and County of San Francisco

jec:bjj:ams

HERLAR LLC, V. KOLLECTIVE INFLUENCE INC AKA CHARLIE GU (XIAOFENG GU)

Let this publication act as notice that the below complaint has been filed in the United States District Court for the Northern District of California...



GOVERNMENT

NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE MONDAY MARCH 3, 2025 - 1:30 PM

NOTICE IS HEREBY GIVEN THAT THE Board of Supervisors of the City and County of San Francisco's Land Use and Transportation Committee will hold a public hearing to consider the following proposal...

File No. 250003. Ordinance amending the General Plan to reduce commercial development requirements in the Central SoMa Area Plan...

File No. 240787. Ordinance amending the Planning Code and Zoning Map to reduce commercial development requirements in the Central SoMa Special Use District...

Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102 or sent via email (bos@sfgov.org).

City and County of San Francisco Human Services Agency (HSA) Funding Opportunity Request for Proposals (RFP) #1174 Health Promotion Programs

1. Older Americans Act Title III-D Disease Prevention and Health Promotion Program for Older Adults 2. Health Promotion Program Older Adults and Adults with Disabilities

evidence-based models or those that have demonstrated effectiveness in physical health improvement and fall prevention. While physical fitness and fall prevention are priorities, other programs aimed at supporting health and well-being, such as chronic disease management or mental wellness, will also be considered.

By ORDER OF THIS COURT, you are hereby cited and required to appear before this Court on the day of April 23, 2025, at 9:00 A.M., at the Juvenile Dependency Court, 400 McAllister Street, Room 425, San Francisco, California, then and there to show cause, if any you have, why said minor(s) should not be declared free from the custody and control of his parent(s).

NOTICE OF REGULAR MEETING SAN FRANCISCO BOARD OF SUPERVISORS RULES COMMITTEE CITY HALL, LEGISLATIVE CHAMBER, ROOM 250

NOTICE OF REGULAR MEETING SAN FRANCISCO BOARD OF SUPERVISORS LAND USE AND TRANSPORTATION COMMITTEE CITY HALL, LEGISLATIVE CHAMBER, ROOM 250

CITATION SUPERIOR COURT FOR THE STATE OF CALIFORNIA FOR THE CITY AND COUNTY OF SAN FRANCISCO UNITED FAMILY COURT Case Number: JD24-3124

In the Matter of: BBC, DOB: July 15, 2024, A Minor To: Stormm A. Read, mother, Jason A. Challenger, alleged father; and any other person(s) claiming to be the Parent(s) of said minor.

CIVIL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME Case No. 25-CIV-00546 Superior Court of California, County of SAN MATEO

NOTICE OF REGULAR MEETING SAN FRANCISCO BOARD OF SUPERVISORS LAND USE AND TRANSPORTATION COMMITTEE CITY HALL, LEGISLATIVE CHAMBER, ROOM 250

CITATION SUPERIOR COURT FOR THE STATE OF CALIFORNIA FOR THE CITY AND COUNTY OF SAN FRANCISCO UNITED FAMILY COURT Case Number: JD24-3124

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper...

FACTITIOUS BUSINESS NAMES

FACTITIOUS BUSINESS NAME STATEMENT File No. M-299754 The following person(s) is (are) doing business as: ALADDIN HAULING, 1534 PLAZA LN #136, BURLINGAME, CA 94010

FACTITIOUS BUSINESS NAMES

FACTITIOUS BUSINESS NAME STATEMENT File No. M-299788 The following person(s) is (are) doing business as: IPHONE REPAIRING, 318 WESTLAKE CTR STE 213, DALY CITY, CA 94015

FACTITIOUS BUSINESS NAMES

FACTITIOUS BUSINESS NAME STATEMENT File No. M-299777 The following person(s) is (are) doing business as: WELLINGS HEALTH CARE, 695 OAK GROVE AVE STE 100,

MENLO PARK, CA 94025, County of SAN MATEO BRUCE WELLINGS, 695 OAK GROVE AVE STE 100, MENLO PARK, CA 94025

FACTITIOUS BUSINESS NAMES

FACTITIOUS BUSINESS NAME STATEMENT File No. M-299754 The following person(s) is (are) doing business as: LIBBY RAAB ARCHITECTURE, 410 LA MESA DR, PORTOLA VALLEY, CA 94028

FACTITIOUS BUSINESS NAMES

FACTITIOUS BUSINESS NAME STATEMENT File No. M-299774 The following person(s) is (are) doing business as: MUM BUILD GROUP, 136 SAN FERNANDO WAY, DALY CITY, CA 94015

FACTITIOUS BUSINESS NAMES

FACTITIOUS BUSINESS NAME STATEMENT File No. M-299725 The following person(s) is (are) doing business as: THE CHANDLER GROUP, 1420 ROCKY RIDGE DR., STE. 200, ROSELVILLE, CA 95661

FACTITIOUS BUSINESS NAMES

FACTITIOUS BUSINESS NAME STATEMENT File No. M-299744 The following person(s) is (are) doing business as: SATELLITE HEALTHCARE SAN CARLOS, 1125 INDUSTRIAL ROAD, SUITE G SAN CARLOS, CA 94070

FACTITIOUS BUSINESS NAMES

FACTITIOUS BUSINESS NAME STATEMENT File No. M-299744 The following person(s) is (are) doing business as: SATELLITE HEALTHCARE SAN CARLOS, 1125 INDUSTRIAL ROAD, SUITE G SAN CARLOS, CA 94070

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FACTITIOUS BUSINESS NAME STATEMENT File No. M-297156 The following person(s) is (are) doing business as: SACUANJOCHE BUILDING MAINTENANCE, 3655 colegrove St. APT 8, SAN MATEO, CA 94403

FACTITIOUS BUSINESS NAMES

FACTITIOUS BUSINESS NAME STATEMENT File No. M-299754 The following person(s) is (are) doing business as: LIBBY RAAB ARCHITECTURE, 410 LA MESA DR, PORTOLA VALLEY, CA 94028

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which he or she knows to be false is guilty of a crime.) S/ THOMAS L. WEINBERG, PRESIDENT This statement was filed with the County Clerk of San Mateo County on FEB 07, 2025

FACTITIOUS BUSINESS NAMES

FACTITIOUS BUSINESS NAME STATEMENT File No. m299383 The following person(s) is (are) doing business as: 1. Northern California Practice Sales, 2. DDSMatch Bay Area, 3. DDSMatch San Francisco Bay Area, 330 Primrose Road, Suite 218, Burlingame, CA 94010

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