

BOARD of SUPERVISORS



City Hall
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NOTICE OF PUBLIC HEARING

RULES COMMITTEE

SAN FRANCISCO BOARD OF SUPERVISORS

NOTICE IS HEREBY GIVEN THAT the Rules 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, July 9, 2018

Time: 10:00 a.m.

Location: Committee Room 263, located at City Hall
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

Subject: **File No. 180184.** Ordinance amending the Administrative and Planning Codes to give effect to the Central South of Market Area Plan, encompassing an area generally bounded on its western portion by Sixth Street, on its eastern portion by Second Street, on its northern portion by the border of the Downtown Plan Area (an irregular border that generally jogs along Folsom, Howard and Stevenson Streets), and on its southern portion by Townsend Street; making approval findings under the California Environmental Quality Act, including adopting a statement of overriding considerations; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

If the legislation passes, projects within the Central SoMa Special Use District (SUD) that have a Central SoMa Fee Tier of A, B, or C shall be subject to the Transportation Sustainability Fee (TSF) as follows: (A) Residential Uses shall pay 100% of the applicable residential TSF rate, as well as any other applicable fees; and (B) the Non-residential or Production, Distribution and Repair (PDR) portion of any project shall pay 100% of the applicable Non-residential or PDR TSF rate, as well as any other applicable fees.

The Non-residential open space requirement may be satisfied in the Central SoMa Mixed Use Office (CMUO) Zoing District through payment of a new fee in the amount of \$890 for each square foot of required usable open space not provided. The Residential open space requirement may be satisfied in the CMUO District through payment of a new fee in the amount of \$890 for each square foot of required useable

open space not provided. These fees shall be paid into the Recreation and Open Space subset of the Eastern Neighborhoods Community Improvements Fund.

A new Central SoMa Community Services Facilities Fee shall be established for any development projects in the Central SoMa Special Use District (SUD) that are in any Central SoMa Tier or includes new construction or an additional of space in excess of 800 gross square feet. Project sponsors may propose to directly provide community improvements to the City and enter into an In-Kind Improvements Agreement with the City, which may issue a fee waiver for the Central SoMa Community Services Facilities Fee. These fees shall be paid to the Development Fee Collection Unit of the Department of Building Inspection (DBI) and deposited into the Central SoMa Community Services Facilities Fund.

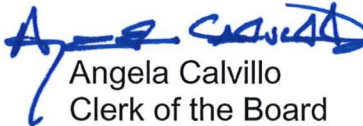
- For Residential uses the fee shall be \$1.30 per gross square foot of net additional gross square feet, net replacement of gross square feet from PDR uses, or net change of use of gross square feet from PDR uses.
- For Non-residential uses the fee shall be (A) \$1.75 per gross square foot of net additional gross square feet, net replacement of gross square feet from PDR uses, or net change of use of gross square feet from PDR uses; or (B) \$0.45 per gross square foot of net replacement of gross square feet from Residential uses or net change of use of gross square feet from Residential uses.

A new Central SoMa Infrastructure Impact Fee shall be established for any development projects in the Central SoMa SUD that are in any Central SoMa Tier and that include new construction or an additional of space in excess of 800 gross square feet. Project sponsors may propose to directly provide community improvements to the City and enter into an In-Kind Improvements Agreement with the City, which may issue a fee waiver for the Central SoMa Infrastructure Impact Fee. These fees shall be paid to the Development Fee Collection Unit of DBI and deposited into the Central SoMa Infrastructure Impact Fund.

- For Residential Uses in Central SoMa Fee Tier B the fee shall be \$20 per gross square foot of net additional gross square feet, net replacement of gross square feet from PDR uses, or net change of use of gross square feet from PDR uses.
- For Non-residential uses in Central SoMa Fee Tiers a and B that are seeking an Office Allocation of 50,000 gross square feet or more the fee shall be \$21.50 per gross square foot of additional gross square feet, net replacement of gross square feet from PDR uses, or net change of use of gross square feet from PDR uses.
- For Non-residential uses in Central SoMa Fee Tiers A and B that are not seeking an Office Allocation of 50,000 gross square feet or more the fee shall be:

- \$41.50 per gross square foot of net additional gross square feet, net replacement of gross square feet from PDR uses, or net change of use of gross square feet from PDR uses; or
- \$21.50 per gross square foot of net replacement of gross square feet from Residential uses or net change of use of gross square feet from Residential uses.
- For Non-residential uses in Central SoMa Fee Tier C that are not seeking an Office Allocation of 50,000 gross square feet or more the fee shall be \$20 per gross square foot of net additional gross square feet, net replacement of gross square feet from PDR uses, or net change of use of gross square feet from PDR uses.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made a part of the official public record and shall be brought to the attention of the Members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, Room 244, City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco CA 94102. Information relating to the proposed fee is available in the Office of the Clerk of the Board. Agenda information relating to this matter will be available for public review on Friday, July 6, 2018.


Angela Calvillo
Clerk of the Board

DATED/POSTED: June 25, 2018
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1 DR CARLTON B GOODLETT PL #244
SAN FRANCISCO, CA 94102

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE
Ad Description AS - 07.09.18 Rules Committee - 180184 Central SoMa Plan

To the right is a copy of the notice you sent to us for publication in the SAN FRANCISCO EXAMINER. Thank you for using our newspaper. Please read this notice carefully and call us with ny corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

06/28/2018 , 07/05/2018

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

EXM# 3148937

**NOTICE OF PUBLIC HEARING
RULES COMMITTEE
SAN FRANCISCO BOARD
OF SUPERVISORS
MONDAY, JULY 9, 2018 -
10:00 AM
CITY HALL, COMMITTEE
ROOM 263**

1 DR. CARLTON B. GOODLETT PLACE, SAN FRANCISCO, CA
NOTICE IS HEREBY GIVEN THAT the Rules Committee will hold a public hearing to consider the following proposal and the said public hearing will be held as follows, at which time all interested parties may attend and be heard: **File No. 180184**. Ordinance amending the Administrative and Planning Codes to give effect to the **Central South of Market Area Plan**, encompassing an area generally bounded on its western portion by Sixth Street, on its eastern portion by Second Street, on its northern portion by the border of the Downtowner Plan Area (an irregular border that generally jogs along Folsom, Howard and Stevenson Streets), and on its southern portion by Townsend Street; making approval findings under the California Environmental Quality Act, including adopting a statement of overriding considerations; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302. If the legislation passes, projects within the Central SoMa Special Use District (SUD) that have a Central SoMa Fee Tier of A, B, or C shall be subject to the Transportation Sustainability Fee (TSF) as follows: (A) Residential Uses shall pay 100% of the applicable residential TSF rate, as well as any other applicable fees; and (B) the Non-residential or Production, Distribution and Repair (PDR) portion of any project shall pay 100% of the applicable Non-residential or PDR TSF rate, as well as any other applicable fees. The Non-residential open space requirement may be satisfied in the Central SoMa Mixed Use Office (CMUO) Zoning District through payment of a new fee in the amount of \$890 for each square foot of required usable open space not provided. The Residential

open space requirement may be satisfied in the CMUO District through payment of a new fee in the amount of \$890 for each square foot of required usable open space not provided. These fees shall be paid into the Recreation and Open Space subset of the Eastern Neighborhoods Community Improvements Fund. A new Central SoMa Community Services Facilities Fee shall be established for any development projects in the Central SoMa Special Use District (SUD) that are in any Central SoMa Tier or includes new construction or an additional of space in excess of 800 gross square feet. Project sponsors may propose to directly provide community improvements to the City and enter into an In-Kind Improvements Agreement with the City, which may issue a fee waiver for the Central SoMa Community Services Facilities Fee. These fees shall be paid to the Development Fee Collection Unit of the Department of Building Inspection (DBI) and deposited into the Central SoMa Community Services Facilities Fund. For Residential uses the fee shall be \$1.30 per gross square foot of net additional gross square feet, net replacement of gross square feet from PDR uses, or net change of use of gross square feet from PDR uses. For Non-residential uses the fee shall be (A) \$1.75 per gross square foot of net additional gross square feet, net replacement of gross square feet from PDR uses, or net change of use of gross square feet from PDR uses; or (B) \$0.45 per gross square foot of net replacement of gross square feet from Residential uses or net change of use of gross square feet from Residential uses. A new Central SoMa Infrastructure Impact Fee shall be established for any development projects in the Central SoMa SUD that are in any Central SoMa Tier and that include new construction or an additional of space in excess of 800 gross square feet. Project sponsors may propose to directly provide community improvements to the City and enter into an In-Kind Improvements Agreement with the City, which may issue a fee waiver for the Central SoMa Infrastructure Impact Fee. These fees shall be paid to the Development



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Fee Collection Unit of DBI and deposited into the Central SoMa Infrastructure Impact Fund. For Residential Uses in Central SoMa Fee Tier B the fee shall be \$20 per gross square foot of net additional gross square feet, net replacement of gross square feet from PDR uses, or net change of use of gross square feet from PDR uses. For Non-residential uses in Central SoMa Fee Tiers a and B that are seeking an Office Allocation of 50,000 gross square feet or more the fee shall be \$21.50 per gross square foot of additional gross square feet, net replacement of gross square feet from PDR uses, or net change of use of gross square feet from PDR uses. For Non-residential uses in Central SoMa Fee Tiers A and B that are not seeking an Office Allocation of 50,000 gross square feet or more the fee shall be: \$41.50 per gross square foot of net additional gross square feet, net replacement of gross square feet from PDR uses, or net change of use of gross square feet from PDR uses; or \$21.50 per gross square foot of net replacement of gross square feet from Residential uses or net change of use of gross square feet from Residential uses. For Non-residential uses in Central SoMa Fee Tier C that are not seeking an Office Allocation of 50,000 gross square feet or more the fee shall be \$20 per gross square foot of net additional gross square feet, net replacement of gross square feet from PDR uses, or net change of use of gross square feet from PDR uses. In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made a part of the official public record and shall be brought to the attention of the Members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, Room 244, City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco CA 94102. Information relating to the proposed fee is available in the Office of the Clerk of the Board. Agenda information relating to this matter will be available for public review on Friday, July 6, 2018. -

Angela Calvillo, Clerk of the Board