Case Number 2008.0877EMTZ

Motion Modifying PDR Loss and Replacement Polices in the Western SoMa SUD and Clarifying the 1:1 Replacement Policies throughout the Eastern Neighborhood Plan Areas

SAN FRANCISCO

PLANNING COMMISSION

RESOLUTION NO. 17707

MODIFYING THE EXISTING PDR LOSS AND REPLACEMENT POLICIES FOR THE WESTERN SOMA SUD AND CLARIFYING THE 1:1 REPLACEMENT POLICIES THROUGHTOUT THE GREATER EASTERN NEIGBORHOOD PLAN AREAS

WHEREAS, The Western SoMa Citizens Planning Task Force (the Task Force) was designated in 2005 by the San Francisco Board of Supervisors to draft planning recommendations for the Western SoMa Special Use District; and

WHEREAS, The Task Force has transmitted the Western SoMa Community Plan – Draft for Citizens Review (August 14, 2008) to the Planning Commission and public for consideration to commence the required environmental review of this draft plan; and

WHEREAS, The San Francisco Planning Commission has held hearings to discuss an interim PDR Loss and Replacement policy for guiding development proposals in the Eastern Neighborhood Plan areas; and

WHEREAS, On July 31, 2008, by Motion No. 17658, the Commission adopted PDR Loss and Replacement policies for the Eastern Neighborhoods with the exception of Western SoMa; and

WHEREAS, The PDR Loss and Replacement policies for Western SoMa currently in place for Western SoMa are based on the analysis and, now out of date, maps prepared in 2001 for Resolution No. 16202; and

WHEREAS, The Western SoMa Citizens Planning Task Force has field surveyed and studied the existing Western SoMa land uses in great detail; and

WHEREAS, The Western SoMa Citizens Planning Task Force during a duly advertised regular hearing of the San Francisco Planning Commission on September 18, 2008, presented their recommendations in the Western SoMa Community Plan.

WHEREAS, The following recommendations and maps based on the Western SoMa Community Plan modify the Planning Commission "Interim PDR Loss and Replacement Policy" incorporated into Motion No. 17658 and adopted on July 31, 2008 by adding PDR Loss and Replacement policies for the Western SoMa SUD; and

WHEREAS, These modified policies for the Western SoMa SUD are justified based on the detailed study and field surveys of the Western SoMa SUD that go beyond the analysis and historic, now out of date, maps prepared in 2001 for Resolution 16202.

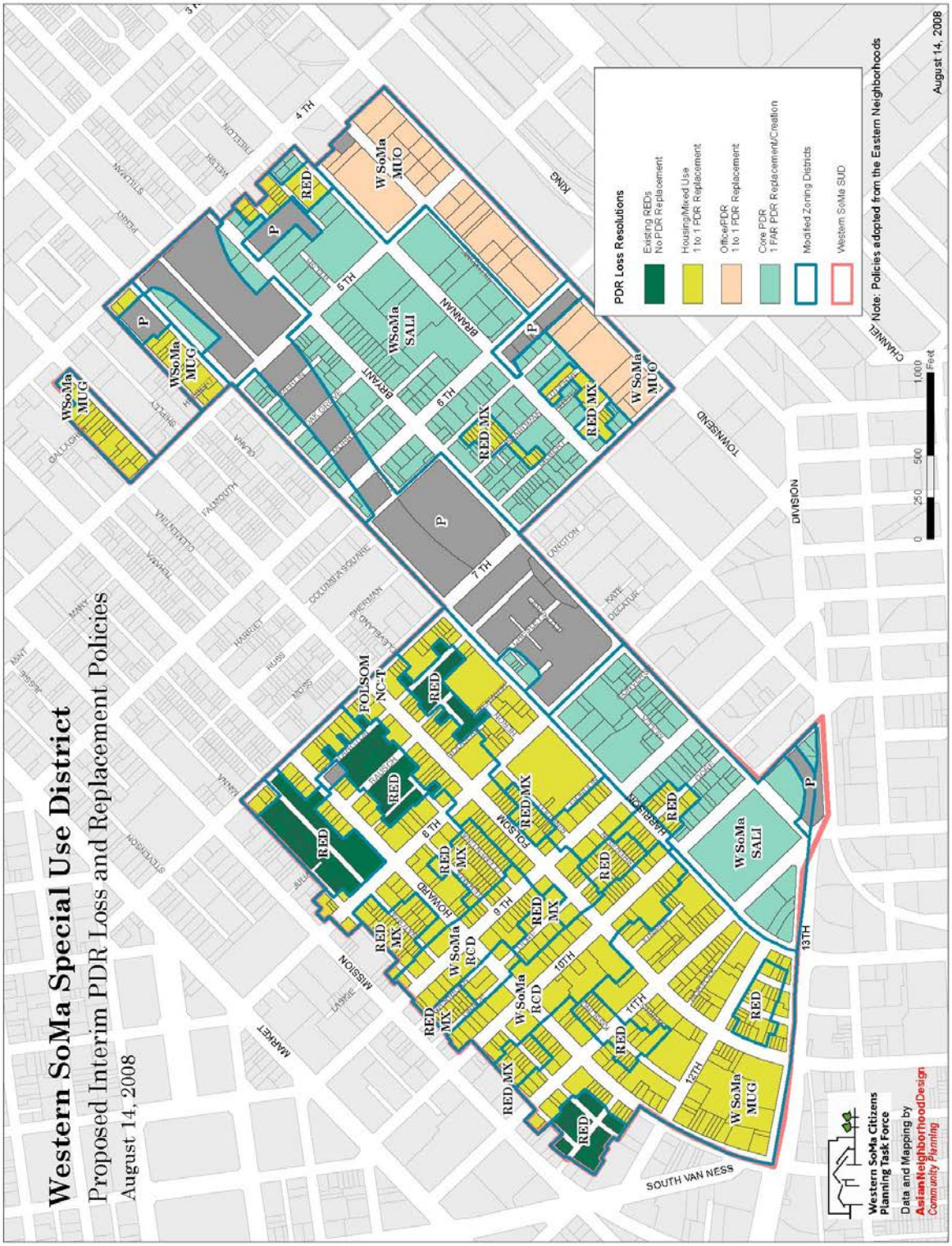
NOW THEREFORE BE IT RESOLVED that the Planning Commission adopts modifications to the interim policies set forth on July 31, 2008 in Motion 17658 by integration of the map contained herein as Attachment A. and shall maintain these policies in the Western SoMa Special Use District until finalization of new Zoning controls for the Western SoMa Special Use District; and be it

FURTHER RESOLVED that the Planning Commission clarifies the 1:1 PDR Loss and Replacement areas throughout the Eastern Neighborhood Plan Areas to mean a 1:1 replacement up to but not to exceed one FAR required PDR replacement and when complying with this policy in the Western SoMa SUD, allowances for minor reductions to the required PDR replacement should be permitted when the reductions are tied to and result in the required 25 percent of lot depth dedicated to at grade rear yards.

I hereby certify that the foregoing Resolution was **ADOPTED** by the Planning Commission on October 2, 2008.

Linda D. Avery
Commission Secretary

AYES:	Antonini, Borden, Moore, Miguel, Olague, W. Lee,
NOES:	None
ABSENT:	Sugaya
ADOPTED:	October 2, 2008


Western SoMa Special Use District
Proposed Interim PDR Loss and Replacement Policies
August 14, 2008
PDR Loss Resolutions
Existing REDs No PDR Replacement
Housing/Mixed Use 1 to 1 PDR Replacement
Office/PDR 1 to 1 PDR Replacement
Core PDR 1 FAR PDR Replacement/Creation
Modified Zoning Districts
Western SoMa SUD
Note: Policies adopted from the Eastern Neighborhoods
August 14, 2008
0 250 500 1000 Feet
Western SoMa Citizens Planning Task Force
Data and Mapping by
AsianNeighborhoodDesign
Community Planning
MARKET
MISSION
SOUTH VAN NESS
TOWNSEND
DIVISION
KING
BRANNAN
BRYANT
HARRISON
FOLSOM
HOWARD
CHANNEL
4 TH
5 TH
6 TH
7 TH
8 TH
9 TH
10TH
11TH
12TH
13TH
W SoMa MUO
W SoMa SALI
W SoMa MUG
W SoMa RCD
RED
RED MX
P
FOLSOM NC-T