



SAN FRANCISCO PLANNING DEPARTMENT

SAN FRANCISCO
PLANNING COMMISSION
RESOLUTION NO. 17534

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RESOLUTION OF THE PLANNING COMMISSION ADOPTING FINDINGS RECOMMENDING THAT THE BOARD OF SUPERVISORS (1) AMEND THE SAN FRANCISCO GENERAL PLAN AS SHOWN ON "MAP 1 - LAND USE DISTRICTS" OF THE MARKET AND OCTAVIA AREA PLAN TO RECLASSIFY THE USE DISTRICT ON BLOCK 857 FROM PUBLIC TO MODERATED DENSITY RESIDENTIAL AND RECLASSIFY THE USE DISTRICT ON BLOCK 870, LOTS 1, 2 AND THE NORTHERN PORTION OF LOT 3 FROM PUBLIC TO MODERATE DENSITY NEIGHBORHOOD COMMERCIAL, (2) AMEND THE SAN FRANCISCO GENERAL PLAN AS SHOWN ON "MAP 3 - HEIGHT DISTRICTS" OF THE MARKET AND OCTAVIA AREA PLAN TO RECLASSIFY THE HEIGHT DISTRICT FOR BLOCK 857, LOT 1A FROM 40 FEET TO 50 FEET AND TO RECLASSIFY THE HEIGHT DISTRICT FOR BLOCK 870, LOTS AND 1 AND 2 FROM 80 FEET TO 85 FEET AND BLOCK 870, LOT 3 FROM 40 FEET TO 50 FEET, (3) AMEND THE SAN FRANCISCO GENERAL PLAN AS SHOWN ON THE GENERALIZED RESIDENTIAL LAND USE PLAN OF THE 1990 RESIDENCE ELEMENT, THE 2004 HOUSING ELEMENT AND THE LAND USE INDEX TO RECLASSIFY THE USE OF BLOCK 857 FROM PUBLIC/OPEN SPACE TO RESIDENTIAL AND TO RECLASSIFY THE USE OF BLOCK 870 FROM PUBLIC/OPEN SPACE TO MIXED USE, (4) AMEND THE SAN FRANCISCO GENERAL PLAN AS SHOWN ON THE RESIDENTIAL DENSITY PLAN OF THE 1990 RESIDENCE ELEMENT, THE 2004 HOUSING ELEMENT AND THE LAND USE INDEX TO RECLASSIFY THE USE OF BLOCKS 857 AND 870 FROM PUBLIC AND HEAVY INDUSTRIAL AREAS TO MODERATELY HIGH DENSITY, AND (5) ADOPTING FINDINGS THAT THE PROPOSED AMENDMENTS TO THE GENERAL PLAN ARE CONSISTENT WITH THE OBJECTIVES AND POLICIES OF THE GENERAL PLAN AND THE EIGHT PRIORITY POLICIES OF SECTION 101.1(b) OF THE PLANNING CODE.

RECITALS

1. **WHEREAS**, AF Evans Development, Inc., ground lessee and project sponsor (hereinafter "Project Sponsor") and the land owner, the Regents of the University of California, of the property subject to the proposed General Plan Amendment (hereinafter "Property") propose to construct a moderate density mixed use development of approximately 330 dwelling units, an approximately 111,175 square foot building with approximately 110 affordable senior dwelling units welcoming to the lesbian, gay, bisexual and transgender (LGBT) senior community and all seniors, approximately 12,000 square feet of community facility space, and approximately 5,000 occupied square feet of neighborhood-serving retail space in a total of 10 buildings on the Property. The Project will also include approximately 90,690 square feet of parking in two underground garages that are each two levels deep (for approximately 296 spaces) and 14 surface spaces which would be on Micah Way or Lindhardt Lane (two proposed private alleys), for a total of approximately 310 spaces, and approximately 35,000 square feet of publicly accessible open space, created by the reintroduction of the Waller Street right-of-way and a community garden (in addition to private and common open space for residents) (hereinafter "Project"). The Project will result in the adaptive reuse of three

City landmark buildings, the demolition of the heavily altered Middle Hall and the one-story Administration Wing of Richardson Hall, and the construction of seven new buildings.

2. **WHEREAS**, On July 10, 2007, Supervisor Tom Ammiano introduced accompanying legislation to rezone the Property from P (Public) to RM-3 and NC-3 Districts and the Laguna, Haight, Buchanan and Hermann Streets Special Use District (the "SUD"), to create the SUD as proposed Planning Code Section 249.32, and to reclassify the height and bulk districts from 40-X and 80-B to 40-X, 50-X and 85-X Height and Bulk Districts.
3. **WHEREAS**, development of the Project requires (1) the reclassification of the use district for the Project Site shown on "Map 1 – Land Use Plan Districts" of the Market and Octavia Area Plan of the General Plan, upon the date it becomes effective, from Public to Moderate Density Residential and Moderate Density Neighborhood Commercial, (2) the reclassification of the height district of the Project Site shown on "Map 3 – Height Districts" of the Market and Octavia Area Plan, upon the date it becomes effective, from 40 and 80 feet to 40, 50 and 85 feet, (3) the reclassification of the generalized land use for the Project Site shown on the Generalized Residential Land Use Plan of the 1990 Residence Element, the 2004 Housing Element, and the Land Use Index from Public/Open Space to Residential (on Block 857) and to Mixed Use (on Block 870) and (3) the reclassification of the residential density for the Project Site shown on the Residential Density Plan of the 1990 Residence Element, the 2004 Housing Element, and the Land Use Index from Public and Heavy Industrial Areas to Moderately High Density.
4. **WHEREAS**, The General Plan consists of goals, policies and programs for the future physical development of the City and County of San Francisco that take into consideration social, economic and environmental factors.
5. **WHEREAS**, The General Plan shall be periodically amended in response to changing physical, social, economic, environmental or legislative conditions.
6. **WHEREAS**, Section 340 of the Planning Code of the City and County of San Francisco provides that an amendment may be initiated by an application by one or more property owners, residents or commercial lessees or their authorized agents.
7. **WHEREAS**, The Project Sponsor has filed other applications with the Planning Department of the City and County of San Francisco (Department), including conditional use authorization for a Planned Unit Development under Sections 303 and 304.
8. **WHEREAS**, The Department published a Draft Environmental Review Report (DEIR) on January 27, 2007 analyzing the Proposed General Plan Amendment and other actions related to the Project (Case No. 2004.0773E). On January 17, 2008, by Motion No. 17532, the Planning Commission (Commission) made findings and certified the Final Environmental Impact Report (FEIR) in compliance with the California Environmental Quality Act (California Public Resources Code sections 21000 et seq., CEQA), the State CEQA Guidelines (California Code of Regulations Title 14 sections 15000 et seq.), and Chapter 31 of the San Francisco Administrative Code (Chapter 31). The Planning Commission adopted CEQA

findings on January 17, 2008, in Motion No. 17533, finding alternatives to the Project infeasible and finding that the Project's benefits override its significant impact to historic resources, which findings are incorporated by this reference thereto as if fully set forth in this Resolution.

9. **WHEREAS**, The Planning Commission wishes to ensure complimentary development of the Project Site as it relates to the objectives of the Market and Octavia Area Plan, to provide for the replacement of a vacant educational use with a mix of dwelling units, affordable dwelling units for seniors, retail space, a community facility and publicly accessible open space.
10. **WHEREAS**, The Project will promote the public necessity, convenience, and general welfare in that it will provide a mixed-use project that is consistent and compatible with the scale, use and character of existing, proposed and planned development in the surrounding area.
11. **WHEREAS**, The proposed residential, affordable senior dwelling unit, community and commercial uses will improve an underutilized site, incorporate two blocks into the City's urban fabric, and create a project that is desirable for and compatible with the neighborhood and the larger community. The Project would result in a net addition of approximately 330 new dwelling units to the City's housing stock, an approximately 111,175 square foot building containing approximately 110 senior dwelling units welcoming to the lesbian, gay, bisexual and transgender senior community and all seniors, approximately 12,000 square feet of community facility space, approximately 5,000 occupied square feet of retail space, and approximately 41,000 square feet of publicly accessible open space. Moreover, the Project will enhance the availability of housing to households with a broad range of income levels by meeting the City's inclusionary housing requirements on-site. Not less than 15% of the dwelling units developed by AF Evans (and as many as 20% if state tax-exempt bond financing is allocated to the Project) will be affordable units under the City's inclusionary housing ordinance. All senior dwelling units will be affordable at 50% of San Francisco's median income.
12. **WHEREAS**, The SUD and the Project will affirmatively promote the objectives and policies of the General Plan for the reasons set forth in Section 14 of Planning Commission Motion No. 17537, approving Conditional Use Authorization for the Project.
13. **WHEREAS**, Planning Code Section 101.1 establishes Eight Priority Planning Policies and requires review of Planning Code amendments for consistency with said policies. The SUD and Project complies with said policies for the reasons set forth in Section 15 of Planning Commission Motion No.17537 approving Conditional Use Authorization for the Project.
14. **WHEREAS**, A proposed ordinance, attached hereto as Exhibit A, has been drafted in order to make necessary amendments to the General Plan to implement the Project (Proposed Ordinance).
15. **WHEREAS**, The Proposed Ordinance would amend the General Plan of the City and County of San Francisco by (1) reclassifying the use districts for the Project Site as shown on "Map 1

– Land Use Districts” of the Market and Octavia Area Plan, upon the date it becomes effective, from Public to Moderate Density Residential (Block 857) and to Moderate Density Neighborhood Commercial (Block 870), (2) reclassifying the height districts for the Project Site as shown on “Map 3 – Height Districts” of the Market and Octavia Area, upon the date it becomes effective, from 40 feet to 50 feet (Block 857, Lot 1A) and reclassifying the height district for Block 870, Lots 1 and 2 from 80 feet to 85 feet and Block 870, Lot 3 from 40 feet to 50 feet, (3) reclassifying the generalized residential land use of Block 857 from Public/Open Space to Residential and of Block 870 from Public/Open Space to Mixed Use on the Generalized Residential Land Use Map of the 1990 Residence Element, the 2004 Housing Element, and the Land Use Index and (4) reclassifying the residential density of Blocks 857 and 870 from Public and Heavy Industrial Areas to Moderately High Density on the Residential Density Plan of the 1990 Residence Element, the 2004 Housing Element, and the Land Use Index.

16. **WHEREAS**, the Office of the City Attorney has reviewed the Proposed Ordinance and approved it as to form.
17. **WHEREAS**, on December 13, 2007, the Commission initiated the proposed amendments to the General Plan pursuant to the requirements of Section 340 of the Planning Code by adopting a resolution of initiation, Resolution No. 17520.
18. **WHEREAS**, On January 17, 2008, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the Proposed General Plan Amendment.
19. **WHEREAS**, The Commission has had available to it for its review and consideration studies, case reports, letters, plans, and other materials pertaining to the Project contained in the Department’s case files, and has reviewed and heard testimony and received materials from interested parties during the public hearings on the Project.

THEREFORE BE IT RESOLVED, that pursuant to Section 340 of the Planning Code, the Commission finds, based upon the entire record, the submissions of the Project Sponsor, the staff of the Department, and other interested parties, the oral testimony presented to the Commission at the public hearing, and all other written materials submitted by all parties, that the public necessity, convenience and general welfare require the Proposed General Plan Amendment, and recommends adoption of the Proposed Ordinance by the Board of Supervisors.

I hereby certify that the foregoing Resolution was ADOPTED by the Planning Commission on January 17, 2008.

Linda D. Avery
Commission Secretary

AYES: Moore, Sugaya, B. Lee, Antonini, Olague, S. Lee

NOES:

ABSENT: Alexander

ADOPTED: January 17, 2008

**Resolution 17534
January 17, 2008**

**CASE NO. 2004.07703 EIMZTC
55 Laguna Street**