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## Land Use and Planning

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This section describes the existing and planned land uses at the SF State campus and analyzes the impact of implementation of the proposed Campus Master Plan on land uses on and in the vicinity of the campus. This section also addresses the relationship of the proposed Campus Master Plan to land use plans and policies of the City and County of San Francisco. As a state entity, SF State is not subject to municipal land use enactments, such as the *San Francisco General Plan*. Nevertheless, such planning policies are of interest to the SF State campus because campus development and local development are coincident. Moreover, SF State maintains cooperative relations with local governments regarding planning and land use issues to assure that mutual interests are addressed.

Public and agency comments related to land use and planning were received in response to the Notice of Preparation. The comments received are summarized below.

- The project will promote future development on remaining surrounding property.
- Numerous proposed uses are not compatible with current land uses adjacent to the campus.
- The project will divide a portion of the community along with other proposed development in the Villas Parkmerced area.
- Regardless of current laws stating that SF State is not subject to municipal jurisdiction, municipal agencies and local review should be required to approve any further development on campus, based on the scale and nature of the project within the urban setting of San Francisco.

To the extent that these issues involve significant effects on the environment under CEQA criteria, they are addressed in this section.

### 4.8.1 Environmental Setting

#### 4.8.1.1 Study Area

The study area for the land use and planning analysis includes the SF State campus and the areas within one-half mile of the campus in all directions. The term “campus” refers to the campus planning area for the proposed Campus Master Plan that includes the 134-acre main campus and an additional 10 acres of adjacent property owned primarily by the SF State Foundation (see Figure 3-1, *Campus Master Plan Boundary*). See Chapter 3, *Project Description*, for further description of the 144-acre project area. The existing SF State campus is located in the southwestern corner of the City and County of San Francisco, in California (see Figure 1-2, *SF State Campus and Vicinity*, Chapter 1). The campus lies within an urban context along the 19<sup>th</sup> Avenue corridor. Mostly dense urban residential and commercial development lies to the north, south, and east of the campus and mostly open space uses lie to the west of the campus towards the Pacific Ocean.

### 4.8.1.2 Campus Land Use and Development

The campus is located in an urban area of San Francisco and has been mostly built out with man-made improvements and urban uses. The campus is composed of more than 50 buildings that were built between 1939 and the present. The buildings provide for academic, library, student services, administrative, residential, support services, and parking uses (see Figure 3-3, *Existing Campus Land Use*). The existing buildings range in size from less than 1,000 gross square feet (gsf) to over 600,000 gsf. In total, there is approximately 3.6 million gsf of space in these buildings, not including University Park North (UPN) and University Park South (UPS) complexes that were recently acquired by SF State and the SF State Foundation, respectively. Most academic and residential buildings on the SF State campus are 2 to 6 stories tall. Notable exceptions are the Towers at 17 stories, Thornton Hall at 9 stories, and Hensill Hall at 8 stories. Further description of campus land uses is provided below.

#### Academic and Library Uses

Academic buildings and the library surround the central Quad and make up the academic core of the campus, which is located in the southeastern corner of the campus (see Figure 3-3, *Existing Campus Land Use*). Buildings that are categorized as academic include Creative Arts, Fine Arts, Humanities and Social Sciences, Business, Science, Gymnasium, Ethnic Studies & Psychology, and Thornton, Hensill, and Burk Halls. The two libraries on campus include the J. Paul Leonard Library, located within the academic core, and the Sutro Library, located in the northwestern corner of the campus.

Most of the University's courses are taught in the academic buildings. Colleges also use space within the Administration Building, Gymnasium, and Lakeview Center for academic programs. Of the nine colleges, six occupy at least two buildings, and five of the 10 main academic buildings are shared by two to three colleges each. Thus, rather than a direct relationship of "single college, single building," most colleges are spread out and/or share buildings (see Figure 3-2, *Existing Campus Facilities*, for the location of all of the facilities noted above).

#### Student Activities and Administrative Uses

Student activities uses are spread between academic and residential areas, and administrative uses are dotted throughout the campus (see Figure 3-3, *Existing Campus Land Use*). Student activities buildings include the Caesar Chavez Student Center in the academic core, the Student Services building in Centennial Square, and the Dining Center on State Drive. The administrative buildings include the Lakeview Center, the Alumni House, Public Safety, Parking & Transportation, and Facilities buildings in the northwestern corner of the campus; the Seven Hills Center on State Drive; and the Administration building in the academic core (see Figure 3-2, *Existing Campus Facilities*, for the location of all of the facilities noted above).

#### Residential

Groups of residential buildings lie to the north, west, and south of the academic core (see Figure 3-3, *Existing Campus Land Use*). Residential buildings include the Village and Towers at Centennial Square, Mary Park and Mary Ward Halls on the western edge of campus, and the UPS and UPN on the southern and northern edges of the campus planning area, respectively (See Figure 3-3, *Existing Campus Facilities*, for the location of all of the facilities noted above).

### Support Services and Parking

Support services ring State and North State Drive and include the A.S. Early Childhood Education Center, the Central Plant, Recycling/Resource Center, and the Corporation Yard building (see Figure 3-3, *Existing Campus Land Use*). The bulk of the University's parking needs are met through the multi-story parking garage east of Maloney Field, as well as unregulated parking throughout the adjacent residential neighborhoods. There is limited curbside parking along the perimeter of the campus, and a few on-campus surface parking lots (see Figure 3-2, *Existing Campus Facilities*, for the location of all of the facilities noted above).

### Outdoor Physical Education and Recreation

The campus has four playing fields, three of which sit within the valley, including from west to east, the tennis courts, Maloney Field, and Cox Stadium. Additionally, a softball field is located in the southwestern corner of the campus. These facilities are used by campus physical education classes and sports teams (see Figure 3-3, *Existing Campus Land Use*, and Figure 3-2, *Existing Campus Facilities*).

#### 4.8.1.3 Existing Adjacent Land Use and Development

The campus is located in an area that is mostly built out with man-made improvements and urban uses. Surrounding land uses are generally described below and illustrated in [Figure 4.8-1, \*Surrounding Land Uses\*](#).

Residential and mixed-use residential are the predominant land uses to the south of the campus in 2-story and tower apartment buildings in the Villas Parkmerced area, and to the east of the campus in 1- and 2-story residences in the Ingleside neighborhood. Immediately to the north are retail/entertainment uses in the Stonestown shopping center, and to the northwest cultural/institutional/educational uses are located at Lowell High School and Lakeview Alternative Elementary School. Residential and mixed-use residential uses lie further to the north beyond the Stonestown complex. Significant open space lands around Lake Merced lie to the west, including Harding Park, public and private golf courses, Fort Funston, and the San Francisco Zoo, and further north at Stern Grove.

#### 4.8.1.4 State and Local Land Use Plans and Policies

As indicated above, SF State is not subject to municipal land use enactments, such as the *San Francisco General Plan* and the *San Francisco Planning Code*, given that it is a state entity. Nevertheless, such local planning documents are of interest to the SF State campus because campus development and local development are coincident. Moreover, SF State maintains cooperative relations with local governments regarding planning and land use issues to assure that mutual interests are addressed. For the purposes of coordination between SF State and the City and County of San Francisco, this EIR provides a summary below of the *San Francisco General Plan* and *San Francisco Planning Code*, as relevant to the proposed Campus Master Plan.

It should be noted that the project site is not within the California Coastal Zone and therefore is not subject to the California Coastal Act.<sup>1</sup> There are no other state or regional land use plans that are applicable to the project site.

#### San Francisco General Plan

The *San Francisco General Plan* contains a comprehensive set of goals, objectives, policies, and programs to guide future growth and development in the City and County of San Francisco. The manner in which the general goals in the *San Francisco General Plan* are to be attained is set forth through a statement of objectives and policies in a series of elements. The *General Plan* currently contains the following elements: Housing, Commerce and Industry, Recreation and Open Space, Community Facilities, Transportation, Community Safety, Air Quality, Environmental Protection, Urban Design and Arts. As the *General Plan* does not contain an element addressing Land Use, there are no land use designations provided for in this document. The *General Plan* also contains area plans that identify specific localized goals and objectives for a neighborhood or district of the city. However, the SF State campus is not addressed in any of the area plans.

Of particular relevance to the SF State campus, the Community Facilities Element of the General Plan contains Objective 9, which states San Francisco's intention to "assure that institutional uses are located in a manner that will enhance their efficient and effective use." Further, Policy 9.1 indicates that institutional uses should be located according to the Institutional Facilities Plan, which is provided in the *General Plan*. The SF State campus is located in accordance with this plan.

#### San Francisco Planning Code

The SF State campus site is primarily located within the Public (P) Zoning District, according to the *San Francisco Planning Code*. P Districts refer to land owned by a governmental agency that is in public use. Exceptions to this include the recently acquired UPN property and the SF State Foundation's UPS property. The UPS property is designated Residential Mixed Districts, Low Density (RM-1) and the UPN property is designated RM-1 and Residential Mixed Districts, High Density (RM-4). The School of the Arts (SOTA) site is already within a P District, as it was previously a school site. The SF State campus is within San Francisco's 40-X, 65-D, and 130-D Height and Bulk Districts.<sup>2</sup> The western half of the campus is within the 130-D District and the eastern half is within the 40-X and 65-D Districts (see [Figure 4.8-2, San Francisco Zoning Districts](#) and [Figure 4.8-3, San Francisco Height and Bulk Districts](#)).

Properties to the north of the campus are zoned P District at the location of Lowell High School and Community Business District (C-2), at the location of the Stonestown shopping center. Residential properties to the south of the campus are zoned RM-1 and RM-4 in the Villas Parkmerced residential areas, and residential properties to the east are zoned Residential, House Districts, One Family (Detached Dwellings) (RH-1[D]) and RH-1. The open space lands to the west are zoned P District.

Surrounding Height and Bulk Districts are 28-X, 40-X, 65-D, and 130-D. The Villas Parkmerced neighborhood to the south is within the 130-D and 40-X Districts, the Ingleside neighborhood to the east

<sup>1</sup> The Bay Area Air Quality Management Plan is addressed in Section 4.2, *Air Quality*. The Water Quality Control Plan (or Basin Plan) for the Regional Water Quality Control Board San Francisco Bay Region is addressed in Section 4.7, *Hydrology and Water Quality*.

<sup>2</sup> The number refers to the building height limit and the letter refers to the building bulk limits.

is within the 28-X District, and Stonestown shopping center and Lowell High School are within the 65-D and 40-X Districts, respectively (see [Figure 4.8-2, San Francisco Zoning Districts](#) and [Figure 4.8-3, San Francisco Height and Bulk Districts](#)).

## 4.8.2 Impacts and Mitigation Measures

### 4.8.2.1 Standards of Significance

The following standards of significance are based on Appendix G of the CEQA Guidelines. For the purposes of this EIR, the project will have a significant impact with regard to land use if it will:

- Physically divide an established community.
- Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.
- Conflict with any applicable habitat conservation plan or natural community conservation plan.

All of these CEQA standards of significance are addressed in this section, except the last standard addressing applicable habitat conservation plans. This standard is addressed in Section 4.3, *Biological Resources*.

### 4.8.2.2 Analytical Method

This analysis compares potential impacts of the proposed Campus Master Plan to the standards of significance stated above to determine the level of significance of the impact under CEQA. If an impact is determined to be significant, the analysis identifies feasible mitigation measures that will eliminate the impact or reduce it to a less-than-significant level. If the impact cannot be reduced to a less-than-significant level after implementation of feasible mitigation measures, then the impact is considered significant and unavoidable.

The methodology applied to assess and evaluate land use impacts in the EIR is based on information obtained from a site reconnaissance, review of existing and proposed campus land uses and development, review of existing surrounding land uses and development, review of applicable elements in the *San Francisco General Plan*, and review of applicable zoning and height and bulk districts in the *San Francisco Planning Code*. As indicated above, SF State is not subject to local land use regulations. Nevertheless, such local planning documents are of interest to the SF State campus because campus development and local development are coincident. Moreover, SF State maintains cooperative relations with local governments regarding planning and land use issues to assure that mutual interests are addressed. For the purposes of coordination between SF State and the City and County of San Francisco, this EIR provides a review of the general conformance of the proposed Campus Master Plan to the relevant portions of the *San Francisco General Plan* and *San Francisco Planning Code*. The focus of this analysis is to identify any potentially significant land use impacts that could occur adjacent to the campus on land under the jurisdiction of the City and County of San Francisco.

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### 4.8.2.3 Campus Master Plan Impacts and Mitigation Measures

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**Impact LU-1:** Growth and development under the proposed Campus Master Plan will not physically divide an established community.

**Significance:** Less than significant

**Mitigation LU-1:** Mitigation not required

**Residual Significance:** Less than significant

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Planned growth and development anticipated under the proposed Campus Master Plan will replace old buildings, increase the overall density of development through new construction, and increase enrollment and employment on the SF State campus. This growth and development will occur mostly on the existing 134-acre campus that is already developed, which includes the recently acquired UPN property in the northern part of the campus. Additionally, the proposed Campus Master Plan anticipates that the UPS property along Holloway Avenue now owned by the SF State Foundation will be transferred to SF State and that the SOTA site will be purchased by SF State from the SFUSD. This will expand the campus boundaries to the south, as shown in Figure 3-1, *Campus Master Plan Boundary*. This expansion of the campus boundaries will not physically divide an established community. Rather, implementation of the proposed Campus Master Plan in these areas will result in continued use of the UPS property for residential purposes and continued use of the SOTA site for educational purposes.

The UPS property is currently part of the larger Villas Parkmerced residential complex to the south, which is occupied by members of both the SF State population and the general public. These units will be turned over for SF State uses only as current tenants naturally vacate their units. While a portion of these units will be redeveloped for higher-density housing (see Figure 3-6, *Master Plan Diagram*), once this land is transferred from the SF State Foundation to SF State, this housing will be constructed within a similar lot pattern as the existing development and will be located on the northern edge of the Villas Parkmerced residential complex. Therefore, this redeveloped housing will not physically divide the Villas Parkmerced residential complex.

Moreover, roadway connections between Holloway Avenue, Font Boulevard, and 19<sup>th</sup> Avenue in the vicinity of the UPS property and the SOTA site will remain unchanged, allowing for continued access through or to these properties. Overall, the proposed Campus Master Plan will not physically divide an established community. The impact is therefore considered less than significant.

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**Impact LU-2:** Growth and development under the proposed Campus Master Plan will not conflict with applicable land use plans, policies, or regulations of an agency with jurisdiction over the project adopted for the purposes of avoiding or mitigating an environmental effect.

**Significance:** Less than significant

**Mitigation LU-2:** Mitigation not required

**Residual Significance:** Less than significant

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The proposed Campus Master Plan, if adopted, will become the applicable campus land use plan. The California State University System is the only agency with land use jurisdiction over campus projects. Thus, campus development that is consistent with the adopted proposed Campus Master Plan will not have land use impacts under this CEQA threshold of significance. Therefore the impact is less than significant.

As indicated above, SF State is not subject to local land use regulations. Nevertheless, such local planning documents are of interest to the SF State campus because campus development and local development are coincident. Moreover, SF State maintains cooperative relations with local governments regarding planning and land use issues to assure that mutual interests are addressed. For the purposes of coordination between SF State and the City and County of San Francisco, this EIR provides a review of the general conformance of the proposed Campus Master Plan to the relevant portions of the *San Francisco General Plan* and *San Francisco Planning Code*. The focus of this analysis is to identify any potentially significant land use impacts that could occur adjacent to the campus on land under the jurisdiction of the City and County of San Francisco. As shown in the evaluation below, the proposed Campus Master Plan for SF State generally conforms to relevant local land use plans.

#### San Francisco Zoning Districts

As stated in the Environmental Setting section, the vast majority of the SF State campus planning area is zoned Public in the *San Francisco Planning Code*, which is consistent with the operation of a college campus on this site. This is also the case for the SOTA site, currently under negotiation for purchase by SF State. The use of the SOTA site for campus educational uses, as contemplated by the proposed Campus Master Plan, will be consistent with the existing zoning for the site (i.e., Public). Therefore, if this property were ultimately purchased by SF State, the proposed academic use on the site will be compatible with the existing zoning.

The UPS and UPN properties, however, are zoned RM-1 and RM-4 (See [Figure 4.8-2](#), *San Francisco Zoning Districts*). It is expected that during the next *Planning Code* update process, the City and County of San Francisco will re-zone these newly acquired properties for campus uses. This re-zoning is not necessary for the implementation of the proposed Campus Master Plan to proceed on lands owned by SF State, as SF State is exempt from local land use regulations and therefore San Francisco's zoning districts are not applicable. Re-zoning of the portion of UPS anticipated for redevelopment by the proposed Campus Master Plan will also not be required, as this property will not be developed until it is ultimately transferred to SF State ownership.

While rezoning will not be required for the implementation of the proposed Campus Master Plan to proceed, UPS and UPN will continue to be used for housing under the proposed Campus Master Plan. Existing housing in these areas to remain will continue to be consistent with the existing use and the existing zoning for these sites. Although the proposed redevelopment of a portion of UPN and UPS will be somewhat denser than will be allowed under the RM-1 District on those project sites, the density will be less than is allowed in the adjacent RM-4 Districts that exist in UPN and in the adjacent Villas Parkmerced. Additionally, this increase in density is consistent with housing initiatives that San Francisco is pursuing under its Citywide Action Plan (CAP). The CAP promotes housing by increasing densities in areas well served by transit, which is the case at the SF State campus (See Section 4.10, *Population and Housing* for additional information about CAP). Therefore, the proposed redevelopment

of a portion of UPS and UPN will generally conform with the existing use and zoning in this area and will not otherwise result in a significant land use impact, such as compatibility with existing adjacent uses, as further described below.

### San Francisco Height and Bulk Limits

As indicated in the Environmental Setting section, the SF State Campus is within San Francisco's 40-X, 65-D, and 130-D Height and Bulk Districts. The 130-D District applies to the western half of the campus and the 40-X and 65-D Districts apply to the eastern half of the campus (see [Figure 4.8-3, San Francisco Height and Bulk Districts](#)). The general conformance of anticipated buildings identified in the proposed Campus Master Plan with San Francisco height limits is further described below. Bulk limits are not evaluated, as project-specific design information for proposed buildings is not available at this stage in the planning process.

The proposed Campus Master Plan height limits maintain a consistent scale on the campus, relate to existing buildings where appropriate, and allow iconic buildings such as the Student Center to maintain their unique identity. The proposed Campus Master Plan (see [Figure 3-7, Building Height Limits](#)) indicates that new academic buildings around the Quad and new residential buildings in UPS will maintain a 50-foot height limit. While this limit is somewhat higher than the San Francisco's 40-foot height limit for this portion of the campus, it is consistent with other existing campus development in this portion of the campus. Additionally, while the proposed redevelopment of a portion of UPS will result in somewhat taller buildings than San Francisco's 40-foot height limit will allow, the new buildings will be substantially lower than is allowed in the adjacent 130-D Districts that exist elsewhere in Villas Parkmerced.

Additionally, providing for taller building heights in order to increase density is consistent with housing initiatives that San Francisco is pursuing under its Citywide Action Plan (CAP). The CAP promotes housing by increasing densities in areas well served by transit, which is the case at the SF State campus, by using specific strategies such as increasing height limits (see [Section 4.10, Population and Housing](#) for additional information about CAP). Therefore, the proposed redevelopment of a portion of UPS will generally conform with the existing use and height districts in this area and will not otherwise result in a significant land use impact. It should also be noted that a 50-foot height limit will also apply in UPN, which is consistent with San Francisco's 65-foot height limit in this portion of the campus.

The height limit will be 70 feet along Centennial Walk and in Centennial Village consistent with the existing Humanities and Village buildings. This limit will also apply to the Gym/Recreation-Wellness Center. The 70-foot limit is lower than San Francisco's 130-foot height limit for the western portion of the campus.

The 70-foot limit will also apply along most of 19th Avenue to reinforce the campus's urban frontage. While this limit is higher than San Francisco's 40-foot height limit for this portion of the campus, it is consistent with or lower than existing campus development in that area, such as Thornton and Hensill Halls. Moreover, new development along 19<sup>th</sup> Avenue will not otherwise result in a significant land use impact, such as compatibility with existing adjacent uses, as further described below.

A 100-foot limit will apply to the Hotel tower and high-volume spaces in the Creative Arts buildings. This limit for the Creative Arts buildings is consistent with the San Francisco's 130-foot height limit for

this portion of the campus. It is also consistent with the building heights associated with the Villas Parkmerced towers to the south. While the 100-foot limit for the Hotel will be higher than San Francisco's 40-foot and 65-foot height limits for this portion of the campus, it is consistent with existing campus development in that area, such as Thornton and Hensill Halls. Moreover, this facility will not otherwise result in a significant land use impact, such as compatibility with existing adjacent uses, as further described below.

#### Land Use Compatibility

The proposed Campus Master Plan will not conflict with local land use plans, such that it will result in the development of land uses that are substantially incompatible with adjacent uses. SF State is already a fully developed campus that is located on land designated for institutional uses by the *San Francisco General Plan*. Moreover, the proposed Campus Master Plan will generally conform with local land use plans, as indicated above. While the campus will become somewhat denser with development under the proposed Campus Master Plan, the pattern and types of campus development will generally be maintained. Therefore, surrounding land uses will continue to exist adjacent to a fully developed campus with proposed new and replacement buildings that are generally similar to those that currently exist. While the proposed semi-public uses and the neighborhood retail uses are new to the campus, none of these or other proposed campus uses will generate substantial noise, air emission, odors, or hazardous or toxic materials, such that substantial incompatibilities with existing uses adjacent to the campus will occur. The impacts of proposed development under the proposed Campus Master Plan on air quality and noise are specifically addressed in Section 4.2, *Air Quality* and Section 4.9, *Noise*.

Members of the Villas Parkmerced neighborhood have indicated that existing and planned campus uses are incompatible with the existing Villas Parkmerced neighborhood and likely other surrounding neighborhoods. It appears as though this incompatibility is based primarily on concerns about existing overflow parking and associated traffic in that and other neighborhoods that surround the campus. Other primary concerns expressed relate to the presence of SF State students living in the Villas Parkmerced neighborhood and associated nighttime noise and security issues, and a concern relative to the proposed retail development along Holloway Avenue.

With respect to parking in the residential neighborhoods near the campus, the Campus Master Plan acknowledges that SF State affiliates currently park in residential areas, and that if the price of on-campus parking is not managed carefully, additional SF State affiliates could potentially choose to park off-campus in residential areas. To address this, the parking strategy in the Campus Master Plan has been designed to avoid sharp increases in the cost of parking on campus that could occur if too much parking is provided on the campus and to improve transit use. Additionally, SF State representatives will participate in local planning efforts relating to on-street parking programs in the vicinity of the campus. This involvement will aim to ease local neighbors' concerns and ensure that changes in local parking permit programs are implemented in an appropriate manner. See Impact TRA-5 in Section 4.11, *Transportation, Circulation, and Parking* for additional information.

The proposed Campus Master Plan allows for limited neighborhood-serving retail (e.g., corner convenience store or eating place) along Holloway Avenue and not the types of retail that would attract non-local persons or vehicular traffic to this area. Additionally, in the short-term, the provision of new campus housing in UPN and UPS under the proposed Campus Master Plan will likely allow more

students to live on campus to the extent that they choose to do so, which could potentially reduce the student presence in Villas Parkmerced. It should also be noted that the SF State population living in new residential development in UPS and UPN will be required to adhere to strict campus housing policies regarding misbehavior and nighttime noise. Moreover, under Title 5, Section 41301 of the California Code of Regulations, and CSU Executive Order No. 970, the campus will also implement disciplinary actions against any student for campus-related offenses. Therefore, implementation of existing regulations and campus policies will minimize issues related to nighttime noise and security due to student activities in UPN and UPS. Please also see Section 4.12, *Utilities and Services* for a discussion of the effects of the proposed Campus Master Plan on police services.

In summary, for the above reasons, the development of campus uses under the proposed Campus Master Plan will not conflict with local land use plans.

#### 4.8.2.4 Cumulative Impacts and Mitigation Measures

**Impact LU-3:** Development under the proposed Campus Master Plan, together with other growth in the vicinity, will not result in the development of land uses that are substantially incompatible with existing adjacent land uses or planned uses in the southwestern portion of San Francisco.

**Significance:** Less than significant

**Mitigation LU-3:** Mitigation not required

**Residual Significance:** Less than significant

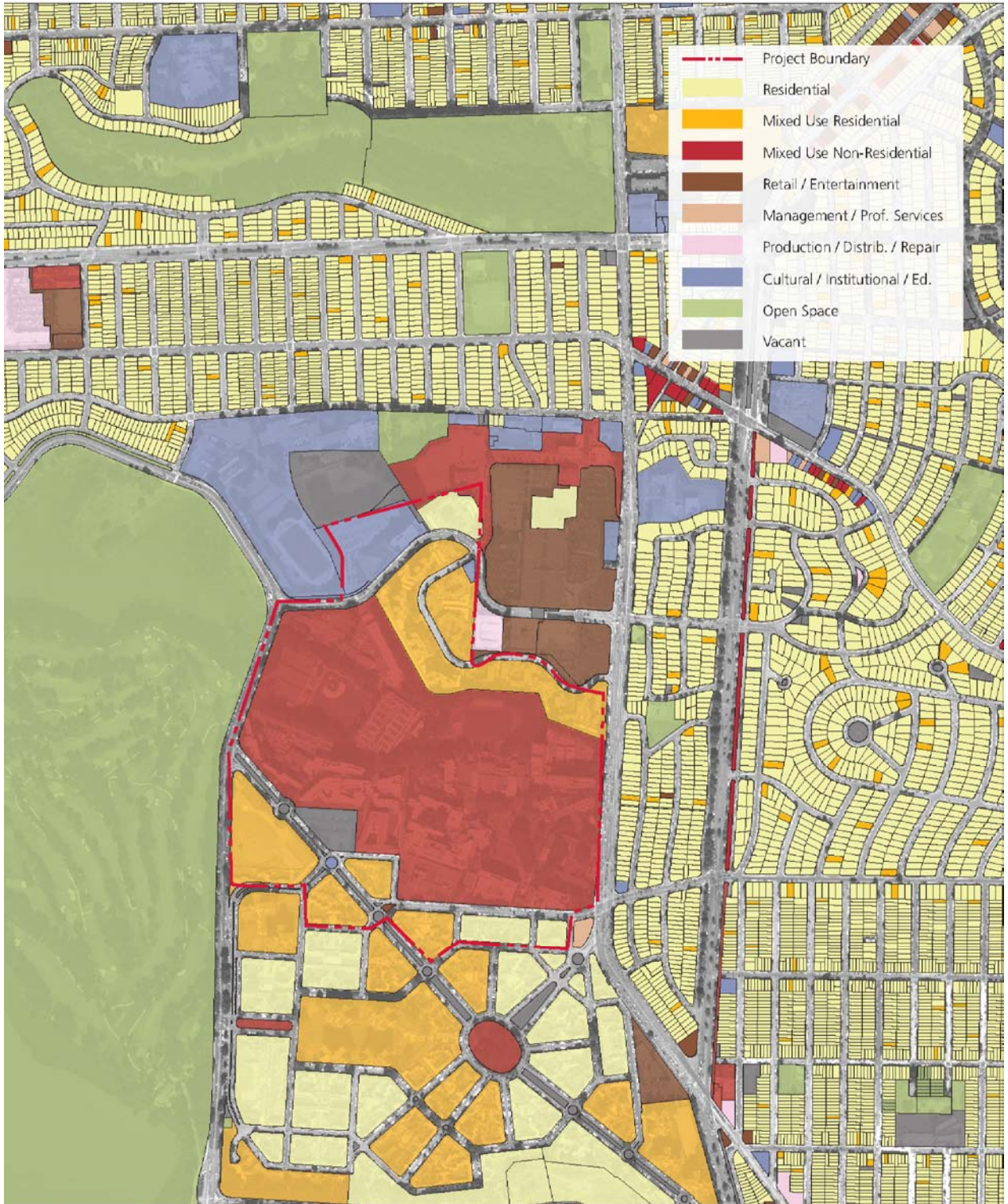
As previously discussed in Impact LU-2, the proposed project will not introduce any land uses on the main campus that will be incompatible with surrounding land uses in San Francisco.

Lands designated for development in local land use plans in the vicinity of the campus are already mostly developed. Therefore, the majority of future development in the area is expected to consist of redevelopment of existing properties, such as is currently proposed at 77 Cambon Drive, located south of the campus, and at 473 Eucalyptus Drive, located north of the campus. A very limited amount of new development on undeveloped parcels may also occur in the vicinity of campus, such as is proposed at 800 Brotherhood Way, located south of the campus. Such development will be expected to be in general conformance with local land use plans and therefore will not likely result in substantial incompatibilities with surrounding land uses. As a result, cumulative development in the vicinity of the SF State campus in the accordance with the local land use plans will not be expected to introduce land uses that will be substantially incompatible with the proposed campus development or other adjacent development.

In conclusion, neither development on campus, nor reasonably foreseeable future development within the southwestern portion of San Francisco, will result in a significant cumulative impact associated with substantially incompatible development. Therefore, the potential cumulative land use impact will be less than significant. The impacts of cumulative development on air quality, noise, and traffic, circulation, and parking are addressed in Section 4.2, *Air Quality*, Section 4.9, *Noise*, and Section 4.11, *Traffic, Circulation, and Parking*.

### 4.8.3 References

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- City and County of San Francisco, Planning Department, *San Francisco General Plan*, Arts Element, 2004.
- City and County of San Francisco, Planning Department, *San Francisco General Plan*, Commerce and Industry Element, 2004.
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Source:  SOLOMON ★ E.T.C.



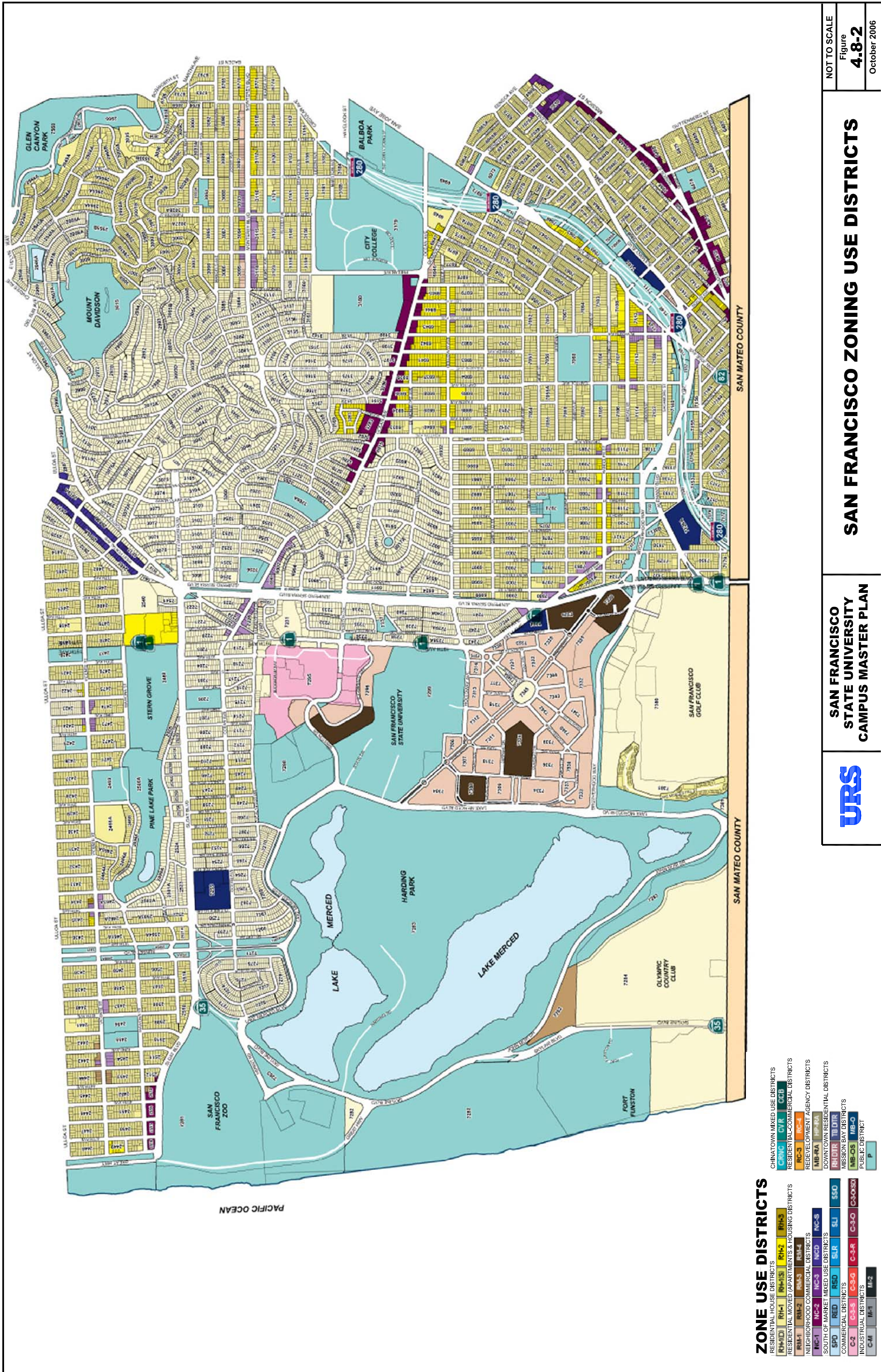
**SAN FRANCISCO  
STATE UNIVERSITY  
CAMPUS MASTER PLAN**

## **SURROUNDING LAND USES**

NOT TO SCALE

Figure  
**4.8-1**

December 2006



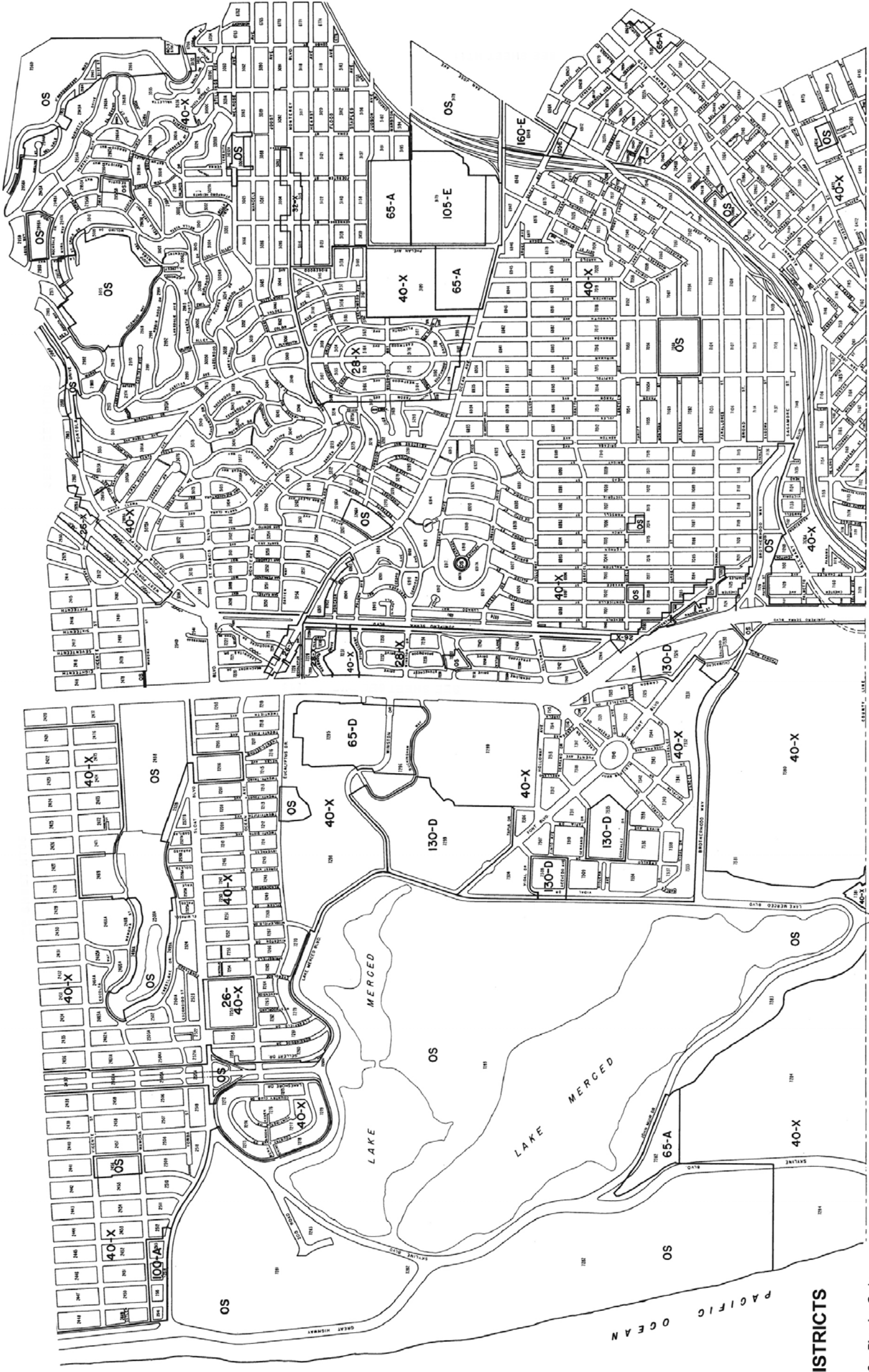
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**SAN FRANCISCO STATE UNIVERSITY CAMPUS MASTER PLAN**

**SAN FRANCISCO ZONING USE DISTRICTS**

NOT TO SCALE  
 Figure 4.8-2  
 October 2006

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**HEIGHT AND BULK DISTRICTS**

OS ← "Open Space" District

"Numbers" are Height Limits in feet. See Planning Code Section 250 and following.

"Letters" refer to Bulk Limits. See Planning Code Section 270.

00-Z-1 ← "Suffix Numbers" identify districts in which special regulations apply. See Planning Code Sections 263 and following.

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**SAN FRANCISCO HEIGHT AND  
BULK DISTRICTS**

NOT TO SCALE  
Figure  
**4.8-3**  
October 2006