



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary General Plan, Planning Code, Business and Tax Regulations Code, Map Amendment Initiation HEARING DATE: FEBRUARY 13, 2020

Project Name: **Market and Octavia Area Plan Amendments**
Case Number: **2015-000940GPAPCAPCAMAP**
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Recommendation: **Initiate and Schedule for Adoption on or after March 12, 2020**

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The action before this Commission is initiation of the legislation described below, and contained in the rest of this packet. Initiation does not involve a decision on the substance of the amendments to the General Plan, Planning Code, Business and Tax Regulations Code, and Zoning Map; it merely begins the required 20-day notice period, after which the Commission may hold a hearing and take action on the proposed amendments.

SUMMARY

The San Francisco Planning Department is seeking to amend the Market and Octavia Area Plan, an area plan that was adopted in 2008. The proposed amendments are the result of a multi-year public and cooperative interagency planning process that began in 2016. The overall Market and Octavia Area Plan includes the general area within a short walking distance of Market Street between the Van Ness Avenue and Church Street Muni stations and along the new Octavia Boulevard that replaced the Central Freeway. The area known as “the Hub”, which was a key sub-area of the Market and Octavia Area Plan, was envisioned as a “vibrant new mixed-use neighborhood” with several thousand new housing units and a transformation of the streets and open spaces to support the new population. Numerous policies and zoning actions in the adopted Market and Octavia Area Plan support this vision including the creation of the Van Ness and Market Downtown Residential Special Use District (SUD) which facilitates the development of a transit-oriented, high-density, residential development around the intersections of Market Street and Van Ness Avenue and Mission Street and South Van Ness Avenue. This vision for the Hub area enabled by the Market and Octavia Area Plan is slowly being realized with several development projects already been built or currently under construction and major infrastructure projects identified in the area plan, such as Van Ness BRT, are under construction.

The currently proposed Market and Octavia Area Plan Amendments seek to amend the existing Market and Octavia Area Plan to generate more housing and affordable housing units, to develop and coordinate designs for streets and alleys and to update the Market and Octavia Community Improvements Neighborhood program with specific infrastructure projects in the Hub area.

This Plan amendment package consists of several actions. These include adoption of amendments to the General Plan, Planning Code, Business and Tax Regulations Code, and Zoning Map. Together with actions related to certification of the Final Environmental Impact Report and adoption of CEQA findings, these actions will constitute the Commission’s approval of the amendment to the Market and Octavia Area Plan.

Prior to scheduling a hearing for the Commission to consider approving the General Plan, Planning Code, Business and Tax Regulations Code and Zoning Map amendments, the Commission must act to “initiate” these amendments. The initiation action allows for the scheduling of a hearing to consider adoption of these amendments and for the Planning Department to provide the necessary public notification of the adoption hearing. If the Planning Commission approves the Resolutions of Intent on February 13, 2020, the Department would subsequently provide public notice for a public hearing on the proposed amendments on or after March 12, 2020.

PRELIMINARY STAFF RECOMMENDATION

The Department recommends adoption of the draft Resolutions of Intent to initiate proposed amendments to the General Plan, Planning Code, Business and Tax Regulations Code and Zoning Maps for consideration on or after March 12, 2019.

PLAN BACKGROUND

In 2008 the City adopted the Market and Octavia Area Plan, including new land use controls, height controls and proposed community improvements. The area known as “the Hub”¹, which was a key sub-area of the Market and Octavia Area Plan, was envisioned as a “vibrant new mixed-use neighborhood” with several thousand new housing units and a transformation of the streets and open spaces to support the new population. Numerous policies and zoning actions in the adopted Market and Octavia Area Plan support this vision including the creation of the Van Ness and Market Downtown Residential Special Use District (SUD) which facilitates the development of a transit-oriented, high-density, residential development around the intersections of Market Street and Van Ness Avenue and Mission Street and Van Ness.

While the Market and Octavia Area Plan established a new framework for development, the Planning Department didn’t receive many major development applications in the Hub neighborhood until 2012 (four years after the plan was adopted), largely due to the Great Recession. In 2016, the Planning Department initiated a community planning process to re-look at the area holistically and identify opportunities to increase the amount of housing and affordable housing near transit, to develop and coordinate updated designs for the public realm, and to update the Market and Octavia Community Improvements Neighborhood program with specific infrastructure projects in the Hub area.

The zoning currently in effect for the area facilitates a major transformation of the area, accommodating approximately 8,070 new housing units and up to 728 million dollars in direct public benefits for the City. The proposed zoning changes could allow for up to 9,710 new housing units and up to 958 million dollars

¹ The Market and Octavia Area Plan referred to this area as “SoMa West.” The “Hub” is the historic name for this area from the 1880s through the 1950s, because no fewer than four streetcar lines converged there. Many businesses in the area used the word “Hub” in their naming. To avoid confusion with the Western SoMa Area Plan adopted subsequently in 2013 and to reflect the historic name for this neighborhood, the Plan Amendment revives the name “Hub” and changes it in the Market and Octavia Area Plan.

in public benefits for the City. Thus, the proposed height increases on 18 sites would generate an additional 1,640 housing units and an additional 235 million dollars in public benefits.

When the Market and Octavia Area Plan was adopted in 2008, the legislation included the creation of new area plan impact fees that would be used to fund affordable housing and new infrastructure. In addition to the area plan-wide impact fees, an additional impact fee was established for the Van Ness and Market Downtown Residential Special Use District (SUD). The Hub area is unique in that it has four discrete area plan impact fees that generate funding for affordable housing and other infrastructure projects. These fees are in addition to the citywide inclusionary housing requirements and other fees, including the Transportation Sustainability Fee (TSF). The two additional impact fees for affordable housing, added on top of the inclusionary housing requirements, mean that housing projects in the Hub area have substantially higher affordable housing requirements than any other areas of the City,

Amending the Market and Octavia Area Plan to allow additional height on 18 sites would result in the following:

- An additional 1,640 housing units
- An additional 434 affordable units
- Up to 2,200 affordable units created or funded by development in the plan area
- 958M in public benefits including funding for affordable housing, streets, alleys, transit, parks and open spaces, schools and childcare.

The Planning Department commenced the California Environmental Quality Act (CEQA) process in October 2017 and released the Draft Environmental Impact Report in July 2019.

The planning process has included robust community engagement and public input, including large public open houses; hearings at the Planning Commission and the Historic Preservation Commission, close coordination with multiple City agencies; and many meetings with neighborhoods groups and other community stakeholders.

PLAN ELEMENTS

This section discusses the information contained in the packet, including the key documents whose adoption or approval will constitute amendments to the Market and Octavia Area Plan, as well as supplemental information to help convey the proposed changes. Parts II, III, VI and V of this packet discuss the General Plan, Planning Code, Business and Tax Regulations Code and Zoning Map Amendment ordinances, respectively. These are before the Commission for initiation, which would enable the scheduling of a hearing to consider their approval. Part VI of this packet includes Supplemental Information to help inform decision makers and stakeholders.

The content of each section is briefly described below:

(I) General Plan Amendments

The primary General Plan Amendment proposed is an amendment to the Market and Octavia Area Plan, adopted in 2008. The Amendments include new policies pertaining to racial and social equity, sustainability and climate resilience, tenant protections and housing for families with children. The amendments including update the name of the neighborhood from “SoMa West” to “the Hub”. The Amendments also include general revisions to accurately reflect updated and/or completed projects. The General Plan Amendments include various map updates and text amendments to the Market and Octavia Area Plan to reflect the specifics of this amendment to the Market and Octavia Area Plan. There are also

conforming amendments to the Housing Element and the Arts Element, which include encouragement of ground floor non-profit arts and policies to promote housing for families with children. The draft Resolution of Intent to Initiate and proposed General Plan ordinance are included in Exhibit II.

(II) Planning Code Amendments

The primary regulatory changes proposed in the Plan are reflected in proposed amendments to the Planning Code and include changes to controls related to land use, parking, non-residential controls, building mass, parking, and use of impact fees. The draft Resolution of Intent to Initiate, and proposed Planning Code ordinance, and are included in Exhibit III.

(III) Planning Code and Business and Tax Regulation Code Amendments

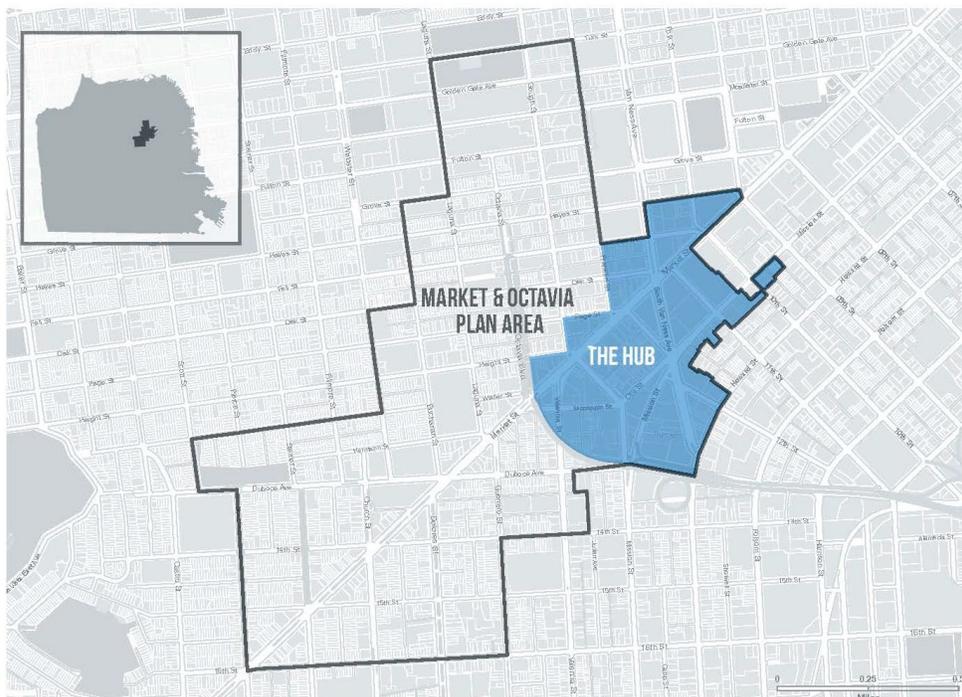
The primary regulatory change would amend the Business and Tax Regulation Code and create a new Planning Code Section, 344, establishing the Hub Housing Sustainability District (Hub HSD). The draft Resolution of Intent to Initiate and proposed Zoning Map ordinance are included in Exhibit IV.

(IV) Zoning Map Amendments

The Zoning Map amendments reclassify properties as necessary throughout the Plan area to enable application of the Plan’s policies via the Planning Code controls. The amendments include changes to the Zoning Use District Maps, the Special Use District Maps and the Height and Bulk Districts Map. The draft Resolution of Intent to Initiate, and proposed Zoning Map ordinance are included in Exhibit V.

PLAN AREA

The Hub shown in blue falls within the Market and Octavia Area Plan boundary and covers the eastern-most portions of the Market and Octavia Area Plan.



General Plan Amendment

The proposed Ordinance would amend the Market and Octavia Area Plan and would make conforming amendments to the Housing Element and the Arts Element.

The key General Plan amendments to the Market and Octavia Area Plan include but are not limited to the following:

- **Racial and Social Equity:**
 - Incorporates a policy to apply a racial and social equity lens to decision making within land use planning processes.
- **Land Use and Urban Form:**
 - Update the purpose and related policies of the Van Ness and Market Special Use District (SUD) to emphasize and incorporate uses that are neighborhood serving and accessible to sustainable transportation.
 - Add ‘arts organizations’ to the policy as an institution to be preserved and enhanced in the plan area.
 - Update Land Use Districts map and Height Districts map to reflect the changes are described in this case report.
- **Housing:**
 - Incorporate policy direction that promotes housing for families with children
 - Amend an existing policy to incorporate language on tenant protections
- **Sustainability and Climate Resilience:**
 - Incorporate various policy direction that supports sustainability and climate resilience such as air quality, biodiversity, energy efficiency, water conservation, and zero waste.
- **Historic Preservation:**
 - As previously written, the objective referred only to landmarks locally designated under Article 10 of the Planning Code and buildings that are formally listed in the California and National Registers. The objective has been revised to also refer to buildings identified under Article 11 of the Planning Code and buildings that have been determined eligible for listing in the California and National Registers.
- **Streets and Open Spaces:**
 - Update policies to reflect the conceptual designs from the Hub Public Realm Plan.
- **Area name:**
 - Update the name of this area. The Market and Octavia Area Plan referred to this area as “SoMa West.” The “Hub” is the historic name for this area. To avoid confusion with the Western SoMa Area Plan adopted subsequently in 2013 and to reflect the historic name for this neighborhood, the Plan Amendment revives the name “Hub” and changes it in the Market and Octavia Area Plan.
- **Maps:**
 - Map 1: Amend map with generalized land use districts
 - Map 3: Amend map with generalized maximum height districts
 - Map 4a: Amend map with most recent historic resource information for the Market and Octavia Plan area.
 - All maps: update with the Market and Octavia Area Plan boundary.

The key General Plan amendment for the Arts Element includes the following:

- Incorporate policy to encourage non-profits arts on the ground floor as avenues to the creative life and vitality of San Francisco

The key General Plan amendments for the Housing Element includes the following:

- Incorporate and update policies that promote housing for families with children in new and existing housing

For a complete list of the proposed General Plan amendments, see Exhibit VI-4 Summary of Revisions – General Plan.

PLANNING CODE AMENDMENT

The proposed Ordinance would amend the Planning Code to give effect to the Market and Octavia Area Plan Amendment.

The following are highlights of key planning code changes, organized by topic. For a detailed section-by-section explanation of the proposed amendments, see Exhibit VI-5 Summary of Revisions – Planning Code.

Area Name

In Section 249.22 (and throughout as needed locations), the name of the Special Use District (SUD) is proposed to remove “Downtown” from the name to read as Van Ness & Market Residential Special Use District. This is intended to clarify this neighborhood is distinct from downtown both in its character, the types of uses and the geographic location.

Neighborhood-Supporting Uses

Per Market and Octavia Area Plan 1.1.4, “As Soma West evolves into a high-density mixed-use neighborhood, encourage the concurrent development of neighborhood serving uses to support an increasing residential population”. As such, planning code amendments are proposed to reflect this intention.

To retain the essence of the NCT-3 controls and to support local, affordable and community serving retail, Section 249.33 would be amended to require a conditional use authorization for retail use sizes over 6,000 sq/ft and for formula retail uses. In addition, micro retail would be required in new development on certain lots.

Residential Orientation

To ensure that the primary land use in the area is residential, the Van Ness & Market Residential Special Use District would require a ratio of 3 sq/ft of residential uses to 1 sq/ft of non-residential uses. The dwelling unit mix requirements in the NCT-3 zoning districts would be carried over and applied to the entire area to provide more two- and three-bedroom units.

Parking

To minimize the amount of personal automobile trips and encourage active means of transportation, the Van Ness & Market Residential Special Use District would limit the amount of off-street parking allowed in this area.

Living Roofs

Per Market and Octavia Area Plan Objective 3.2 “Enhance environmental sustainability through building design”. The proposal would expand the existing living roof requirements for certain parcels.

Building Massing and Setback

The Plan conforms with the Urban Design Element and the Market and Octavia Area Plan through a number of zoning strategies. Per Section 249.33, lot coverage controls are updated so that projects would only be allowed 80% lot coverage for all floors containing residential uses. This is to ensure that projects provide open space and to reduce building mass. Height controls on alleys outlined in Planning Code Section 261.1 would continue to apply to those parcels that are currently zoned NCT-3. In addition, to ensure building forms that reflect the height proposal and conform with the plan’s design and policy objectives, projects would be allowed to seek certain exceptions outlined in Planning Code Section 270 (f)(1).

Public Benefits

The Plan proposes to update the Market and Octavia Community Improvements Neighborhood program and the Planning Code with specific infrastructure projects in the Hub area that have been identified through the community planning process and included in the Market and Octavia Area Plan: Hub Public Benefits Document. The Plan proposes to expand the boundary in which impact fee money can be spent to serve more people and to provide additional flexibility for the location of certain infrastructure projects including new childcare centers and parks. The Plan proposes to allow projects the option of providing in-kind improvements and receiving a fee-wavier for the Transportation Sustainability Fee (TSF) from the MTA Board. The Plan also proposes to allow projects to receive in-kind credit for the area plan affordable housing impact fees through additional provision of on-site units if they voluntarily choose to exceed the required amount. This strategy encourages the provision of on-site affordable units.

Process

The Plan also provides additional exceptions to requirements that could be granted by the Planning Commission as part of the 309 approval process. These exceptions include but are not limited to micro-retail, height and bulk, and minimum dwelling mix.

PLANNING CODE AND BUSINESS AND TAX REGULATION CODE AMENDMENTS

The proposed Ordinance would amend the Business and Tax Regulations Code and create a new Planning Code Section, 344, establishing the Hub Housing Sustainability District (Hub HSD). The proposed HSD would meet all requirements of AB 73, the state law adopted in 2017 enabling the creation of Housing Sustainability Districts, including specifying eligibility requirements for projects wishing to participate in the Hub HSD and establishing procedures for application, review, and approval. Eligible housing projects in the Hub HSD would be offered a ministerial approval process. The HSD would apply to parcels up to 120’ in height and would not apply to any projects seeking discretionary approval by the Planning Commission.

ZONING MAP AMENDMENT

The proposed Ordinance would amend the Zoning Use District Maps, the Height and Bulk District Maps and Special Use Districts Maps of the Planning Code consistent with the Market and Octavia Area Plan Amendment.

The following is a summary of the proposed changes:

Zoning

The Planning Department is proposing to expand the boundary of the Van Ness & Market Special Use District (SUD) and modify the zoning within the SUD boundary to create consistent land use controls and fee requirements across the area. This amendment would generally reclassify areas in the Plan area currently zoned NCT-3 (Moderate-Scale Neighborhood Commercial Transit District) to C-3-G (Downtown General Commercial). This amendment would also rezone some publicly owned parcels from NCT-3 to P. For further details, see Exhibit V-3 Zoning Districts Maps (Existing and Proposed).

Height and Bulk Districts

This plan amendment would establish maximum height and bulk limits on 18 sites within the Van Ness & Market Special Use District. The maximum height districts would be represented after the double slash (/). These maximum height districts could be granted by the Planning Commission as part of the 309 approval process. For further details, see Exhibit V-4 Height and Bulk Districts Maps (Existing and Proposed).

Special Use District

Currently the Van Ness and Market Special Use District covers all parcels zoned C-3-G. Under the proposal, the Van Ness and Market Special Use District would be expanded to include all parcels in the Hub area including those that are currently zoned NCT-3. For further details, see Exhibit V-5 Special Use Districts Maps (Existing and Proposed).

ISSUES AND CONSIDERATIONS

Racial and Social Equity Analysis

Understanding the benefits, burdens and opportunities to advance racial and social equity that proposed Planning Code and Zoning Map amendments provide is part of the Department's Racial and Social Equity Initiative. This is also consistent with the Mayor's Citywide Strategic Initiatives for equity and accountability and with the forthcoming Office of Racial Equity, which will require all Departments to conduct this analysis.

The Department completed a racial and social equity assessment for this project. The assessment begins with an attempt to gain a better understanding of the existing racial and social disparities, understanding who benefits from and who might be burdened by the project, and finally identifying strategies to advance racial and social equity.

As a key step in the racial and social equity assessment process, the following equity goals were established:

- Decrease displacement risk of low income, people of color and other vulnerable populations;
- Decrease displacement risk of small businesses in and adjacent to the Hub;
- Increase affordable housing options for low income residents and communities of color;
- Ensure sidewalks are comfortable and safe for everyone;

- Program impact fee money with an equity lens and engage vulnerable populations in the process to ensure that they benefit from investment and opportunities.

The benefits of government policies, programs, and plans have historically been unevenly distributed—generally away from people of color and other historically marginalized groups. As the City seeks to improve equity outcomes for people of color and other vulnerable populations, government action may result in a shift of the distribution of benefits to a larger proportion of its residents and businesses.

As is often the case with equity assessments, the answers for addressing racial and social inequities are complex and cannot be addressed by a single policy, project, or approach. This does not mean that we should not pursue policies that broadly address city objectives (e.g. building more housing, making streets safer, etc.), but rather that we craft regulatory and programmatic changes to more equitably benefit households with lower incomes and households of color.

The table below outlines the benefits and potential burdens from the project. In addition, during the community planning process, additional community concerns have been raised and are included in this assessment.

	DESCRIPTION
ANTICIPATED BENEFITS	<ul style="list-style-type: none"> ▪ More housing near major local and regional transit lines, providing access to jobs, amenities, and opportunities
	<ul style="list-style-type: none"> ▪ Significant new housing to improve the city’s job-housing ratio and fit without increasing the number of workers, and absorbing some housing demand from adjacent neighborhoods facing pressures
	<ul style="list-style-type: none"> ▪ Significant number of new affordable housing units and money for affordable housing for the City, maximizing the legally allowed requirements
	<ul style="list-style-type: none"> ▪ Improved streets and alleys, improved safety for people to walk and bike.
	<ul style="list-style-type: none"> ▪ New and improved open space and recreational amenities.
	<ul style="list-style-type: none"> ▪ No direct loss of existing housing units.
POTENTIAL BURDENS	<ul style="list-style-type: none"> ▪ Potential modest loss of retail and industrial jobs
	<ul style="list-style-type: none"> ▪ Over time, risk of small businesses displacement and turnover due to changing demographics and new retail demands.
	<ul style="list-style-type: none"> ▪ Displacement of homeless individuals due to new population tolerance for encampments.
ADDITIONAL COMMUNITY CONCERNS	<ul style="list-style-type: none"> ▪ Concerns that ground floor uses may not be neighborhood serving.
	<ul style="list-style-type: none"> ▪ Concerns that the design of new buildings, could be uninviting to a diverse population.
	<ul style="list-style-type: none"> ▪ Concerns that new market rate housing could add to gentrification pressures in adjacent neighborhoods.

The Market and Octavia Area Plan Amendment has a relatively broad focus that touches many topic areas including housing, transportation, the public realm including streets and open spaces, economic development and community stabilization. Many of these topics are interconnected and have broader citywide and even regional implications. Thus, strategies need to be coordinated at a local and regional level with relevant city agencies and community members to accentuate the benefits and mitigate the burdens to the greatest extent possible.

In addition to the strategies provided below, additional strategies including the Planning Department’s broader Racial & Social Equity Initiative, Community Stabilization Initiative, and the City’s Cultural Districts Program are applicable to the Hub neighborhood.

	<i>DESCRIPTION</i>
STRATEGIES TO MITIGATE BURDENS	<ul style="list-style-type: none"> ▪ Build more housing, including affordable housing.
	<ul style="list-style-type: none"> ▪ Limit direct displacement by not increasing heights on sites with existing housing.
	<ul style="list-style-type: none"> ▪ Expand boundary in which impact fee money can be spent to serve a larger population including low income residents and communities of color in adjacent neighborhoods.
	<ul style="list-style-type: none"> ▪ Work with private development to conduct outreach to better reach low income residents and communities of color
	<ul style="list-style-type: none"> ▪ Harness existing city programs around housing and small business protection, preservation and production.
	<ul style="list-style-type: none"> ▪ Transition potential homeless encampments with support from the Department of Homelessness and Supportive Housing (HSH).
	<ul style="list-style-type: none"> ▪ Add a new policy in the Market and Octavia Area Plan to apply a racial and social equity lens to future planning decisions.

Monitoring of government programs, policies, and processes using a consistent set of metrics is a critical element in advancing racial and social equity. There are several existing monitoring processes in place to evaluate housing production and residential and commercial displacement trends. These are helpful resources to understand and track both citywide and neighborhood trends around these topics. The Interagency Plan Implementation Committee (IPIC) produces an annual report that provides a snapshot of certain area plans including impact fee projections and a summary of how impact fee money is spent. This is a resource that could be used to understand and track how impact fee money is being spent in communities of color. Most relevant to the Hub area, the City produces a 5-year monitoring report of the Market and Octavia Area Plan. The report covers office and retail development and employment trends; housing production and conversion trends; affordable housing; and project entitlement requirements and fees. Additional demographic and business trends related to displacement could be included in this monitoring report.

The table below summarizes specific monitoring elements that could be used to address the five racial and social equity goals that have been established for this project.

EQUITY GOAL	Monitoring Element
Decrease displacement risk of low income, people of color and other vulnerable populations.	Track neighborhood demographics, specifically the black, native American/American Indian, Latino, and Asian population such as such as Filipino, Samoan, and Vietnamese among other groups. ² Track other vulnerable populations such as seniors, low income households and homeless individuals.
Decrease displacement risk of small businesses in and adjacent to the Hub.	Work with OEWD to monitor commercial displacement for businesses owned by people of color and address the issue through their programs.
Increase affordable housing options for low income residents and communities of color.	Work with MOHCD to support their efforts to increase awareness about affordable housing opportunities in the Hub and understand the racial composition of new residents.
Ensure sidewalks are comfortable and safe for everyone.	Track severe and fatal injuries on streets within the Hub area.
Program impact fee money with an equity lens and engage vulnerable populations in the process to ensure that they benefit from investment and opportunities.	Apply the racial and social equity tool to impact fee programming.

RECOMMENDATION

The Department recommends that the Commission recommend approval of the resolution to initiate the General Plan, Planning Code, Business and Tax Regulations Code and Zoning Map amendments for consideration on or after March 12, 2020

REQUIRED COMMISSION ACTION

The proposed resolutions are is before the Commission so that it may initiate the proposed Ordinances and schedule a time for the ordinances to be heard for adoption.

² Assessing and tracking demographics in a small area like the Hub, distinct from the larger surrounding neighborhoods, is very challenging using available Census tools which typically provide data for larger geographies and boundaries that do not align with this area. The Hub includes several much larger Census tracts that cover significant parts of the Mission, Hayes Valley, SoMa, and Civic Center/Tenderloin neighborhoods.

ENVIRONMENTAL REVIEW

The Department published the Draft Environmental Impact Report in July 2019. The Planning Commission will consider certification of the Final Environmental Impact Report on The Hub Plan, 30 Van Ness Avenue Project, 98 Franklin Street Project, and Hub Housing Sustainability District (HSD) and adoption of CEQA findings at a hearing on or after March 12, 2020 prior to considering action on the General Plan Amendments and other ordinances.

RELATED ACTIONS

The legislation before the Planning Commission is described in this executive summary and includes amendments to the Market and Octavia Area Plan and other General Plan amendments, amendments to the Planning Code and the Business and Tax Regulations Code and amendments to the Zoning Maps.

RECOMMENDATION:	Initiate and Consider Adoption on or after March 12, 2020
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Attachments:

- Exhibit II-1: General Plan Amendments Initiation Draft Resolution
- Exhibit II-2: General Plan Amendments Proposed Ordinance
- Exhibit III-1: Planning Code Amendments Initiation Draft Resolution
- Exhibit III-2: Planning Code Amendments Proposed Ordinance
- Exhibit IV-1: Business and Tax Regulation Code and Planning Code Amendments Initiation Draft Resolution
- Exhibit IV-2: Business and Tax Regulation Code and Planning Code Amendments Proposed Ordinance
- Exhibit V-1: Zoning Map Amendments Initiation Draft Resolution
- Exhibit V-2: Zoning Map Amendments Proposed Ordinance
- Exhibit V-3: Zoning Districts Maps (Existing and Proposed)
- Exhibit V-4: Height and Bulk Districts Maps (Existing and Proposed)
- Exhibit V-5: Special Use Districts Maps (Existing and Proposed)
- Exhibit VI-1: Market and Octavia Area Plan: Hub Public Benefits Document
- Exhibit VI-2: Market and Octavia Community Improvements Program (Appendix C)
- Exhibit VI-3: Market and Octavia Area Plan: Hub Public Realm Plan
- Exhibit VI-4: Summary of Revisions – General Plan
- Exhibit VI-5: Summary of Revisions – Planning Code
- Exhibit VI-6: Market and Octavia Area Plan Maps 1-12