



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Resolution

HEARING DATE FEBRUARY 13, 2020

Project Name: **Market and Octavia Area Plan Amendment**
Case Number: **2015-000940MAP**
Initiated by: Planning Commission
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Recommendation: **Initiate and Schedule for Adoption on or After March 12, 2020**

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ADOPTING A RESOLUTION OF INTENTION TO INITIATE AMENDMENTS TO THE ZONING MAPS TO INCORPORATE AMENDMENTS TO THE MARKET AND OCTAVIA AREA PLAN.

WHEREAS, Section 4.105 of the Charter of the City and County of San Francisco mandates that the Planning Commission (hereinafter "Commission") shall periodically recommend to the Board of Supervisors for approval or rejection proposed amendments to the General Plan in response to changing physical, social, economic, environmental or legislative conditions; and

WHEREAS, in 2008 the City adopted the Market and Octavia Area Plan, including new land use controls, height controls and proposed community improvements. The "Hub" neighborhood (hereinafter "Plan Area") was included within the boundaries of the Market and Octavia Area Plan. The Plan includes numerous policies that support a vision for the Hub as a "vibrant new mixed-use neighborhood," and it also created the Van Ness and Market Downtown Residential Special Use District (SUD). This SUD facilitates the development of a transit-oriented, high-density, mixed-use residential neighborhood around the intersections of Market Street and Van Ness Avenue and Mission Street and South Van Ness Avenue.

WHEREAS, while the Market and Octavia Area Plan established a new framework for development, the San Francisco Planning Department (herein after "Planning Department") did not receive many major development applications in the Hub neighborhood until 2012 (four years after the plan was adopted) due to the Great Recession.

WHEREAS, 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 public benefits package and prioritize projects for implementation.

WHEREAS, The Planning Department is seeking to make amendments to the existing Market and Octavia Area Plan. Amendments to the General Plan, Planning Code, Business and Tax Regulations

Code, Zoning Map, and public benefits document provide a comprehensive set of policies and implementation programming to realize the vision of the Hub area as originally described in the Market and Octavia Area Plan; and

WHEREAS, The Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider initiation of the proposed Ordinance on February 13, 2020; and

WHEREAS, the Planning Department commenced the California Environmental Quality Act (CEQA) process in December 2017, released an Initial Study Draft Environmental Impact Report in July 2019; and will complete the environmental review process prior to the Commission taking action on the proposed Ordinance; and

WHEREAS, the Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Planning Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Planning Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

WHEREAS, the Commission has reviewed the proposed Ordinance; and

WHEREAS, as a means to implement the goals of the General Plan that are specific to the Market and Octavia Area Plan, the Department is proposing Zoning Map amendments that would generally reclassify areas in the Plan area currently zoned NCT-3 to C-3-G. This amendment would also rezone some publicly owned parcels from NCT-3 to P. These amendments would also include classifying all parcels within the Plan area to be within the Van Ness and Market Special Use District and establish revised maximum height and bulk districts on certain lots. These changes correspond to conforming amendments to Sectional Maps ZN07, HT07 and SU07 of the Zoning Maps of the City and County of San Francisco; and

WHEREAS, the proposed Zoning Map amendments specify the application of Planning Code amendments to specific parcels; and

WHEREAS, the proposed zoning map amendments to land use, special use, height and bulk districts are contained in the proposed Ordinance, approved as to form by the City Attorney and attached hereto as Exhibit V-2. In related actions, the Department is proposing amendments to the Planning Code and to the General Plan, which include amending the Market and Octavia Area Plan, and amending relevant General Plan Elements.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Planning Code Section 302(b), the Commission adopts a Resolution of Intention to Initiate Amendments to the Zoning Maps of the City and County of San Francisco, including amendments to Sectional Maps ZN07, HT07 and SU07, as contained in the proposed Zoning Map amendment Ordinance, approved as to form by the City Attorney and attached here to as Exhibit V-2.

AND BE IT FURTHER RESOLVED, that pursuant to Planning Code Section 306.3, the Commission authorizes the Planning Department to provide appropriate notice for a public hearing to consider the above referenced Zoning Map amendments contained in the proposed Ordinance, approved as to form by the City Attorney and attached hereto as Exhibit V-2, to be considered at a publicly noticed hearing on or after **March 12, 2020**

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on February 13, 2020

Jonas P. Ionin
Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED: