

Summary of General Plan Revisions to the Market and Octavia Area Plan

This document conveys revisions as part of the Market and Octavia Area Plan Amendment legislative package.

#	Topic	Change	Rationale
Introduction and Chapter 1	Racial and Social Equity	Incorporates a policy to apply a racial and social equity lens to the community planning process	The City has made a commitment to racial and social equity as a core tenet of our values, culture, and institutional practices. Incorporating practices of equity in this area plan is essential for equitable planning.
Chapter 1 and through out	Land Use and Urban Form	Change the name SoMa West to “the Hub”	The intersection of Market, Valencia, Haight and Gough Streets was once known as “The Hub” because of the area’s distinctive block pattern and intersection for the four cable car lines as they traveled across the City. The name eventually came to represent the surrounding neighborhood as well, which is the basis for the Van Ness and Market Special Use District (SUD).
Chapter 1 and through out	Land Use and Urban Form	Update the purpose and related policies of the SUD to emphasize and incorporate uses that are neighborhood serving and accessible to sustainable transportation. The intent of this SUD to encourage uses that support neighborhood residents and businesses. Remove “Downtown” from the name of the SUD, to read as Van Ness & Market Residential Special Use District (note: name amendment occurs in other applicable code areas)	Per MO Policy 1.1.4, As Soma West or the “Hub” area evolves into a high-density mixed-use neighborhood, encourage the concurrent development of neighborhood serving uses to support an increasing residential population. The name of the SUD is amended to reflect this intention. Other specific language that supports this intent has been added as well.
Figure 3	Land Use and Urban Form	Remove table	Table is outdated and too specific to be included in the General Plan as zoning standards often change and the General Plan can only be amended through a legislative process.
Map 1	Land Use	Amend map with generalized land use districts	Specific land use designations should not be contained in the General Plan as zoning standards often change and the General Plan can only be amended through a legislative process.
Policy 1.1.6	Land Use and Urban Form	Add ‘arts organizations’ to the policy as an organization to be preserved and enhanced in the plan area.	Arts Organizations, including community-based arts and cultural organizations are vital assets that should be preserved and enhanced in the plan area.
Policy 1.2.4	Urban Form	Update policy based on proposed heights	The street wall helps define public space, city identity, and promote interesting pedestrian spaces. Complies with existing Urban Design Guidelines.

#	Topic	Change	Rationale
Map 3	Urban Form	Amend map with generalized maximum height districts	Specific height designations should not be contained in the General Plan as zoning standards often change and the General Plan can only be amended through a legislative process.
Chapter 2	Housing	Elaborates on existing policy to consider amenities for families with children in residential buildings.	Maximize the amount and types of housing in the neighborhood to serve a wide variety of people, including a range of family compositions.
Objective 2.3	Housing	Delete specific data reference.	Non-substantive change to explanatory text.
Objective 2.3	Housing	Amend policy to incorporate language on tenant protections and preserving the affordability of existing housing stock	Preservation of existing housing affordable to vulnerable populations and tenant protections are two effective strategies to reduce the risk of displacement and mitigate its impacts on vulnerable populations.
Chapter 3, 4 and through out	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.	Policies support existing Citywide climate resilience and biodiversity goals: a net-zero emission city that is climate adapted to protect people from extreme heat, flooding, and poor air quality; where local plants and wildlife thrive; and people are connected to nature every day.
Objective 3.3	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.	The language was revised to accurately reflect the full range of buildings that are considered historic resources for the purposes of review by the Planning Department.
Policy 3.6 + Map 4a.	Historic Preservation	Updated map and policy with current information.	As written, the policy and map did not refer to the findings of the 2018/19 Hub Historic Resource Survey, which identified five new individual historic resources and clarified the historic status of other buildings.
Chapter 4	Streets and Open Spaces	Define term public realm	Non-substantive change to explanatory text
Policy 4.1.4.	Streets and Open Spaces	Amend policy to encourage inclusion of public art projects and programs in the design of building facades fronting streets and alleys.	Public art plays an essential role in the civic life of our city. In urban places like the Market and Octavia neighborhood, where streets, parks, and plazas are where civic life unfolds, public art takes on a broad range of meanings that enriches the overall quality of public space.

#	Topic	Change	Rationale
Policy 4.2.1	Streets and Open Spaces	Remove completed action	McCoppin Plaza design has been completed. Added considerations for future design if space were to be redesigned.
Policy 4.3.1	Streets and Open Spaces	Update policy with City’s Better Market Street project	Better Market Street adopted in 2019.
Chapter 4, 5 +7	Streets and Open Spaces	Update policies with current conceptual design intent from the Hub Public Realm Plan. Remove Figures 11 + 12 as they are updated through Hub Public Realm Plan.	The Hub Public Realm Plan includes conceptual designs of various public spaces, including streets and alleys. These designs have been development through the community planning processes, building off initial ideas from the Market and Octavia Area Plan. Also removes outdated content associated with various approved streetscape/transit projects such as Van Ness BRT.
Map 10	Balancing Transportation Choices	Updated Map 10: “Frontages Where Curb Cuts Are Not Permitted” Map with current zoning	Update map with accurate data.
Policy 5.1.4	Balancing Transportation Choices	Update Transit Impact Development Fee (TIDF) with newly renamed fee (TSF).	Update to reflect the current name of the fee.
Policy 5.2.5	Balancing Transportation Choices	Policy has been amended to consider building design when designing off street loading	When developments are required to have off-street loading the building design and accurate demand of loading space should be consider to minimize impacts to the public realm.
All Maps		Map Clean Up	Non-substantive change to plan area boundary.
Various Chapters	varies	varies	Non-substantive change to explanatory text, including correcting typos, and/or deletion due to outdated information, or renumbering as needed.
Arts Element	Arts Organizations	Add new policy to encourage non-profit arts on the ground floor	Non-profit art organizations are critical to strengthening neighborhoods, building community infrastructure and fostering positive social change. In order for them to continue operation and remain accessible to residents and visitors, the City should support policies that encourage that ground floor space be made available for non-profit arts organizations.
Housing Element, Policy 4.1 + 4.2	Housing Element	Add new Policy 4.1 to promote housing for families with children in new development by locating multi-bedroom units near common open space and amenities or with easy access to the street; and by incorporating child-friendly amenities into common open and indoor spaces. Refine Policy 4.2 to center on existing housing.	Retaining families promotes sustainable communities and public health benefits. Families contribute to the local economy, culture and community.

