

LEGISLATIVE DIGEST

[Zoning Map - Transit Center District Plan]

Ordinance: 1) amending City and County of San Francisco Zoning Maps Sheets ZN01, HT01, SU01, and PD01 to revise use districts and height and bulk districts within the Transit Center District Plan Area, to place certain properties in the Transit Center C-3-O(SD) Commercial Special Use District, and to add properties into the New Montgomery-Mission-Second Street Conservation District; 2) making environmental findings and findings of consistency with the General Plan as proposed for amendment and Planning Code Section 101.1.

Existing Law

The City's Zoning Map, part of the Planning Code, assigns zoning districts and height and bulk districts to property. The Zoning Map also contains Special Use Districts and Preservation Districts which include specific controls in the respective Special Use District or Preservation District.

Amendments to Current Law

This legislation would assign certain properties to the Downtown Office Special Development District, referred to as C-3-O(SD), and the Transit Center C-3-O(SD) Commercial Special Use District. The Ordinance also would amend the height and bulk districts in these zones, generally increasing allowable heights, creating a new bulk district (S-2) for building heights of 600 feet or greater, and authorizing the permissible heights on certain parcels in excess of 600 feet, including the signature Transit Tower property with a height of up to 1,000 feet. The Ordinance would adopt environmental findings and findings of consistency with the General Plan and priority policies of Planning Code Section 101.1.

Background Information

This Ordinance is part of companion legislation concerning the Transit Center District Plan, a sub-area plan of the Downtown Plan which is neighborhood area plan in the City's General Plan.