

## **LEGISLATIVE DIGEST**

[Planning Code - Zoning Map Amendment - Correction to Market and Octavia Area Plan Zoning]

**Ordinance amending Zoning Map Sheet 2 of the City and County of San Francisco Planning Code to include parcels inadvertently excluded from the Zoning Map amendment adopted to implement the Market and Octavia Plan (Ordinance No. 72-08) affecting the area roughly bounded by a line beginning at the intersection of Buchanan and Fell Street, continuing northwest, thence northeast on Grove Street, continuing northwest at Laguna Street, thence heading northeast on Turk Street, continuing southeast at Franklin Street, thence continuing southwest at Fell Street to the starting point at the intersection of Buchanan Street, to eliminate use districts within the Market and Octavia Plan Area and replace them with revised use districts, consistent with those proposed in the Market and Octavia Area Plan; and making various findings, including CEQA findings and findings of consistency with the General Plan and Planning Code Section 101.1.**

### Existing Law

The Board adopted the Market and Octavia Plan in 2008, including amending the General Plan, Planning Code and Zoning Map. The 2008 Zoning Map amendments established the boundaries for the new zoning and height districts envisioned in the Market and Octavia Area Plan by amending a number of zoning maps including Sectional Map 2. The amendments to the Zoning Map established three new zoning districts and revised height and bulk districts in the area around Market Street and Octavia Boulevard, consistent with the Market and Octavia Area Plan outlined in the accompanying ordinances amending the San Francisco General Plan and Planning Code.

Generally, on Sectional Map 2, existing neighborhood commercial districts become “neighborhood commercial-transit” districts, and the residential districts become “residential transit-oriented” districts. The Hayes Neighborhood Commercial District became the Hayes Neighborhood Commercial Transit District. These districts were further defined in the accompanying ordinance amending the San Francisco Planning Code.

### Amendments to Current Law

Due to the inadvertent deletion of some Assessor's Blocks and lots in the zoning map amendment proposed by the Planning Commission (“introduced zoning map amendment”), several hundred parcels on Zoning Map Sheet 2 that were proposed to be rezoned to new use districts were not included on the final, adopted ordinance (Ordinance No. 72-08). The proposed ordinance implements the zoning on the deleted parcels. As with the introduced

zoning legislation, generally, on Sectional Map 2, existing neighborhood commercial districts become “neighborhood commercial-transit” districts, and the residential districts become “residential transit-oriented” districts. The Hayes Neighborhood Commercial District became the Hayes Neighborhood Commercial Transit District.

Background Information

In adopting Ordinance No. 72-08 entitled "Zoning Map Amendment in connection with the Market and Octavia Area Plan" an administrative error occurred such that a number of lots proposed to be re-zoned were inadvertently deleted from the ordinance ("deleted lots"). The Board of Supervisors intends that this ordinance shall correct this error and zone the deleted lots as originally intended in the introduced Zoning Map Amendments, dated April 4, 2007 and recommended to the Board for approval by the Planning Commission in Resolution No. 17410.