



# SAN FRANCISCO PLANNING DEPARTMENT

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June 16, 2017

Ms. Angela Calvillo, Clerk  
Board of Supervisors  
City and County of San Francisco  
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San Francisco, CA 94102

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**Re: Transmittal of Planning Department  
Case Number 2009.0159GPAMAP:  
1540 Market Street General Plan and Zoning Map Amendments**

**BOS File No:     (pending)     Planning Code, Zoning Map – 1540 Market Street  
Planning Commission Recommendation: Approval of Planning Code Text and Zoning Map  
Amendments**

**BOS File No:     (pending)     General Plan Amendment  
Planning Commission Recommendation: Approval of General Plan Amendment**

Dear Ms. Calvillo,

On February 23, 2017 the Planning Commission adopted Resolutions 19860 and 19861 to initiate legislation entitled, (1) "Ordinance amending the General Plan by revising the height designation for the One Oak Street project, at the Van Ness / Oak Street / Market Street intersection, Assessor's Block 0836 Lots 001 and 005 on Map 3 of the Market and Octavia Area Plan and on Map 5 of the Downtown Area Plan"; and (2) "Ordinance amending the Planning Code to change the height and bulk district classification of Block 0836, portions of Lots 001 and 005 for the One Oak Project, at the Van Ness / Oak Street / Market Street Intersection, as follows: rezoning the eastern portion of the property, along Van Ness Avenue, located at Assessor's Block 0836, Lot 001 (1500 Market Street) from 120/400-R-2 to 120-R-2; and rezoning the central portion of the property, located at Assessor's Block 0836, Lot 005 (1540 Market Street) from 120-R-2 to 120/400-R-2."

On June 15, 2017 the San Francisco Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the adoption of the proposed Planning Code, Zoning Map Amendment Ordinance and the related General Plan Amendment Ordinance, which were initiated by the Planning Commission.

The Proposed General Plan Amendment Ordinance, would amend Map 3, "Height Districts" of the Market and Octavia Area Plan, and Map 5, "Proposed Height and Bulk Districts" of the Downtown Area Plan of the General Plan. On Map 3 of the Market and Octavia Area Plan, the height of said parcels would change 688 square feet of Assessor's Block 0836, Lot 001 from 400' tower/120' podium to 120', and 688 square feet of Block 0836, Lot 005 from 120' to 400' tower/120' podium. On Map 5 of the Downtown Area

Plan, the height and bulk of the same area of Lot 001 would change from 150-S to 120-R-2 and Lot 005 would change from 120-F to 120/400-R-2.

The Proposed Zoning Map Amendment Ordinance would reclassify the height and bulk of the same portion of Block 0836, Lot 001 from 120/400-R-2 to 120-R-2, and Block 0836, Lot 005 from 120-R-2 to 120/400-R-2.

At the June 15, 2017 hearing, the Commission voted to recommend approval of the proposed General Plan and Zoning Map Amendment Ordinances. Please find attached documents relating to the Commission's action. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,



Aaron Starr  
Manager of Legislative Affairs

cc:

Mayor's Office, Nicole Elliot  
Supervisor London Breed  
District 5 Legislative Aide, Samantha Roxas  
Deputy City Attorney, Andrea Ruiz-Esquide  
Deputy City Attorney, Jon Givner

Attachments (one copy of the following):

- Planning Commission Motion No. 19938 – Final EIR Certification
- Planning Commission Motion No. 19939 – Adoption of CEQA Findings
- Planning Commission Resolution No. 19941 – Adoption approval recommendation for the Ordinance entitled, "Ordinance amending the General Plan by revising the height designation for the One Oak Street project, at the Van Ness / Oak Street / Market Street intersection, Assessor's Block 0836 Lots 001 and 005 on Map 3 of the Market and Octavia Area Plan and on Map 5 of the Downtown Area Plan"
- Planning Commission Resolution No. 19942 – Adoption of approval recommendation of Ordinance entitled, "Ordinance amending the Planning Code to change the height and bulk district classification of Block 0836, portions of Lots 001 and 005 for the One Oak Project, at the Van Ness / Oak Street / Market Street Intersection, as follows: rezoning the eastern portion of the property, along Van Ness Avenue, located at Assessor's Block 0836, Lot 001 (1500 Market Street) from 120/400-R-2 to 120-R-2; and rezoning the central portion of the property, located at Assessor's Block 0836, Lot 005 (1540 Market Street) from 120-R-2 to 120/400-R-2."
- Planning Commission Motion No. 19943 – Downtown Project Authorization
- Planning Commission Motion No. 19944 – Conditional Use Authorization
- Planning Commission Motion No. 19940 – Shadow Study
- Planning Commission Resolution No. 19860 – Initiation of General Plan Amendments
- Planning Commission Resolution No. 19861 – Initiation of Zoning Map Amendments