

LEGISLATIVE DIGEST
(Substituted, 6/23/20)

[Zoning Map - Van Ness and Market Residential Special Use District]

Ordinance amending the Zoning Map of the Planning Code to amend the boundaries of the Van Ness and Market Residential Special Use District, and make other amendments to the Height and Bulk District Maps and Zoning Use District Maps consistent with amendments to the Market and Octavia Area Plan, encompassing an area generally bounded by Haight Street from Octavia Boulevard to Gough Street, Gough Street from Haight Street to Page Street, Franklin Street from Page Street to Fell Street, Fell Street from Franklin Street to Van Ness Avenue, Van Ness Avenue from Fell Street to Hayes Street, Hayes Street from Van Ness Avenue to Larkin Street, Market Street from Ninth Street to 10th Street, midblock between 10th Street and 11th Street from Market Street to Mission Street, Mission Street from 10th Street to Washburn Street, a portion of Washburn Street, Minna Street from 10th Street to just past Lafayette Street (with certain lots excluded), midblock between Lafayette Street and 12th Street to Howard Street, Howard Street just north of 12th and 13th Streets, and 13th Street to Octavia Boulevard and Haight Street; and making environmental findings, including adopting a statement of overriding considerations, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Existing Law

Currently, Zoning Use District Map ZN07, Height and Bulk District Map HT07, and Special Use District Map SU07 reflect zoning districts, height and bulk controls, and controls for the Van Ness & Market Downtown Residential Special Use District in a portion of the Market and Octavia Plan Area.

Amendments to Current Law

The ordinance would amend Zoning Use District Map ZN07, Height and Bulk District Map HT07, and Special Use District Map SU07 to expand the Van Ness & Market Residential Special Use District, change the zoning district for certain parcels, and change height and bulk controls, consistent with related amendments to the Market and Octavia Area Plan.

Background Information

The proposed ordinance is intended to be considered in conjunction with three other ordinances to give effect to amendments to the Market and Octavia Area Plan: (1) an ordinance to amend the General Plan; (2) an ordinance to amend the Planning Code; and an ordinance to amend the Business and Tax Regulations Code and Planning Code.