

LEGISLATIVE DIGEST

[General Plan - Amendments to the Market and Octavia Area Plan]

Ordinance amending the General Plan to amend the Market and Octavia Area Plan; making conforming amendments to the Arts Element and the Housing Element; 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

State law requires cities and counties to prepare and adopt a comprehensive, long-term General Plan for development. The General Plan may address any subjects that, in the judgment of the Board of Supervisors, relate to the physical development of the City.

The City's General Plan contains Housing and Arts elements, among others. It also contains several area plans, including the Market and Octavia Area Plan. The Board of Supervisors amends these elements and plans from time to time to reflect changed circumstances.

The Market and Octavia Area Plan, adopted in 2008, provides land use controls and proposed community improvements for the Market and Octavia neighborhood, including the "Hub" area surrounding the intersection of Market Street and Van Ness Avenue, and Mission Street and South Van Ness Avenue. The Market and Octavia Area Plan envisions the Hub as a vibrant new mixed-use neighborhood.

Amendments to Current Law

The proposed legislation would amend the Market and Octavia Area Plan by updating the policies and implementation programming for the Hub area, in order to realize the vision for the Hub as originally described in the Market and Octavia Area Plan. The proposed legislation also includes various text amendments to the Arts Element and Housing Element of the General Plan to reflect the Market and Octavia Area Plan amendments.

Background Information

The Planning Department initiated a community planning process for the Hub area in 2016, with the goals of increasing housing and affordable housing near transit, developing updated designs for the public realm, and updating the Market and Octavia public benefits program. The Planning Commission initiated this ordinance, pursuant to Planning Code section 340, on February 13, 2020. This ordinance is a companion to other legislative approvals that would

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give effect to the Market and Octavia Area Plan amendments in this ordinance, including amendments to the Planning Code, Business and Tax Regulations Code, and Zoning Map.

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