

1 [General Plan Amendments - One Oak Street Project]

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3 **Ordinance amending the General Plan by revising the height and bulk designations for**
 4 **the One Oak Street project, at the Van Ness Avenue / Oak Street / Market Street**
 5 **Intersection, Assessor's Parcel Block No. 0836, Lot Nos. 001 and 005, on Map 3 of the**
 6 **Market and Octavia Area Plan and on Map 5 of the Downtown Area Plan; adopting**
 7 **findings under the California Environmental Quality Act; making findings of**
 8 **consistency with the General Plan as proposed for amendment, and the eight priority**
 9 **policies of Planning Code, Section 101.1; and adopting findings of public necessity,**
 10 **convenience, and welfare under Planning Code, Section 340.**

11 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
 12 **Additions to Codes** are in *single-underline italics Times New Roman font*.
 13 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
 14 **Board amendment additions** are in double-underlined Arial font.
 15 **Board amendment deletions** are in ~~strikethrough Arial font~~.
 16 **Asterisks (* * * *)** indicate the omission of unchanged Code
 17 subsections or parts of tables.

15

16 Be it ordained by the People of the City and County of San Francisco:

17 Section 1. Findings.

18 (a) The One Oak Street project (Assessor's Block 0836, Lots 001 and 005, referred to
 19 herein as the "Project") is planned for an approximately 0.43 acre site located at the western
 20 corner of the Van Ness Avenue, Oak Street and Market Street intersection. The easternmost
 21 portion of the building site, at 1500 Market Street, is currently occupied by an existing three-
 22 story, 2,750-square-foot commercial building, built in 1980. Immediately west of the 1500
 23 Market Street building is an existing 47-car surface commercial parking lot. The westernmost
 24 portion of the site at 1540 Market Street is occupied by a four-story, 48,225-square-foot
 25 commercial office building, built in 1920.

1 (b) The Project would demolish existing improvements and construct a 40-story
2 residential building with ground floor retail space and three levels of underground parking at
3 One Oak Street. The proposed building would include 304 dwelling units, approximately
4 4,110 square feet of retail, and 136 vehicular parking spaces.

5 (e) On February 23, 2017, in Resolution No. 19860, the Planning Commission initiated
6 this legislation in accordance with Planning Code Section 340. This Resolution is on file with
7 the Clerk of the Board of Supervisors in File No. 170750.

8 (f) On June 15, 2017, in Motion No. 19938, the Planning Commission certified as
9 adequate and complete the One Oak Street Final Environmental Impact Report (the "FEIR"
10 found in Planning Case No. 2009.0159E) in accordance with the California Environmental
11 Quality Act ("CEQA", California Public Resources Code Sections 21000 et seq.) and
12 Administrative Code Chapter 31. Said Motion is on file with the Clerk of the Board of
13 Supervisors in File No. 170750 and is incorporated herein by reference. Copies of the FEIR
14 and Motion No. 19938 are on file with the Clerk of the Board of Supervisors in File No. 170750
15 and are incorporated herein by reference. In addition, other documents, reports, and records
16 related to the FEIR and Project approvals are on file with the Planning Department custodian
17 of records, and located at 1650 Mission Street, Fourth Floor, San Francisco, California,
18 94103. The Board of Supervisors treats these additional Planning Department records as part
19 of its own administrative record and incorporates such materials by reference herein.

20 (g) At the same hearing, in Motion No. 19939, the Planning Commission adopted
21 CEQA Findings, including a Mitigation Monitoring and Reporting Program. In accordance with
22 the actions contemplated herein, this Board has reviewed the FEIR and the record as a
23 whole, and adopts and incorporates by reference, as though fully set forth herein, the CEQA
24 Findings pursuant to CEQA. A copy of said Motion No. 19939 is on file with the Clerk of the
25 Board of Supervisors in File No. 170750 and is incorporated herein by reference.

1 (h) On June 15, 2017, in Resolution No. 19941, the Planning Commission adopted
2 findings that the actions contemplated in this ordinance are consistent, on balance, with the
3 City's General Plan as proposed for amendment and eight priority policies of Planning Code
4 Section 101.1. The Board adopts these findings as its own. A copy of said Resolution is on
5 file with the Clerk of the Board of Supervisors in File No. 170750 and is incorporated herein by
6 reference.

7 (i) In this same Resolution, the Planning Commission in accordance with Planning
8 Code Section 340 determined that this ordinance serves the public necessity, convenience,
9 and general welfare. The Board of Supervisors adopts as its own these findings.

10 (j) This ordinance is companion legislation to an ordinance that revises the Zoning
11 Map for the One Oak Street project. That ordinance is on file with the Clerk of the Board of
12 Supervisors in File No. 170751.

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14 Section 2. The General Plan is hereby amended by revising the Market and Octavia
15 Area Plan as follows:

16 Revise Map 3 to reclassify the height limit of the eastern 15 feet of Assessor's Block
17 0836, Lot 001 from 400' tower/120' podium to 120', and a 4'-7.5" wide area located 28'-3" from
18 the western edge of Assessor's Block 0836, Lot 005 from 120' to 400' tower/120' podium as
19 described below:

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Description of Property	Height Districts to be Superseded
Assessor's Block 0836, Lot 001 (eastern 15 feet)	400' Tower / 120' Podium

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23
24
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1	Assessor's Block 0836, Lot 005 (4'-7.5"	120'
2	wide area located 28'-3" from western	
3	edge)	

5	Description of Property	Height Districts Hereby Approved
6	Assessor's Block 0836, Lot 001 (eastern	120'
7	15 feet)	
8	Assessor's Block 0836, Lot 005 (4'-7.5"	400' Tower/120' Podium
9	wide area located 28'-3" from western	
10	edge)	

11
12 Section 3. The General Plan is hereby amended by revising the Downtown Area Plan
13 as follows:

14 Revise Map 5 to reclassify the height and bulk of the same Assessor's Block and Lots
15 from 150-S and 120-F to 120-R-2 and 120/400-R-2 as described below:

17	Description of Property	Height Districts to be Superseded
18	Assessor's Block 0836, Lot 001 (eastern	150-S
19	15 feet)	
20	Assessor's Block 0836, Lot 005 (4'-7.5"	120-F
21	wide area located 28'-3" from western	
22	edge)	

24	Description of Property	Height & Bulk Districts Hereby
25		Approved

1	Assessor's Block 0836, Lot 001 (eastern	120-R-2
2	15 feet)	
3	Assessor's Block 0836, Lot 005 (4'-7.5"	120/400-R-2
4	wide area located 28'-3" from western	
5	edge)	

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7 Section 4. Effective Date. This ordinance shall become effective 30 days after

8 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the

9 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board

10 of Supervisors overrides the Mayor's veto of the ordinance.

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12 APPROVED AS TO FORM:

13 DENNIS J. HERRERA, City Attorney

14 By: _____

15 ANDREA RUIZ-ESQUIDE

16 Deputy City Attorney

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