

LEGISLATIVE DIGEST

[Planning Code, Zoning Map - One Oak Street Project]

Ordinance amending the Zoning Map of the Planning Code to change the height and bulk districts for the One Oak Street project, Assessor's Parcel Block No. 0836, Lot Nos. 001, 002, 003, 004, and 005, to increase the allowed height for the podium of the building, from the current base height limit of 120 feet to 140 feet; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Existing Law

The Zoning Map includes height and bulk districts that set forth the authorized height and bulk of buildings in the different areas of the City.

The One Oak Street project is located at the northwest corner of the intersection of Market Street, Oak Street, and Van Ness Avenue, in the southwestern portion of San Francisco's Downtown/Civic Center neighborhood, within the Market and Octavia Plan Area. The project, as initially approved in 2017, contained 304 dwelling units within a 400-foot tower, with a 120-foot podium. The project's current height and bulk designation allows for a base height limit of 120 feet for the podium, and 400 feet for the tower.

Amendments to Current Law

This Ordinance seeks to amend the Zoning Map to increase the allowed height for the podium of the One Oak project, from the current base height limit of 120 feet to 140 feet, to facilitate the current revised proposal, which includes 541 dwelling units. The base height limit for the tower would remain at 400 feet.

Background Information

The Ordinance contains ample findings that describe the history of the project and the justification for the increased height allowance. It also contains environmental and land use findings.