

LEGISLATIVE DIGEST

[Planning Code - Yerba Buena Center Mixed-Use Special Use District]

Ordinance amending the Planning Code and Zoning Map, by adding Section 249.71, to create the Yerba Buena Center Mixed-Use Special Use District (SUD) located at 706 Mission Street, Assessor's Block No. 3706, Lot No. 093 and portions of Lot No. 277, to facilitate the development of the 706 Mission Street, The Mexican Museum and Residential Tower Project, by modifying specific Planning Code regulations related to permitted uses, the provision of a cultural/museum use within the SUD, floor area ratio limitations, dwelling unit exposure, height of rooftop equipment, bulk limitations, and curb cut locations; amending the Zoning Map to add the SUD and increase the height of property in the SUD from 400 feet to 480 feet; and making environmental findings and findings of consistency with the General Plan.

Existing Law

The proposed legislation affects three parcels: (1) the entirety of Assessor's Block 3706, Lot 093, which is improved with an existing 10-story, 144-foot-tall building with a 10-foot-tall mechanical penthouse ("Aronson Building"); (2) a portion of Assessor's Block 3706, Lot 277 (the "Mexican Museum Parcel"); and (3) a portion of Assessor's Block 3706, Lot 277 and the entirety of Lot 275, which is improved with the below-grade, 442 parking space Jessie Square Garage (the "Garage Parcel"). The Aronson Building is designated as a Category I Significant Building within the New Montgomery-Mission-Second Street Conservation District. The area is currently zoned C-3-R (Downtown Retail).

Amendments to Current Law

The proposed legislation would allow for the development the 706 Mission Street—The Mexican Museum and Residential Tower Project ("Project"). The Project includes a new 43-story, 480-foot-tall tower (with a 30-foot-tall elevator/mechanical penthouse), with two floors below grade. The new tower would be adjacent to and physically connected to the existing Aronson Building, which would be rehabilitated in compliance with the Secretary of Interior's Standards for the Treatment of Historic Properties. The new tower would contain up to 39 floors of residential space, and the Mexican Museum would occupy the ground through fourth floors of the tower and the second and third floors and possibly some of the ground floor of the Aronson Building. The overall project would contain up to 190 residential units, space for The Mexican Museum, a ground-floor retail/restaurant use, and associated building services.

To do this, the proposed legislation would create a new special use district ("SUD") overlay on top of the existing C-3-R (Downtown Retail) zoning. This means that the SUD would be an additional set of zoning controls on top of and taking precedence over the C-3-R zoning. The proposed legislation would also reclassify the property from a 400-I Height and Bulk District to a 480-I Height and Bulk District.