



March 31, 2026

Ms. Angela Calvillo, Clerk  
Honorable Supervisor Dorsey  
Board of Supervisors  
City and County of San Francisco  
City Hall, Room 244  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

Re: **Transmittal of Planning Department Case Number 2024-005509MAP:**  
1500-1540 Market Street (aka "One Oak")  
Board File No. 260083

**Planning Commission Action:** Adopted a Recommendation for Approval

Dear Ms. Calvillo and Supervisor Dorsey,

On March 19, 2026, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance, introduced by Supervisor Dorsey. The proposed Ordinance would amend 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. At the hearing the Planning Commission adopted a recommendation for approval.

Please find attached documents relating to the actions of the Commission. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,

Audrey Merlone  
Acting Manager of Legislative Affairs

cc: Andrea Ruiz-Esquide, Deputy City Attorney  
Madison Tam, Aide to Supervisor Dorsey  
John Carroll, Office of the Clerk of the Board

**ATTACHMENTS :**

Planning Commission Resolution  
Planning Department Executive Summary



# PLANNING COMMISSION RESOLUTION NO. 21902

**HEARING DATE: MARCH 19, 2026**

*Project Name:* Planning Code, Zoning Map - One Oak Street Project  
*Case Number:* 2024-005509MAP [[Board File No. 260083](#)]  
*Initiated by:* Supervisor Dorsey / Introduced January 27  
*Staff Contact:* Joseph Sacchi  
Joseph.Sacchi@sfgov.org, 628-652-7308  
*Reviewed by:* Audrey Merlone, Acting Manager of Legislative Affairs  
audrey.merlone@sfgov.org, 628-652-7534

**RESOLUTION ADOPTING A RECOMMENDATION FOR APPROVAL OF A PROPOSED ORDINANCE THAT WOULD AMEND 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; MAKING FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN, AND THE EIGHT PRIORITY POLICIES OF PLANNING CODE, SECTION 101.1; AND MAKING FINDINGS OF PUBLIC NECESSITY, CONVENIENCE, AND WELFARE UNDER PLANNING CODE, SECTION 302.**

WHEREAS, on January 27, 2026 Supervisor Dorsey introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 260083, which would amend 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; and

WHEREAS, on June 15, 2017, the Planning Commission, through in Motion No. 19938, certified the Environmental Impact Report ("EIR") for the One Oak Street Project, finding it fulfilled all procedural requirements of the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et seq., hereinafter "CEQA"), the State CEQA Guidelines (Cal. Admin. Code Title 14, Section 15000 et seq., hereinafter "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code (hereinafter "Chapter 31"). The EIR is available for review at the San Francisco Planning Department, 49 South Van Ness Avenue, San Francisco, California, 94103; and

WHEREAS, on March 4, 2026, the Planning Department published an Addendum to the FEIR determining that the FEIR adopted through approval of Motion No. 19938 remain valid and that no supplemental environmental review is required, under CEQA Section 21166 and CEQA Guidelines Sections 15162 and

15163. The proposed revisions to the Original Project would not cause new significant impacts not identified in the EIR, and no new mitigation measures would be necessary to reduce significant impacts; and

WHEREAS, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on March 19, 2026; and,

WHEREAS, the Planning Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the Custodian of Records, at 49 South Van Ness Avenue, Suite 1400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Planning Commission hereby adopts a **recommendation for approval** of the proposed ordinance.

## Findings

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

The Commission because it would facilitate the redevelopment of a keystone parcel located at the prominent crossroads of the City's two most significant streets (Market Street and Van Ness Avenue). The proposed changes to the property's height limits would allow for increased residential density at a site that is currently underdeveloped, well-served by existing transit, is within walking distance of substantial goods and services. The increased residential density would be accommodated within a building form with massing complementary to the city's skyline as shaped by the anticipated cluster of new high-rise buildings in the area.

## General Plan Compliance

The proposed Ordinance is consistent with the following Objectives and Policies of the General Plan:

### GENERAL PLAN: HOUSING ELEMENT

#### OBJECTIVE 5.A

CONNECT PEOPLE TO JOBS AND THEIR NEIGHBORHOOD WITH NUMEROUS, EQUITABLE, AND HEALTHY TRANSPORTATION AND MOBILITY OPTIONS.

Policy 37

Facilitate neighborhoods where proximity to daily needs and high-quality community services and amenities promotes social connections, supports caregivers, reduces the need for private auto travel, and advances healthy activities.

**GENERAL PLAN: URBAN DESIGN ELEMENT**

**OBJECTIVE 1**

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

Policy 1.7

Recognize the natural boundaries of districts, and promote connections between districts.

**DOWNTOWN AREA PLAN**

**OBJECTIVE 7**

EXPAND THE SUPPLY OF HOUSING IN AND ADJACENT TO DOWNTOWN.

Policy 7.1

Promote the inclusion of housing in downtown commercial developments.

Policy 7.2

Facilitate conversion of underused industrial and commercial areas to residential use.

**MARKET AND OCTAVIA AREA PLAN**

**OBJECTIVE 1.1**

CREATE A LAND USE PLAN THAT EMBRACES THE MARKET AND OCTAVIA NEIGHBORHOOD'S POTENTIAL AS A SUSTAINABLE MIXED-USE URBAN NEIGHBORHOOD.

Policy 1.1.2

Concentrate more intense uses and activities in those areas best served by transit and most accessible on foot or by bicycle.

Policy 1.1.5

Reinforce the importance of Market Street as the city's cultural and ceremonial spine

**OBJECTIVE 1.2**

ENCOURAGE URBAN FORM THAT REINFORCES THE PLAN AREA'S UNIQUE PLACE IN THE CITY'S LARGER URBAN FORM AND STRENGTHENS ITS PHYSICAL FABRIC AND CHARACTER.

Policy 1.2.5

Mark the intersection of Van Ness Avenue and Market Street as a visual landmark.

Policy 1.2.7

Encourage new mixed-use infill on Market Street with a scale and stature appropriate for the varying conditions along its length.

*The proposed Ordinance would build on numerous polices that support a vision for the neighborhood, historically known as "The Hub", as a vibrant, mixed-use neighborhood. One of the overarching goals of the Market and Octavia Area Plan is to concentrate additional growth where it is most responsible and productive to do so—maximizing residential density near public transit service. The proposed Ordinance would directly support development of a prominent new residential building, including a total of 541 dwelling units.*

### Planning Code Section 101 Findings

The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

*The proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.*

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

*The proposed Ordinance would not have a negative effect on housing or neighborhood character.*

3. That the City's supply of affordable housing be preserved and enhanced;

*The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing.*

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

*The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.*

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

*The proposed Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors*

*would not be impaired.*

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

*The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.*

7. That the landmarks and historic buildings be preserved;

*The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.*

8. That our parks and open space and their access to sunlight and vistas be protected from development;

*The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.*

### **Planning Code Section 302 Findings.**

The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby ADOPTS A RECOMMENDATION FOR APPROVAL of the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on March 19, 2026.



Jonas P Ionin Digitally signed by Jonas P Ionin  
Date: 2026.03.26 17:08:57 -07'00'

Jonas P. Ionin  
Commission Secretary

AYES: So, Williams, Braun, Moore, Campbell

NAYS: Imperial

ABSENT: McGarry

ADOPTED: March 19, 2026



# EXECUTIVE SUMMARY

## ZONING MAP AMENDMENT

**HEARING DATE: MARCH 19, 2026**

**90-Day Deadline:** May 7, 2026

*Project Name:* Planning Code, Zoning Map - One Oak Street Project

*Case Number:* 2024-005509MAP[[Board File No. 260083](#)]

*Initiated by:* Supervisor Dorsey / Introduced January 27, 2026

*Staff Contact:* Joseph Sacchi

Joseph.Sacchi@sfgov.org, 628-652-7308

*Reviewed by:* Audrey Merlone, Acting Manager of Legislative Affairs

audrey.merlone@sfgov.org, 628-652-7534

### *Environmental*

*Review:* Addendum to FEIR - On June 15, 2017 the Planning Commission certified the [Final Environmental Impact Report](#) through Motion No. 19938.

**RECOMMENDATION: Adopt a Recommendation for Approval**

## Zoning Map Amendment

The proposed Ordinance would amend 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.

### The Way It Is Now:

The 1500-1540 Market Street (aka "One Oak") project site is presently regulated by two distinct Height and Bulk Districts, with Parcels 0836/001-004 located within the 120/400//140-450-R-4 Height and Bulk District and Parcel 0836/005 within the 120//140-450-R-4 Height and Bulk District.<sup>1</sup>

---

<sup>1</sup> Per Planning Code Sec. 263.19, in the R-4 Height & Bulk District, building height limits are shown as two numbers separated by a double slash: The number before the double slash is the height limit for projects not using the Housing Choice-San Francisco (HC-SF) Program. The number after the double slash is the height limit for projects using the HC-SF Program. When two numbers are separated by a single slash, the first number is the maximum podium height, and the second is the maximum tower height, subject to the bulk and tower spacing controls of Section 270(i).

## **The Way It Would Be:**

The 1500-1540 Market Street (aka “One Oak”) project site would be regulated by a single Height and Bulk District, with Parcels 0836/001-005 all located within the 140/400//140-450-R-4 Height and Bulk District.

## **Background**

### **1500-1540 Market Street (aka “One Oak”) Residential Development Project**

The proposed Ordinance is necessary to facilitate the proposed residential development project located at 1500-1540 Market Street (aka “One Oak”). The Project Site (“Site”) is located at 1500-1540 Market Street 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 Site consists of five contiguous lots (Lots 001-005) within Assessor's Block 0836, totaling 18,219 square feet (0.42 acres) in area.

The Planning Commission first approved a version of the project (“Original Project”) on June 15, 2017, which proposed a 400-foot tall building with 304 dwelling units. The Planning Commission subsequently approved a revised version of the project (“Modified Project”) on July 14, 2022, which proposed an approximately 400-foot tall building with 460 dwelling units. The current proposal (“Project”) proposes to construct a 400-foot tall building with 541 dwelling units.

### **Prior Changes to Height and Bulk District**

When the Original Project (2017) and Modified Project (2022) were previously approved – and when the current Project’s applications were filed – the Site was located primarily within the 120/400-R-2 Height and Bulk District, with the western half of Parcel 0836/005 located within the 120-R-2 Height and Bulk District.

The former height and bulk district classifications allowed for a 120-foot podium and 400-foot tower height on the majority of the Site, with the westernmost portion restricted to 120 feet. As designed, the Project’s tower height and position comply with these constraints. However, the Project’s podium – with a roof height of approximately 139 feet – exceeds the 120-foot limit.

Changes to the Site’s height and bulk district classifications associated with the Family Zoning Plan, which became effective on January 12, 2026, removed the split geography height controls from Parcel 0836/005. This portion of the Site no longer includes a base tower height allowance, and as a result the Project’s tower location is presently non-compliant with the existing height controls.

The proposed Ordinance would reclassify the whole of the Site to the 140/400//140-450-R-4 Height and Bulk District, thereby increasing the base podium height from 120 feet to 140 feet and defining a base tower height of 400 feet on Parcel 0836/005.

## Issues and Considerations

### Consistency with Prior Planning Efforts & the General Plan

The proposed increase of the podium height on the Site to 140 feet is consistent with prior Commission actions recommending approval of increased heights at the Site.

The Site is located within the boundaries of the Market and Octavia Area Plan, as well as the Van Ness and Market Residential Special Use District. The Area Plan includes numerous policies that support a vision for the neighborhood, historically known as "The Hub," as a vibrant new mixed-use neighborhood, and the SUD encourages the development of a transit-oriented, high-density, mixed-use residential neighborhood around the intersections of Market Street and Van Ness Avenue and Mission Street and Van Ness Avenue.

In 2020, the Market and Octavia Area Plan Amendment process sought opportunities to enhance implementation of the policy goals of the Area Plan, including the construction of new housing and the generation of additional affordable housing resources for the City. Among other changes, the Area Plan Amendment explored increasing the maximum heights for 18 properties, including the One Oak Site. On May 21, 2020, through Resolution No. 20711, the Commission voted to recommend approval of a Zoning Map Amendment which would have enabled 18 sites within the plan area to request additional height through an exception pursuant to Section 309. Under the proposed rezoning, the One Oak site would have qualified for a maximum 140-foot podium height and 450-foot tower height. However, the ordinance was later modified at the Board of Supervisors to reduce the number of sites eligible for increased heights from 18 to three, and the One Oak site was removed prior to final adoption. . The neighboring parcels directly across Market Street at 10 South Van Ness (Block 3506, Lot 004) and directly across Van Ness at 30 Van Ness (Block 0835, Lot 004) were included in the final ordinance and have maximum podium height limits of 140 feet.

Although rezoning of the remaining sites was expected to be reconsidered at a later date, the proposal did not move forward following adoption of the amended ordinance. However, the One Oak site was included in the Family Zoning Plan, which became effective in January 2026. The revised height and bulk district classifications for the Site provide additional heights for projects utilizing the newly created Housing Choice-San Francisco Program, up to a maximum 140-foot podium height and 450-foot tower height on the Site. However, for projects not utilizing the HC-SF program, the lower base podium and tower heights apply.

While the base heights proposed under the Ordinance would be permitted without explicit Planning Commission action, projects of a comparable size would likely necessitate Commission review for exceptions pursuant to Section 309 or major modifications pursuant to the HC-SF program controls.

### Racial and Social Equity Analysis

The proposed amendments only affect one property and therefore cannot be directly tied to a negative or positive impact in advancing the City's racial and social equity.

## Recommendation

The Department recommends that the Commission **adopt a recommendation for approval** of the proposed Ordinance and adopt the attached Draft Resolution to that effect.

## Basis for Recommendation

The Department supports the proposed Ordinance because it would facilitate the redevelopment of a keystone parcel located at the prominent crossroads of the City's two most significant streets (Market Street and Van Ness Avenue). The proposed changes to the property's height limits would allow for increased residential density at a site that is currently underdeveloped, well-served by existing transit, is within walking distance of substantial goods and services. The increased residential density would be accommodated within a building form with massing complementary to the city's skyline as shaped by the anticipated cluster of new high-rise buildings in the area.

## Required Commission Action

The proposed Ordinance is before the Commission so that it may adopt a recommendation of approval, disapproval, or approval with modifications.

## Environmental Review

On March 4, 2026, the Planning Department published an Addendum to the FEIR determining that the FEIR adopted through approval of Motion No. 19938 remain valid and that no supplemental environmental review is required, under CEQA Section 21166 and CEQA Guidelines Sections 15162 and 15163. The proposed revisions to the Original Project would not cause new significant impacts not identified in the EIR, and no new mitigation measures would be necessary to reduce significant impacts. No changes have occurred with respect to circumstances surrounding the proposed project that would cause significant environmental impacts to which the project would contribute considerably, and no new information has become available that shows that the project would cause significant environmental impacts. Therefore, the Department found that no supplemental environmental review was required beyond the Addendum. The Addendum was distributed to the Commission and all parties who commented on the DEIR, and made available to others at the request of Planning Department staff.

## Public Comment

As of the writing of this report, the Planning Department has not received any public comment regarding the proposed Ordinance.