

## LEGISLATIVE DIGEST

[Zoning Map Amendments - Market and Octavia Area Plan Historic Resource Survey Integration.]

**Ordinance amending the Zoning Map Sheets 7 and 7H of the City and County of San Francisco Planning Code to amend certain height and bulk districts within the Market and Octavia Area Plan to increase the heights of certain parcels and retain the current heights on other parcels, consistent with the findings of the Market and Octavia Area Plan Historic Resources Survey, specifically increasing heights on some parcels in the Upper Market Street Historic District (an area generally described as Market Street between Church and Noe Streets); and adopting environmental findings and findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1.**

### Existing Law

In October 2007, the Board of Supervisors adopted the Market and Octavia Plan (the "Plan"), an area plan of the General Plan. During the Plan adoption proceedings, the Planning Commission and Board of Supervisors elected to defer changes to the heights on Market Street west of Church Street until the Market and Octavia Area Plan Level Historic Survey ("Survey") was adopted. Although the Plan originally proposed heights of 60/65 feet on these parcels along Market Street, heights of 50/55 feet were maintained pending the results of the Survey.

The original zoning map amendment related to the Plan also instituted a pattern of rezoning blocks adjacent to Market Street such that heights were generally 60/65 or 80/85 feet on blocks facing Market Street in order to maintain a strong urban street wall. The backsides of those blocks (facing away from Market) had lower heights in order to step down on the residential side of the block. While this type of zoning change occurred consistently along Market Street between Church and Dolores, it did not occur on the block bounded by Market Street, Guerrero Street, and Duboce Avenue.

### Amendments to Current Law

The proposed amendments propose 50/55 foot controls on most parcels west of Church Street and increasing heights to 60/65 foot controls on corner parcels that do not have buildings which contribute to the identified Upper Market Historic District.

The proposed amendments also propose to alter heights at the corner of Guerrero and Duboce Streets to be consistent with the original zoning map amendment. The proposed amendments propose to decrease the heights on the two most southeastern parcels of the block from 85 to 65 feet.

Background Information

The Market and Octavia Plan is the product of 8 years of community planning. Integration of the Area Plan level Historic Preservation Survey was required by the Planning Commission and Board of Supervisors at the time the Market and Octavia Plan was adopted. The amendments in the proposed Zoning Map amendment were heard by both the Historic Preservation Commission and the Planning Commission. The proposed amendments before the Board of Supervisors fully incorporate the comments from both Commissions.