

LEGISLATIVE DIGEST

[Zoning Map Amendment - 8 Washington Street Project]

Ordinance: 1) amending Sheet HT01 of the Zoning Map of the City and County of San Francisco to change the height and bulk district classification of two areas along the Drumm Street frontage of the property located at Assessor's Block No. 0201, Lot No. 012 (8 Washington Street), from 84-E to 92-E in one area and to 136-E in another area; and 2) making environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.

Existing Law

The Zoning Map of the San Francisco Planning Code currently shows the height and bulk district classification of Assessor's Block 0201, Lot 012 (8 Washington Street) as 84-E.

Amendments to Current Law

The proposed amendment would amend Sheet HT01 of the Zoning Map to change the height and bulk district classification of two areas at the western portion (along the Drumm Street frontage) of the property located at 8 Washington Street from 84-E to 92-E in one area measuring 88 feet by 86 feet), and to 136-E in another irregular, roughly rectangular area measuring 15,370 square feet.

Background Information

The proposed Zoning Map amendment is part of the 8 Washington Street Project, which proposes to demolish an existing surface parking lot and health club, and construct a new health club, residential buildings ranging from four to twelve stories in height containing 145 dwelling units, ground-floor retail uses totaling approximately 20,000 square feet, and 400 off-street parking spaces.