

LEGISLATIVE DIGEST

[General Plan Amendment – Market and Octavia Area Plan.]

Ordinance amending the Market and Octavia Area Plan of the General Plan (an Area generally described as approximately one square mile surrounding the Market Street and Octavia Boulevard intersection) to amend the historic resource provisions of the Plan to integrate the results of the Historic Resource Survey by removing language calling for the Area Plan Level Survey, calling out new historic districts, replacing interim procedures for the review of projects that may affect historic resources with permanent review procedures for projects in historic districts; and adding a new design principle; amending the provisions related to alleys to include terminology consistent with other Area Plans; and making environmental findings and findings that the proposed amendments are consistent with the General Plan and the eight priority policies of Planning Code Section 101.1.

Existing Law

In 2008, the Board of Supervisors adopted the Market and Octavia Plan (the "Plan"), an area plan of the General Plan. Among other things, the Plan called for the Planning Department to conduct an Area Plan Level Historic Resources Survey. The Plan contained interim procedures for the review of projects that may affect historic resources.

Amendments to Current Law

The proposed amendments to the Market and Octavia Area Plan integrate the results of Market and Octavia Historic Resources Survey into the Plan by calling out new historic districts, removing language calling for an Area Plan level survey, and replacing the interim procedures for the review of projects that may affect historic resources with permanent review procedures for projects in historic districts. New districts mentioned in the Plan would include: Duboce Park, Duboce Triangle, Elgin Park-Pear Street Reconstruction, Hayes Valley Commercial, Hayes Valley Residential, Jessie-McCoppin-Stevenson Streets Reconstruction, San Francisco State Teacher's college Vicinity Apartments, and Upper Market Street. A new design principle is added to the plan relating to building facades and conforming changes to the Plan are made to make the Plan consistent with language in other Area Plans.

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 General Plan 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.