

**REVISED LEGISLATIVE DIGEST**

(12/4/2017, Amended in Committee)

[Interim Zoning Controls - Off-Street Parking in the “Market Street Hub” Area]

**Resolution imposing for 18 months interim zoning controls limiting off-street parking for new development projects to the principally-permitted accessory parking ratios established under the Planning Code, and removing the possibility to apply for a conditional use authorization to increase such parking, in the area known as “the Hub” or the “Market Street Hub,” which covers the eastern-most portions of the Market and Octavia Plan area, and is bounded generally by Fell and Hayes Streets to the north; Market and Howard Streets to the east; Highway 101 to the south and southeast; and Haight, Gough, Page, and Franklin Streets to the west; applying these interim zoning controls to development projects that have not received an approval of a development application prior to the effective date of this Resolution and will provide no on-site affordable housing under the City’s Inclusionary Affordable Housing Program; and making environmental findings, and findings of consistency with the eight priority policies of Planning Code, Section 101.1.**

Existing Law

The area known as “the Hub” or the “Market Street Hub,” located generally near the intersections of Market, Van Ness, Valencia, Haight, and Gough Streets, was included in the Market and Octavia Area Plan (“Plan”), adopted in 2008. The Plan encouraged the development of a transit-oriented, high-density, mixed-use residential neighborhood in this area, with towers ranging from 250 to 400 feet and limited parking.

Implementing these policies, the Planning Code allows for limited off-street parking in this area. (See Planning Code, Section 151.1) Development applicants may apply for a Conditional Use authorization from the Planning Commission, to increase the principally-permitted parking allowances.

Amendments to Current Law

This legislation imposes interim controls, for eighteen months, to limit off-street parking in the Hub area to the parking ratios principally-permitted under the Planning Code. It establishes that project sponsors shall no longer have the opportunity to apply for a conditional use authorization to increase their off-street parking beyond the principally-permitted ratios.

The resolution exempts from the applicability of the interim controls development projects that have received their approval, as defined, prior to the effective date of this resolution. The resolution also exempts projects where 25% of the residential units at the site are affordable, as defined under Planning Code Section 401.

Background Information

The Planning Department is currently studying the Hub area and considering potential Plan amendments to better ensure that the area's growth supports the City's goals for housing, transportation, the public realm, and the arts. As part of that effort, the Department is considering ways to reduce impacts of new development projects on the transportation system, including, potentially, some refinement of the current parking controls.

The intent of the resolution is to address the pressure created by new residential developments that seek substantial amounts of off-street parking in the Hub area, to ensure that the planning and legislative scheme which may be ultimately adopted as part of the Hub planning effort is not undermined during the planning and legislative process for permanent controls.

This revised legislative digest was prepared for amendments made at Land Use Committee on December 4, 2017.

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