

**LEGISLATIVE DIGEST**  
(Substituted - 2/3/26)

[Planning Code, Zoning Map - Mission and 9th Street Special Use District]

**Ordinance re-adopting the former Planning Code section and Zoning Map designations creating the Mission and 9th Street Special Use District (SUD) at 1270 Mission Street, located at Assessor's Parcel Block No. 3701, Lot Nos. 20 and 21, in the area generally bounded by Mission Street on the south, Laskie Street on the east, Assessor's Parcel Block No. 3701, Lot Nos. 22, 23, and 24, on the west, and Assessor's Parcel Block No. 3701, Lot No. 66, on the north; changing the height limit on Assessor's Parcel Block No. 3701, Lot Nos. 20 and 21, for projects that comply with the requirements of the SUD, from 120-X to 200-X; 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 convenience, necessity, and welfare under Planning Code, Section 302.**

**Existing Law**

Assessor's Parcel Block 3701, Lots 20 and 21, located at the corner of Mission Street and Laskie Street, near Ninth Street, are zoned C-3-G, and have a height limit of 120 feet.

**Amendments to Current Law**

This ordinance would adopt the Mission and Ninth Street Special Use District in Planning Code section 249.15. In the SUD, a project in which 100% of housing units are affordable to lower income households would be entitled to modifications to otherwise applicable requirements for height, open space, exposure, and floor area ratios. This ordinance would also amend the Zoning Maps to incorporate the SUD and allow a height up to 200 feet.

**Background Information**

The Mission and Ninth Street Special Use District, Planning Code section 249.15, was originally adopted in 2017 in Ordinance No. 4-17, and allowed for the construction of a market-rate project that included additional affordable housing than otherwise required. However, that ordinance expired in 2022. This ordinance re-adopts the SUD with certain amendments to allow for a 100% affordable project.

Although the original SUD expired in 2022, the Planning Code has not been updated to remove Section 249.15. Therefore, this ordinance shows the expired text in Planning Code Section 249.15 as deleted text.

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