

LEGISLATIVE DIGEST

[General Plan Amendments - 1500 Mission Street Project]

Ordinance amending the General Plan by revising the height and bulk designations for the 1500 Mission Street project, Assessor's Parcel Block No. 3506, Lot Nos. 006 and 007, on Map 3 of the Market and Octavia Area Plan and on Map 5 of the Downtown Area Plan; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan as proposed for amendment, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 340.

Existing Law

The City's General Plan is comprised of various neighborhood plans, including the Market and Octavia Area Plan and the Downtown Area Plan. The height/bulk maps in these two neighborhood area plans show different height/bulk ranges than what the 1500 Mission Street project proposes. This project involves the creation of a new City office building and a separate mixed-use development. The new height/bulk also are reflected in companion legislation that establishes the 1500 Mission Street Special Use District and amends the Planning Code Zoning Map.

Amendments to Current Law

This legislation would amend the General Plan by revising height/bulk Map 3 of the Market and Octavia Area Plan and height/bulk Map 5 of the Downtown Area Plan within the boundaries of the 1500 Mission Special Use District. The ordinance would make findings under the California Environmental Quality Act and findings of consistency with the General Plan as proposed for amendment and the eight priority policies of Planning Code Section 101.1.

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