

LEGISLATIVE DIGEST

[Approving Zoning Map Amendments for the 1415 Mission Street Project at Mission and Tenth Streets]

Ordinance amending the Zoning Map of the City and County of San Francisco by amending Sectional Map 7 to change the use classification of the property located at 1415 Mission Street (Assessor's Block 3510, Lot No. 001) from C-M (Heavy Commercial) to C-3-G (Downtown General Commercial) and adopting General Plan, Planning Code Section 101.1, and environmental findings.

Existing Law

Currently, Map 7 of the Zoning Maps of the City and County of San Francisco classifies the property at 1415 Mission Street as C-M (Heavy Commercial).

Amendments to Current Law

This ordinance would change Map 7 of the Zoning Map of the City and County of San Francisco to classify 1415 Mission Street from C-M (Heavy Commercial) to C-3-G (Downtown General Commercial).

Background Information

The proposed Zoning Map Amendment is part of a project proposed to demolish an existing one-story 18-foot tall building at 1415 Mission Street, which along with the adjoining asphalt parking lot, is currently used as an attended parking facility, and replace it with a 14-story, 130-foot tall building with 117 residential units above 2,742 square feet of street-level retail, and up to 46 off-street independently accessible accessory parking spaces (or up to 101 valet spaces) in a three-level underground parking garage. This project is located at the southeast corner of Mission and 10th Streets.

The Planning Commission certified the Final Environmental Impact Report for the Project and recommended adoption of the Zoning Map Amendment at a hearing on November 12, 2009.

This ordinance would change the use classification for the property at 1415 Mission Street from C-M to C-3-G to allow construction of the Project as proposed.