

LEGISLATIVE DIGEST

[Planning Code, Zoning Map - Van Ness & Market Residential Special Use District - Height Increase for 98 Franklin Street]

Ordinance amending the Planning Code to revise the Van Ness & Market Residential Special Use District to update the Option for Dedication of Land for development projects to fulfill their inclusionary housing obligations; to revise the Zoning Map to increase the maximum height at Assessor's Parcel Block No. 0836, Lot Nos. 008, 009, and 013, at 98 Franklin Street, from 85-X // 120/365-R-2 to 85-X // 120/400-R-2; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Existing Law

The Van Ness & Market Residential Special Use District (SUD) is generally located at the intersections of Van Ness Avenue at Market Street and South Van Ness Avenue at Mission Street, along with parcels on both sides of Market and Mission Streets between 9th and Division Streets. The SUD is intended to be a transit-oriented, high-density neighborhood with a significant residential presence and a mix of neighborhood-serving uses. New development and major expansions must be predominantly residential. Other non-residential uses that are allowed and encouraged, include arts, institutional, and retail uses.

Amendments to Current Law

This ordinance amends the Van Ness & Market SUD to: a) update the option for dedication of land for development projects to fulfill their inclusionary housing obligations; and b) revise the Zoning Map to increase the maximum height at Assessor's Block No. 0836, Lot Nos. 008, 009, and 013, at 98 Franklin Street, from 85-X // 120/365-R-2 to 85-X // 120/400-R-2. Both amendments are related to a project proposed at 98 Franklin Street.

Background Information

This ordinance is the companion to another piece of legislation introduced on the same date, regarding a Development Agreement for the proposed project at 98 Franklin Street.

n:\legana\as2022\2300146\01639683.docx