

LEGISLATIVE DIGEST

[General Plan - Fifth and Mission Special Use District]

Ordinance amending the General Plan of the City and County of San Francisco by amending Map 1 of the Downtown Plan to reclassify Lot Nos. 005, 006, 008, 009, 012, and 098 in Assessor's Block No. 3725 as C-3-S (Downtown Support); amending Map 5 of the Downtown Plan to reclassify the height and bulk limits in accordance with the Fifth and Mission Special Use District and Sectional Map HT001; amending Figures 2, 3, and 4 of the Downtown Plan to refer to the Fifth and Mission Special Use District, Planning Code, Section 249.74; amending Maps 4 and 5 of the Urban Design Element to refer to the Fifth and Mission Special Use District; amending Maps 2, 3, 5, and 7 of the South of Market Area Plan to remove Lot Nos. 005, 006, 008, 009, 012, and 098 in Assessor's Block No. 3725 from the boundaries of the South of Market Area Plan; and adopting findings, including environmental findings, Section 340, findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Existing Law

There currently is no Fifth and Mission Special Use District ("5M SUD") in the San Francisco Planning Code, and thus no reference to such a zoning district in the San Francisco General Plan. The proposed 5M SUD area is currently a mix of C-3-S (Downtown Commercial-Downtown Support District) and RSD (Residential/Service Mixed-Use District) zoning districts. The area is a mix of 40-X/85-B, 90-X, and 160-F Height and Bulk Districts. A portion of the site is within the SOMA Youth and Family District.

Amendments to Current Law

The proposed ordinance would amend the General Plan of the City and County of San Francisco to recognize the new 5M SUD. It would amend various maps and figures within the Downtown Plan, the Urban Design Element, and the South of Market Area Plan, all parts of the San Francisco General Plan. These changes would include amending maps to show that the entire site would now be zoned C-3-S, with the special provisions of the 5M SUD overlaying that zoning designation, including new provisions related to height and bulk. The proposed ordinance would also remove a portion of the site from the SOMA Youth and Family District.