

LEGISLATIVE DIGEST

[Extending Interim Zoning Controls - New Ground Floor Office Uses Facing 2nd Street - King and Folsom Streets]

Resolution extending interim zoning controls that require conditional use authorization for new office uses facing 2nd Street, from King to Folsom Streets, for specified Assessor's Parcel Block and Lot Nos. listed herein, for six months; and making environmental findings, including findings of consistency with the eight priority policies of Planning Code, Section 101.1.

Existing Law

Planning Code Section 306.7 authorizes the Board of Supervisors and the Planning Commission to impose interim zoning controls to suspend temporarily the processing of certain applications for permits or other land use authorizations which may be in conflict with a contemplated zoning proposal that the Board, the Planning Commission or the Planning Department is considering or intends to consider.

On October 28, 2014, the Board of Supervisors adopted Resolution No. 402-14 (File No. 140016), which imposed interim zoning controls to require a conditional use authorization for new office uses on the ground floor facing 2nd Street, between King and Folsom Streets, for 18 months or until the adoption of the Central SoMa Plan, which was being prepared by the Planning Department.

Under the interim zoning controls, in addition to the criteria listed in Planning Code Section 303, the Planning Commission is required to consider the effect of the proposed new offices on the ground floor. In so doing, the Commission shall take into consideration the effect of the proposed office on existing neighborhood-serving retail uses, as directed by Planning Code Section 101.1.

The interim zoning controls do not apply to ground floor office uses lawfully existing prior to the effective date of the Resolution, or to buildings with more than 1,500 square footage of ground floor retail, where a minimum of 1,500 square footage of retail is preserved.

Amendments to Current Law

This Resolution would extend the interim zoning controls adopted by Resolution No. 402-14 for another six months from the time those controls expire.