

## **LEGISLATIVE DIGEST**

[Planning Code, Zoning Map - 1500 Mission Street Special Use District]

**Ordinance amending the Planning Code to create the 1500 Mission Street Special Use District to facilitate development of the 1500 Mission Street (Assessor's Parcel Block No. 3506, Lot Nos. 006 and 007) project, to regulate bulk controls in the Special Use District, to modify Zoning Map SU07 to place the project site into this Special Use District, and Zoning Map HT07 to establish the height and bulk district designations for the project site; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.**

### Existing Law

The 1500 Mission Street project site currently is zoned C-3-G (Downtown General) and comprised of various height and bulk districts on two separate lots. Planning Code Section 270 establishes standards for addressing the bulk of buildings. The 1500 Mission Street project involves the creation of a new City office building and a separate mixed-use development on reconfigured lots.

### Amendments to Current Law

This ordinance would add Planning Code Section 249.12 to establish the 1500 Mission Street Special Use District ("SUD"). The SUD would overlay the existing C-3-G zoning to create an additional set of controls unique to the property located within the SUD. The legislation would amend Planning Code Section 270 regarding bulk controls for the SUD. The ordinance also would modify the Zoning Map to recognize the geographic location of the SUD and to establish new height and bulk limits for the SUD. The legislation would make findings under the California Environmental Quality Act and findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1.

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