

## LEGISLATIVE DIGEST

[General Plan Amendments - One Oak Street Project]

**Ordinance amending the General Plan by revising the height and bulk designations for the One Oak Street project, at the Van Ness Avenue / Oak Street / Market Street Intersection, Assessor's Parcel Block No. 0836, Lot Nos. 001 and 005, on Map 3 of the Market and Octavia Area Plan and on Map 5 of the Downtown Area Plan; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan as proposed for amendment, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 340.**

### Existing Law

State law requires cities and counties to prepare and adopt a "comprehensive, long-term" General Plan for the development of the city or county. This comprehensive General Plan, once adopted, has been recognized by the courts as the "constitution" for land development in the areas covered. There are seven mandatory General Plan elements, which must be included in every plan: land use, circulation, housing, conservation, open space, noise and safety. There is also authority in the law to add additional optional elements if a local jurisdiction so wishes, along with express authority that the General Plan may "address any other subjects which, in the judgment of the legislative body, relate to the physical development of the county or city." General plans may be adopted in any format deemed appropriate or convenient by the local legislative body, including combining the elements.

San Francisco's General Plan contains the following elements: Land Use Index, Housing, Commerce And Industry, Recreation And Open Space, Transportation, Urban Design, Environmental Protection, Community Facilities, Community Safety, Arts and Air Quality. In addition, it contains several area plans, such as the Downtown, Glen Park, Hunters Point Shipyard, Market and Octavia, Mission, and Western Shoreline Area Plans. These elements and plans are amended from time to time to reflect changed circumstances.

### Amendments to Current Law

This Ordinance would amend the General Plan by revising the height and bulk designations for the One Oak Street project, at the Van Ness / Oak Street / Market Street Intersection, Assessor's Block 0836 Lots 001 and 005, on Map 3 of the Market and Octavia Area Plan and on Map 5 of the Downtown Area Plan.

Specifically, the Ordinance would revise Map 3 of the Market and Octavia Area Plan to reclassify the height limit of the eastern 15 feet of Assessor's Block 0836, Lot 001 from 400' tower/120' podium to 120', and a 4'-7.5" wide area located 28'-3" from the western edge of

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Assessor's Block 0836, Lot 005 from 120' to 400' tower/120' podium. The Ordinance would also revise Map 5 of the Downtown Plan to reclassify the height and bulk of the same Assessor's Block and Lots from 150-S and 120-F to 120-R-2 and 120/400-R-2.

Background Information

These General Plan map amendments are necessary to implement the project proposed at 1540 Market Street (a.k.a. One Oak Project).

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