

1 [Draft Interim Zoning Controls - Off-Street Parking in the “Hub” Area]

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3 **Draft Resolution imposing for 18 months interim zoning controls limiting off-street**
4 **parking for new development to the principally-permitted parking ratios established**
5 **under the Planning Code, and removing the possibility to apply for a conditional use**
6 **authorization to increase such parking, in the area known as “the Hub” or the “Market**
7 **Street Hub,” which covers the eastern-most portions of the Market and Octavia Plan**
8 **area, and is bounded generally by Fell and Hayes Streets to the north; Market and**
9 **Howard Streets to the east; Highway 101 to the south and southeast; and Haight,**
10 **Gough, Page, and Franklin Streets to the west; and making environmental findings and**
11 **findings of consistency with the eight priority policies of Planning Code, Section 101.1.**

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13 WHEREAS, Planning Code Section 306.7 provides for the imposition of interim zoning
14 controls to accomplish several objectives, including preservation of residential and mixed
15 residential and commercial areas in order to preserve the existing character of such
16 neighborhoods and areas; control of uses which generate an adverse impact on pedestrian
17 and vehicular traffic; and control of uses which generate an adverse impact on public transit;
18 and

19 WHEREAS, San Francisco needs to maintain mobility as the numbers of City
20 residents, workers, and visitors grow; and

21 WHEREAS, One of the eight Priority Policies of the City’s General Plan resolves that
22 commuter traffic not impede Muni transit service or overburden our streets or neighborhood
23 parking; and

24 WHEREAS, San Francisco has long had policies that promote sustainable
25 transportation goals and aim to reduce vehicular traffic; and

1 WHEREAS, The “Transit First Policy,” in Section 8A.115 of the City Charter, declares
2 that public transit is “an economically and environmentally sound alternative to transportation
3 by individual automobiles,” and that within the City, “travel by public transit, by bicycle and on
4 foot must be an attractive alternative to travel by private automobile”; and

5 WHEREAS, The Green House Gas (“GHG”) Reduction Ordinance, codified at Chapter
6 9 of the Environment Code, sets GHG reduction emission targets of 25% below 1990 levels
7 by 2017; 40% below 1990 levels by 2025; and 80% below 1990 levels by 2050; and

8 WHEREAS, The City’s Climate Action Strategy, prepared pursuant to the GHG
9 Reduction Ordinance, has identified a target of having 50% of total trips within the City be
10 made by modes other than automobiles by 2017, and 80% by 2030; and

11 WHEREAS, The Transportation Element of the General Plan acknowledges the need
12 to limit the city’s parking capacity to control the impact of automobiles on City streets, by
13 establishing parking caps for residential and commercial uses to lead to a sustainable mode
14 split (Policy 14.8) and by limiting parking demand through limiting the absolute amount of
15 parking spaces (Policy 16.5); and

16 WHEREAS, In the early 2000s, the area located generally near the intersections of
17 Market Street with Valencia, Haight, and Gough Streets, known as “the Market Street Hub” or
18 simply “the Hub,” was included for planning purposes within the boundaries of the Market and
19 Octavia Area Plan (the “Plan”); and

20 WHEREAS, The Plan was adopted in 2008, and describes the Hub as a “vibrant new
21 mixed-use neighborhood,” and

22 WHEREAS, The Plan encourages the development of a transit-oriented, high-density,
23 mixed-use residential neighborhood around the intersections of Market Street and Van Ness
24 Avenue and Mission Street and Van Ness Avenue, with towers ranging from 250 to 400 feet
25 and limited parking; and

1 WHEREAS, The Plan also contains policies to manage existing parking resources to
2 maximize service and accessibility to all; and

3 WHEREAS, Objective 5.4 of the Plan states that “existing parking resources should be
4 optimized before considering any substantial increase in parking supply; and

5 WHEREAS, Increasing supply is just one way, arguably the most costly and time-
6 consuming, to increase the availability of parking; and

7 WHEREAS, More effective pricing, more efficient management of supply, and better
8 information can all result in dramatically improved parking availability in an area without
9 adding a single parking space;" and

10 WHEREAS, The Hub area is currently receiving concentrated attention from
11 developers, and is also in the midst of major infrastructure improvements, such as the Van
12 Ness Avenue Bus Rapid Transit (“BRT”) and the Better Market Street projects; and

13 WHEREAS, In light of these recent changes, the Planning Department is currently
14 studying the Hub area, and considering potential Plan amendments to better ensure that the
15 area’s growth supports the City’s goals for housing, transportation, the public realm, and the
16 arts; and

17 WHEREAS, As part of the Hub planning effort, the Planning Department will work with
18 the San Francisco Municipal Transportation Agency to prepare a Transportation Impact
19 Study, which will coordinate development with current transit proposals and projects, such as
20 the Van Ness BRT and Better Market Street, and study developments’ impacts to the
21 transportation system; and

22 WHEREAS, The study will also consider ways to reduce impacts on the transportation
23 system, including parking management; and

1 WHEREAS, The interim controls in this resolution are intended and designed to
2 address the pressure created by new residential developments that seek substantial amounts
3 of off-street parking in the Hub area; and

4 WHEREAS, The Board of Supervisors has considered the impact on the public health,
5 safety, peace, and general welfare if the interim controls proposed herein are not imposed;
6 and

7 WHEREAS, This Board has determined that the public interest will be best served by
8 imposition of these interim controls at this time, to ensure that the planning and legislative
9 scheme which may be ultimately adopted as part of the Hub planning effort is not undermined
10 during the planning and legislative process for permanent controls; and

11 WHEREAS, The Planning Department has determined that the actions contemplated in
12 this Resolution are in compliance with the California Environmental Quality Act (California
13 Public Resources Code Section 21000 et. seq.); and

14 WHEREAS, Said determination is on file with the Clerk of the Board of Supervisors in
15 File No. _____ and is incorporated here by reference; now, therefore, be it

16 RESOLVED, This Board now adopts the Planning Department’s CEQA determination
17 as its own; and, be it

18 FURTHER RESOLVED, Pursuant to Planning Code Section 306.7, the Board of
19 Supervisors, by this resolution, hereby prohibits any City agency, board, commission, officer,
20 or employee from approving any entitlement, site permit, building permit, or any other permit
21 or license authorizing off-street parking in the Hub area, unless the action would conform both
22 to the provisions of the Planning Code and this resolution; and, be it

23 FURTHER RESOLVED, That as of the effective date of this resolution, allowable off-
24 street parking for development projects shall be limited to the principally-permitted parking
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ratios established under the Planning Code, and project sponsors shall not be offered the opportunity to apply for a conditional use authorization to increase such parking; and, be it

FURTHER RESOLVED, That these interim zoning controls shall apply to properties located in the Hub area, which covers the eastern-most portions of the Market and Octavia Plan area, and is bounded generally by Fell and Hayes Streets to the north; Market and Howard Streets to the east; Highway 101 to the south and southeast; and Haight, Gough, Page, and Franklin Streets to the West; or more specifically, to the following blocks and lots:

ASSESSOR'S BLOCKS NOS.	LOTS
0813	007, 008, 009, 010
0814	001, 003, 010, 014, 015, 016, 019, 021, 023, 024, 025 026, 027, 028, 029, 030, 031, 032, 033, 034, 035, 036 037, 038, 039, 040, 041, 042, 043, 044, 045, 046, 047 048, 049, 050, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060, 061, 062, 063, 064, 065, 066, 067, 068, 069, 070, 071, 072, 073, 074, 075, 076, 077, 078, 079, 080, 081, 082, 083, 084, 085, 086, 087, 088, 089, 090, 091, 092, 093, 094, 095, 096, 097, 098, 099, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 220, 221

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0835	001, 002, 003, 004
0836	001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 013 031
0854	002, 003, 004, 005, 006, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029, 030, 031, 032, 033, 034, 035, 036, 037, 038, 039, 040, 041, 042, 043, 044, 045, 046, 047, 048, 049, 050, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060, 061, 062, 063, 064, 065, 066, 067, 068, 069, 070, 071, 072, 073, 074, 075, 076, 077, 078, 079, 080, 081, 082, 083, 084, 085, 086, 087, 088, 089, 090, 091, 092, 093, 094, 095, 096, 097, 098, 099, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166
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3504	001, 002, 011, 012, 013, 017, 019, 022, 023, 024, 025, 026, 027, 028, 029, 030, 033, 038, 039, 040, 044, 045, 046, 047, 049, 050, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060, 061, 062, 063, 064, 065, 066, 067, 068, 069, 070, 071, 072, 073, 074, 075, 076
3505	001, 004, 005, 007, 008, 009, 010, 012, 013, 016, 018, 020, 021, 023, 024, 025, 026, 027, 028, 029, 031, 031A, 032, 032A, 033, 033A, 034, 035, 041, 042, 043, 044, 045, 046
3506	001, 003A, 004, 008, 009, 010, 011
3507	040
3509	018, 019, 036, 037, 040, 041, 042
3510	003, 049, 057, 059
3511	001, 023, 025, 031, 033, 074, 075, 080, 082, 093
3512	001, 005, 006, 008, 009, 010
3513	001, 008, 030, 044, 045, 046, 047, 048, 049, 050, 051, 052, 054, 055, 056, 057, 058, 059, 062, 077, 080, 081, 082, 083, 084, 085, 086, 087, 088, 089, 090, 091, 092, 093, 094, 095, 096, 097, 098, 099, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136,

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3514	003, 004, 004A, 005, 006, 007, 008, 009, 010, 022, 028, 029, 030, 031, 039, 041, 042, 043, 045, 048, 049, 050, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060, 061, 062, 063, 064, 065, 066, 067, 068, 069, 070, 071, 072, 073, 074, 075, 076, 077, 078, 079, 080, 081, 082, 083, 084, 085, 086, 087, 088, 089, 090, 091, 092, 093, 094, 095, 096, 097, 098, 099, 100, 101, 102, 103, 104, 105,106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 300, 301; and, be it

1 FURTHER RESOLVED, That these interim controls shall remain in effect for 18
2 months from the effective date of this resolution, or until the adoption of permanent legislation
3 regarding the Hub area, whichever first occurs; and, be it

4 FURTHER RESOLVED, That these interim controls advance and are consistent with
5 the eight Priority Policies of Planning Code Section 101.1, particularly Policy 4, in that they
6 seek to control vehicular traffic to avoid interference with Muni transit service or overburdening
7 of our streets or neighborhood parking; and, be it

8 FURTHER RESOLVED, With respect to the other Priority Policies, the Board finds that
9 these interim zoning controls do not have an effect and will not conflict with said policies.

10
11 APPROVED AS TO FORM:
12 DENNIS J. HERRERA, City Attorney

13 By: _____
14 ANDREA RUIZ-ESQUIDE
15 Deputy City Attorney

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