

LEGISLATIVE DIGEST

[General Plan Amendment - 1629 Market Street]

Ordinance amending the General Plan to revise Maps 1 and 3 and Policy 7.2.5 of the Market and Octavia Area Plan to reflect the 1629 Market Street Special Use District; adopting findings under the California Environmental Quality Act, and Planning Code, Section 340; and making findings of consistency with the General Plan, and Planning Code, Section 101.1.

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.

The Market and Octavia Area Plan ("the Plan") was adopted in 2007, and implementing amendments to the Planning Code and Zoning Map were adopted in 2008. The Plan covers the general area within a short walking distance of Market Street between the Van Ness Avenue and Church Street Muni stations and along the new Octavia Boulevard on the former Central Freeway right-of-way. It encourages the development of transit-oriented, medium and high-density, mixed-use residential neighborhood in this area.

Amendments to Current Law

This Ordinance amends the General Plan to revise Maps 1 and 3 and Policy 7.2.5 of the Plan, in order to reflect a project proposed at 1629 Market Street. More specifically, Map 1 (Land Use Districts) is amended to reflect the configuration of the privately-owned, publicly accessible open space (referred to as Brady Park) to be developed at the site. Map 3 (Height

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Districts) is amended to revise the height limits on Block 3505 at the site, specifically to reflect the configuration of the privately-owned, publicly accessible open space, and the increase in the Colton Street Supportive Housing site height from 40-X to 68-X. Policy 7.2.5 is amended to reflect the proposed project at the site, including the Brady Park.

Background Information

The proposed project at 1629 Market Street is also the subject of a Development Agreement and Planning Code and Zoning Map amendments, which are subject to separate ordinances.

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