

LEGISLATIVE DIGEST

[Planning Code, Zoning Map - Flower Mart - 2000 Marin Street Special Use District]

Ordinance amending the Planning Code and Zoning Map to establish the 2000 Marin Street Special Use District (Assessor's Parcel Block No. 4346, Lot No. 003), and to create additional Key Site exceptions for the Flower Mart site, located on the southern half of the block north of Brannan Street between 5th Street and 6th Street (Assessor's Parcel Block No. 3778, Lot Nos. 001B, 002B, 004, 005, 047, and 048); affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Existing Law

1. 2000 Marin Street

The Planning Code and Zoning Map designate the parcel located at 2000 Marin Street (Assessor's Block 4346, Lot 003) as part of the Production, Distribution, and Repair-2 ("PDR-2") zoning district.

2. Flower Mart Site

In Ordinance 296-18, the City amended the Planning Code to establish the Central South of Market Plan ("Central SoMa Plan"). Part of the Central SoMa Plan identified eight large, underutilized development sites, referred to as Key Sites. One of those Key Sites is the Flower Mart site, located on the southern half of the block north of Brannan Street between 5th Street and 6th Street (Assessor's Parcel Block 3778, Lots 001B, 002B, 004, 005, 047, and 048). Planning Code § 329(e)(2)(F). The San Francisco Wholesale Flower Market currently operates at this site.

For the Flower Mart Key Site, the Central SoMa Plan authorized the Planning Commission to grant the following exceptions, to facilitate the site's development:

- exception to the off-street parking controls of Section 151.1 to allow additional accessory PDR parking solely to serve the tenants and customers of the site;
- exception to the requirement that POPOS be open to the sky in Section 138(d)(2)(E)(i), to allow a cumulative maximum of 20% of the POPOS to be partially covered;
- exception to the transparency and fenestration requirements of Section 249.78(c)(1)(F) on 5th Street between Brannan and Bryant Streets; and
- exception to the protected street frontage requirements of Section 155(r) on 5th Street between Brannan and Bryant Streets.

Planning Code § 329(e)(3)(B)(vii).

In evaluating these exceptions, the Planning Commission would consider whether:

- the amenities and exceptions would, on balance, be in conformity with and support the implementation of the goals, objectives, and Policies of the Central SoMa Plan,
- the amenities would result in an equal or greater benefit to the City than would occur without the exceptions, and
- the exceptions are necessary to facilitate the provision of important public assets that would otherwise be difficult to locate in the South of Market neighborhood.

Planning Code § 329(e)(4).

Amendments to Current Law

1. 2000 Marin Street

The proposed ordinance would amend Article 2 of the Planning Code and the Zoning Map to create a new 2000 Marin Street Special Use District (“2000 Marin SUD”).

In the 2000 Marin SUD, the following Planning Code provisions would not apply:

- the PDR replacement requirements imposed by Section 202.7;
- the streetscape and pedestrian improvements required by Section 138.1;
- the screening, interior landscaping, and street tree requirements set forth in Sections 142, 156(c), and 156(g);
- the ground floor height requirements set forth in Sections 145.5 and 210.3;
- the better roof requirements set forth in Section 149;
- the maximum off-street parking limits set forth in Section 151;
- the bicycle parking requirements set forth in Section 155.2;
- the requirements for shower facilities and lockers set forth in Section 155.4;
- the car sharing requirements set forth in Section 166;
- the Transportation Demand Management Program requirements set forth in Sections 169-169.6; and
- the development impact fees required by Article 4 of the Planning Code.

The 2000 Marin SUD would sunset in six years after its effective date.

2. Flower Mart Site

The proposed ordinance would establish the following, additional Planning Code exceptions for the Flower Mart Key Site, subject to the Planning Commission’s approval:

- exception to the PDR floor-to-floor height requirements set forth in Section 249.78(d)(10), up to a maximum of 10% of the ground floor gross floor area;
- exceptions to the overhead horizontal projection requirements set forth in Section 136(c)(5) and to the design and performance standards related to required mid-block alleys set forth in Section 270.2(e)(6), to allow for a maximum of three pedestrian bridges;
- exceptions to the off-site Privately-Owned Public Open Space (“POPOS”) requirements set forth in Section 138;
- exception to the parking pricing requirements set forth in Section 155(g);
- if there is a dedication and acceptance of land for affordable housing or other appropriate public use in the South of Market neighborhood, an exception to the requirement to provide three square feet of Gross Floor Area for Residential Use for every square foot of Non-Residential Use on the portion of this Key Site zoned Mixed-Use Residential (“MUR”), set forth in Sections 803.9(a) and 841;
- an exception to the child-care facility requirements set forth in Section 249.78(e)(4) and Sections 414-414.15, if the project at the Key Site allows for at least 97,000 square feet of Wholesale Sales Use and the project sponsor pays the in-lieu fee set forth in Section 414.8; and
- if the development agreement for the project at this Key Site provides for the relocation of, or funding for the relocation of, the San Francisco Wholesale Flower Market, exceptions for PDR and Community Building Space requirements in Sections 202.8 and 249.78(c)(5) and for the maximum dimensions for lobby frontages set forth in Section 145.1(b)(2)(C).

Background Information

The purpose of establishing the 2000 Marin SUD, and its associated Planning Code exceptions, is to allow for a feasible temporary location for the San Francisco Wholesale Flower Market due to the development of the Flower Mart site.

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