



SAN FRANCISCO PLANNING DEPARTMENT

Planning Department Report Interim Zoning Controls

To: Angela Calvillo, Clerk of the Board
From: Aaron Starr, Manager of Legislative Affairs
Date: June 28, 2019
Regarding: Six-month Report for the Interim Zoning Controls - Off-Street Parking in the "Hub" Area
Reporting Date: June 22, 2019
Expiration Date: June 22, 2019
Case Number: Board File No. 171015/ Enactment Number 448-17

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

STATEMENT OF PURPOSE

Per Planning Code Section 306.7(i), the Planning Department is required to conduct a study of the zoning proposal(s) contemplated in interim controls enacted by the Board of Supervisors and propose permanent legislation. For any control that is placed in effect for more than six months, a report to the Board of Supervisors is required six months from the date of the imposition of the controls and at least every six months thereafter. This report is intended to satisfy that requirement.

BACKGROUND

This report was prepared in response to Resolution 448-17 (Board File 171015), introduced by Supervisor Breed on September 19, 2017, and passed into law on December 22, 2017. This Resolution imposed, for 18 months, interim zoning controls limiting off-street parking for new development projects in the area known as "the Hub" or the "Market Street Hub."

REQUIRED ANALYSIS

Per Planning Code Section 306.7, this report is required to address the interim controls; any required study; and an estimate the timeline needed to create permanent controls.

(1) Status of Interim Controls:

The proposed Interim Controls were adopted by the Board on December 12, 2017 and became effective on December 22, 2017 for 18 months. The 18-month period expired on June 22, 2019.

Summary of Interim Controls

The interim controls limited off-street parking for new development projects to the principally-permitted accessory parking ratios established under the Planning Code, and removing the possibility to apply for a conditional use authorization to increase such parking, in the area known as "the Hub" or the "Market Street Hub," which covers the eastern-most portions of the Market and Octavia Plan area (see map below); applying these interim zoning controls to development projects that have not received an approval of a development application prior to the effective date of this Resolution and will provide no on-site affordable housing under the City's Inclusionary Affordable Housing Program.

(2) Findings and Recommendations To Date:

Study

In the early 2000s, the Hub neighborhood near the intersections of Market Street with Valencia, Haight and Gough streets, historically known as “The Hub,” was included within the boundaries of the 2008 Market and Octavia Area Plan. The Plan includes numerous policies that support a vision for the Hub as a “vibrant new mixed-use neighborhood,” and it also created the Van Ness and Market Downtown Residential Special Use District (SUD). This SUD encourages the development of a transit-oriented, high-density, mixed-use residential neighborhood around the intersections of Market Street and Van Ness Avenue and Mission Street and Van Ness, and buildings ranging from 250 to 400 feet and reduced parking. Following the Plan's adoption in 2008, most of the housing imagined in the Hub was stalled due to the recession. Now, the area is receiving concentrated attention from the development community.

Major infrastructure improvements, such as Van Ness Avenue Bus Rapid Transit, were identified in the Market and Octavia Area Plan and have since moved through conceptual design. The sudden convergence of both infrastructure improvements and private development activity requires careful coordination and could afford great opportunity to achieve Plan objectives in a more holistic and effective fashion. Considering these recent changes, Planning is studying this portion of the Market and Octavia Plan to consider plan amendments. The proposed Market Octavia Plan Amendment seeks to benefit from current opportunities and analyze the potential for zoning and policy refinements that will better ensure that the area's growth supports the City's goals for housing, transportation, and the public realm.

The existing interim controls are intended to prevent projects from seeking parking more than what is principally permitted in the Planning Code while the Market and Octavia Plan Amendments are being developed. This is being done to ensure that new developments do not provide excessive parking, which would run counter to the vision for the Hub Area as a transit-oriented neighborhood. Further, restricting parking is consistent with the City's Transit First Policy, its Greenhouse Gas Reduction Ordinance, and the General Plan's Transportation Element.

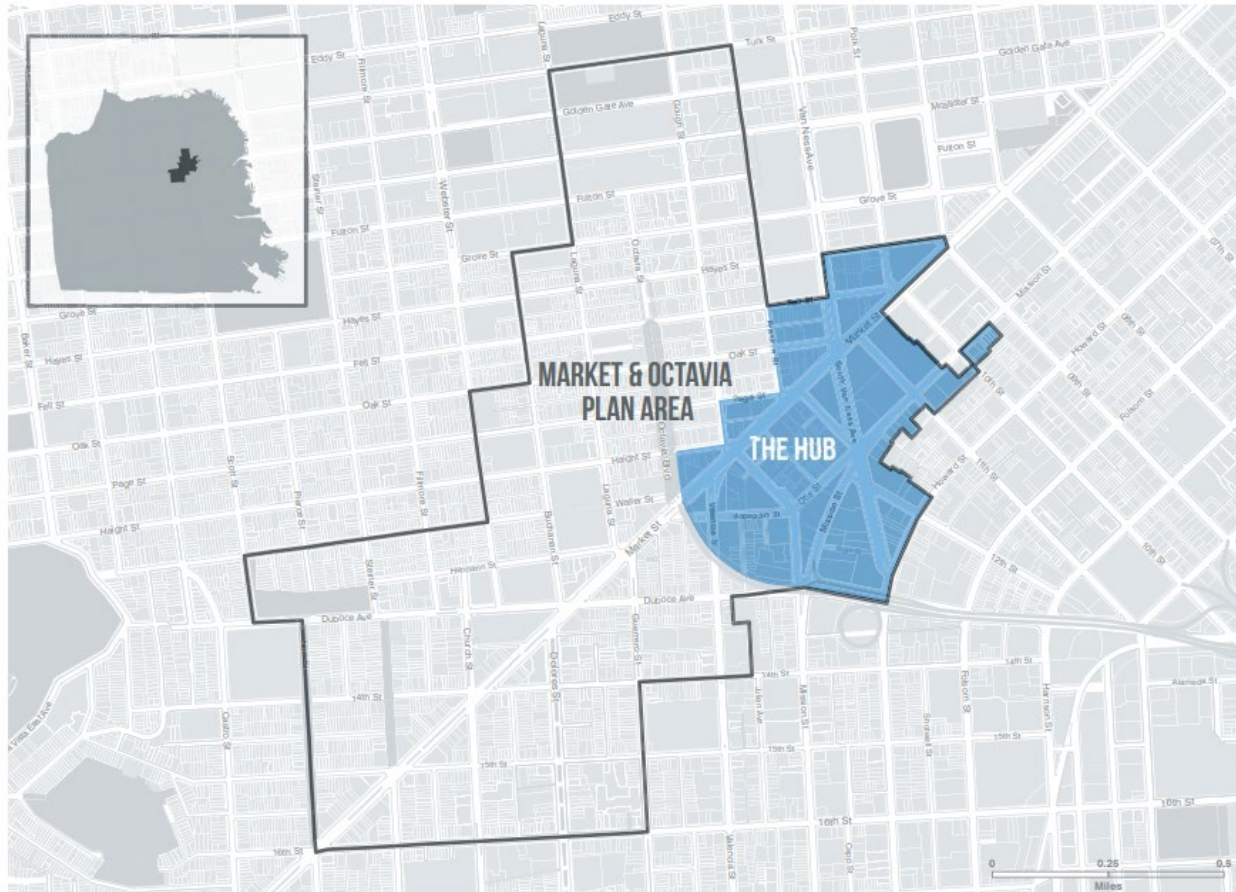
Estimated Completion Time of Study

The study of potential permanent controls, which the Department refers to as the Market and Octavia Plan Amendments, is still in the process and should be completed by early 2020. The next few months will provide the City additional time to formulate more comprehensive parking regulations for the HUB area.

REQUIRED BOARD ACTION

This Report is required to be considered in a public hearing duly noticed in accordance with the basic rules of the Board. The Board has the option of accepting or rejecting this report.

HUB Interim Controls Area Map



Boundaries: Generally, bound 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.