



SAN FRANCISCO PLANNING DEPARTMENT

Planning Code, Zoning Map and General Plan Amendments Summary Market and Octavia Area Plan Amendment

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Amended Sections: Various
Case Number: 2015-000940GPA
2015-000940MAP
2015-000940PCA-01
Board File/Enactment #: 200556
200557
20059
Legislative Sponsors: Mayor London Breed
Effective Date: August 28, 2020

Three ordinances, General Plan, Planning Code, and Zoning Map associated with the Market and Octavia Area Plan Amendment (Hub) were passed by the Board of Supervisors on July 28, 2020. The proposed amendments add new General Plan policies pertaining to racial and social equity, sustainability, housing for families with children, reclassify height and bulk districts on certain parcels, establish new Planning Code Requirements to related to land use, parking, building height and mass, and use of impact fees, and establish new height and bulk districts on three sites.

The Way It Was:

1. In 2008 the City adopted the Market and Octavia Area Plan, including new land use controls, height controls and proposed community improvements. The area plan includes policies on land use and urban form, housing, urban design, and transportation. In the plan, the Hub area was envisioned as a “vibrant new mixed-use neighborhood” with several thousand new housing units and a transformation of the streets and open spaces to support the new population.
2. In 2008, the City created the Van Ness and Market Downtown Residential Special Use District located in Section 249.33. The SUD’s zoning controls facilitated 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 South Van Ness Avenue. The underling zoning of all parcels in the SUD is C-3-G (Downtown General Commercial).
3. In 2008, the City adopted new height and bulk controls for the Market and Octavia Plan Area. In the Hub, building heights range from 40’ to 400’, with the taller heights centered at the intersection of Market Street and Van Ness Avenue and Mission Street and South Van Ness. Avenue.

4. In 2008, the City adopted the Market and Octavia Community Improvements Program (Appendix C). This document outlines the projects that could be funded with impact fees from development in the Plan Area.

The Way It Is Now:

1. The primary General Plan amendments to the Market and Octavia Area Plan include new policies pertaining to racial and social equity, sustainability and climate resilience, and tenant protections. The amendments also include updates to the name of the neighborhood from “SoMa West” to “the Hub”. There are also conforming amendments to the Housing Element and the Arts Element, which include encouragement of ground floor non-profit arts and policies to promote housing for families with children.
2. The Planning Code amendments include changes to the existing SUD, as well as other sections outlined below.

Encourage the development of neighborhood serving uses and to support an increasing diverse residential population.

- a. Amend Sections 249.33 and Section 207.6 to extend NTC-3 dwelling unit mix requirements to the entire Van Ness and Market SUD. Allow an exception through Section 309 if projects cannot meet this requirement.
- b. The word ‘Downtown’ was removed from the name of the SUD to read as Van Ness and Market SUD.

Parking and Loading

- c. Amend Section 151.1 to establish a maximum of up to 0.25 cars per dwelling unit. Remove the option to apply for a conditional use authorization for additional parking up to .50 cars per dwelling unit.
- d. Amend Section 249.33 to allow projects that provide 25% on site affordable housing to have the accessory nonresidential parking be used as accessory residential parking for dwelling units within the same project. Maximum of .40 spaces per DU.
- e. Amend Section 155 to require a Driveway and Loading Operations Plan (DLOP) for projects of a certain size.

Non-Residential Controls

- f. Amend Section 249.33 to allow non-residential uses above the 4th floor. Amend the code to have a 3:1 required ratio of residential to non-

residential uses. Public Facilities, Art Activities, and replacement of existing office uses would be exempt

- g. Amend Section 249.33 to add a new section requiring a Conditional Use Authorization for Formula Retail uses.
- h. Amend Section 249.33 to require a Conditional Use Authorization for retail use sizes that exceed 6,000 gross sq. ft.
- i. Amend Section 249.33 to add a new section requiring Micro Retail for every 20,000 square feet of lot area. Allow an exception through Section 309 if projects cannot meet this requirement.
- j. Amend Section 249.33 to ensure that all cannabis related uses comply with Planning Code Section 752.
- k. Amend Section 249.33 Arts Activities and Institutional Community Uses are considered “active use of section 145.4 of the Planning Code.

Affordable Housing

- l. Amend Section 249.33 to allow development projects that utilize 80/20 financing to be exempt from the AMI percentages specified in Planning Code Section 415.6 (a) (2) and 20% of the units constructed onsite shall be affordable to low-income households. This was added after the 2/13/2020 Initiation hearing.
- m. Amend Section 249.33 code to allow development projects to meet their inclusionary housing requirements through a land dedication option.

Sustainability

- n. Amend Section 249.22 Expand the requirement for living roofs to 30% of the roof area and provide 15% solar for certain sites. Allow a waiver through Section 309 if projects cannot meet this requirement.

Building Mass

- o. Amend Section 249.33 to update lot coverage controls in the SUD
- p. Amend Section 261.1 to retain the height controls for properties adjacent to narrow street and alleys in the SUD
- q. Amend Section 263.19 to make the section applicable for all R Bulk Districts and to clarify the expression of maximum height controls for podiums and towers in the R-2 Bulk District and the Van Ness and Market Residential SUD.
- r. Amend Section 270 to the define the podium height
- s. Amend the Section 270 to allow the following exceptions to the R2 bulk district.
 - 1) Buildings up to 350 feet in height may not exceed an average floor area of 10,000 square foot

- 2) Buildings taller than 350 feet in height may not exceed an average floor area 12,000 square feet, maximum plan length of 150 feet, and maximum diagonal dimension of 190 feet.
- 3) Towers taller than 550 feet in height districts of 590 feet and greater may not exceed an average floor area of 18,500 feet between a podium height of 140 170 feet. Building mass above 140 feet shall be set back at least 10 feet from property line for a minimum ratio
- 4) Tower sculpting allowed up to certain limits
- t. Amend Section 270.2 to remove the upper story setback adjacent to mid-block alleys for certain projects in the Van Ness Market SUD. Allow for an exception to the requirement that 60% of the alley has to be open to the sky under certain conditions.

Use of Impact Fees and Community Participation

- u. Amend Section 341.5 to limit the Market and Octavia CAC to nine members to reflect the existing ratios for members to be appointed (2/3 Board and 1/3 Mayor) and expand the criteria to allow two members to live or work in the plan area or within 1,250' of the plan area
- v. Amend Section 416.3 code to allow projects to receive in-kind credit for the area plan affordable housing impact fees through additional provision of on-site units if they choose to exceed the required amount.
- w. Amend Section 421.5 to expand the area in which impact fees from the Market and Octavia Infrastructure Fund can be spent from 250' from the Market and Octavia Area Plan boundary to 1,250'. Add reference to the Market Octavia Area Plan- Hub Public Benefits Document.
- x. Amend Section 424.1 to incorporate the proposed open space and streetscape projects from the Hub Public Realm Plan.
- y. Amend Section 424.4 to add priorities for the use of the Van Ness and Market Affordable Housing fees. The following priorities would apply; 1. Within the Van Ness and Market Residential Special Use District; 2. within 1 mile from the Market Octavia Area Plan; and 3. within the City and County of San Francisco.
- z. Amend Section 424.5 to expand the area in which impact fees from the Van Ness and Market Residential Special Use District Infrastructure Fund can be spent from within the Market and Octavia Area Plan boundary to 1,250. Add a reference to the Market Octavia Area Plan Hub Public Benefits Document
- aa. Amend Section 249.33 and 411A.5 to allow projects the option of providing in-kind improvements and receiving a fee waiver for the Transportation Sustainability Fee (TSF) from the MTA Board.

Exceptions – All Section 309

- bb. Amend the code to allow projects to receive additional height and bulk as studied in the Hub EIR through an exception.
- cc. Amend the code to allow for exceptions to the dwelling unit mix.
- dd. Amend the code to allow for exceptions to the percent coverage requirements.
- ee. Amend the code to allow for exceptions to the permitted obstructions requirements in Section 136. The Planning Commission shall only grant such an exception if the Planning Commission finds that the proposed obstructions assist the proposed development to meet the requirements of Section 148, or otherwise reduce wind speeds at the ground-level or at upper level open spaces. This was added after the 2/13/2020 Initiation hearing

Definitions

- ff. Definition of “Market and Octavia Community Improvements Program” expanded to include the revised “Market and Octavia Community Improvements Program Document” (Appendix C)
3. The Zoning Map amendments retain the existing boundary of the Van Ness and Market Residential SUD, though adds one parcel 3506/003A (associated with 10 South Van Ness). The The Zoning Map amendments establish new height and bulk controls on 3 sites (10 South Van Ness, 30 Van Ness and 98 Franklin) and rezone four parcels (3513 071, 074; 3502 112; 3503 002) from NCT-3 (Moderate Scale Neighborhood Commercial Transit District) to P (Public).
 4. The Implementation Program contains two components intended to facilitate the implementation of the plan amendment, including: the Market and Octavia Area Plan: Hub Public Benefits Document and the Market and Octavia Community Improvements Program (Appendix C). The Market and Octavia Community Improvements Program (Appendix C) has been updated to include the projects identified in the Hub Public Realm Plan.

Link to Signed Legislation:

[General Plan Ordinance](#)

[Planning Code Ordinance](#)

[Zoning Map Ordinance](#)