

1 [Zoning Map Amendment - 701 Lombard Street]

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3 **Ordinance amending the San Francisco Zoning Map by amending the zoning**  
 4 **designation for 701 Lombard Street (Assessor's Block No. 74, Lot No. 01) from North**  
 5 **Beach Neighborhood Commercial District and 40-X Height and Bulk District to "P"**  
 6 **(Public) and "OS" (Open Space) Height and Bulk District for the new North Beach**  
 7 **Public Library or other public use and for purposes of consistency with the adjacent**  
 8 **Public and Open Space zoning designation of the Joe DiMaggio Playground; amending**  
 9 **the Zoning Map to remove 701 Lombard Street from the Telegraph Hill - North Beach**  
 10 **Residential Special Use District and the North Beach Special Use District; and making**  
 11 **various findings, including environmental findings and findings of consistency with the**  
 12 **General Plan and priority policies of Planning Code Section 101.1.**

13 Note: Additions are *single-underline italics Times New Roman*;  
 14 deletions are *strikethrough italics Times New Roman*.  
 15 Board amendment additions are double underlined.  
 Board amendment deletions are ~~strikethrough normal~~.

16 Be it ordained by the People of the City and County of San Francisco:

17 Section 1. Findings.

18 (a) On \_\_\_\_\_, 2011, the Planning Commission, at a duly noticed public  
 19 hearing, adopted Motion No. \_\_\_\_\_, which determined that the actions  
 20 contemplated in this Ordinance and other related actions, are in compliance with the  
 21 California Environmental Quality Act (CEQA) (California Public Resources Code sections  
 22 21000 et seq.) and San Francisco Administrative Code Chapter 31.

23 (b) On \_\_\_\_\_, 2011, the Planning Commission, at a duly noticed public  
 24 hearing and pursuant to CEQA and local law, adopted Resolution No. \_\_\_\_\_  
 25 concerning environmental findings. These findings included a rejection of alternatives,

1 adoption of a statement of overriding benefit, and adoption of a mitigation monitoring and  
2 reporting program. A copy of said Resolution is on file with the Clerk of the Board of  
3 Supervisors in File No. \_\_\_\_\_ and is incorporated herein by reference.

4 (c) On \_\_\_\_\_, 2011, the San Francisco Public Library Commission, at a duly  
5 noticed public hearing, adopted Resolution No. \_\_\_\_\_, recommending the rezoning  
6 contemplated herein among other actions. A copy of said Resolution is on file with the Clerk  
7 of the Board of Supervisors in File No. \_\_\_\_\_ and is incorporated by reference herein.

8 (d) On \_\_\_\_\_, 2011, the San Francisco Recreation and Park Commission,  
9 at a duly noticed public hearing, adopted Resolution No. \_\_\_\_\_, recommending the  
10 rezoning contemplated herein among other actions. A copy of said Resolution is on file with  
11 the Clerk of the Board of Supervisors in File No. \_\_\_\_\_ and is incorporated by reference  
12 herein.

13 (e) On \_\_\_\_\_, 2011, at a duly noticed public hearing, this Board approved  
14 Motion No. \_\_\_\_\_ affirming the Planning Commission's certification of the final  
15 environmental impact report for the North Beach Public Library and Joe DiMaggio Playground  
16 Master Plan Project (the "FEIR") in compliance with the CEQA and Administrative Code  
17 Chapter 31. This Motion, all public testimony, public comment, and supporting materials  
18 before the Board, the FEIR, and other project-related files at the Planning Department, San  
19 Francisco Public Library, and Recreation and Park Department are considered part of the  
20 administrative record for this FEIR and have been available for review by this Board and the  
21 public. The Motion and all written materials submitted to the Board on file with the Clerk of the  
22 Board of Supervisors in File Nos. \_\_\_\_\_ and are incorporated herein by reference.

23 (f) Based on the record before it, the Board finds that no substantial changes have  
24 occurred nor has new information of substantial importance arisen since the adoption of the  
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1 Planning Commission Motion and aforementioned Resolutions that would require  
2 recirculation of the FEIR pursuant to CEQA.

3 (g) In furtherance of the actions contemplated in this Ordinance and related  
4 companion legislation, the Board hereby adopts the environmental findings of the San  
5 Francisco Planning Commission, Public Library Commission, and Recreation and Park  
6 Commission as its own.

7 (h) Under Planning Code Section 302, the Board of Supervisors finds that this  
8 Ordinance will serve the public necessity, convenience and welfare for the reasons set forth in  
9 Planning Commission Resolution No. \_\_\_\_\_ adopted on \_\_\_\_\_, 2011 that  
10 recommended approval of this Zoning Map Amendment and incorporates such reasons by  
11 this reference herein. A copy of said Resolution is on file with the Clerk of the Board of  
12 Supervisors in File No. \_\_\_\_\_ and is incorporated here by reference.

13 (i) Under Planning Code Section 101.1, the Board of Supervisors finds that this  
14 Ordinance is, on balance, in conformance with the General Plan and consistent with the  
15 Priority Policies of Planning Code Section 101.1(b) of the Planning Code and hereby adopts  
16 the findings of the Planning Commission, as set forth in Planning Commission Resolution No.  
17 \_\_\_\_\_ as its own.

18 (j) The purpose of this legislation is to establish a zoning designation for 701 Lombard  
19 Street that reflects its use for a new public library or other public use and to ensure  
20 consistency with the adjacent P/OS zoning designation of the Joe DiMaggio Playground,  
21 including its proposed Master Plan.

22 Section 2. Under Sections 106 and 302(c) of the Planning Code, Sectional Map 1 of  
23 the Zoning Map of the City and County of San Francisco is amended as follows:

<u>Assessor Block/Lot</u>	<u>Use District to be Superseded</u>	<u>Use District to be Adopted</u>
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74/01 North Beach Neighborhood P (Public)  
Commercial District

Section 3. Under Sections 106 and 302(c) of the Planning Code, Sectional Map H1 of the Zoning Map of the City and County of San Francisco is amended as follows:

<u>Assessor Block/Lot</u>	<u>Height and Bulk District to be Superseded</u>	<u>Height and Bulk District to be Adopted</u>
74/01	40-X	OS (Open Space)

Section 4. Under Sections 106 and 302(c) of the Planning Code, Sectional Map SU1 of the Zoning Map of the City and County of San Francisco is amended to remove Assessor's Block 74, Lot 01 from the Telegraph Hill - North Beach Residential Special Use District, as defined in Planning Code Section 249.49, and from the North Beach Special Use District, as defined in Planning Code Section 780.3.

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

By: \_\_\_\_\_  
John D. Malamut  
Deputy City Attorney