

FILE NO. 001258

ORDINANCE NO. 231-00

1 [Zoning Map Amendments in Connection with YBC Redevelopment Plan Amendment]
2 AMENDING THE SAN FRANCISCO ZONING MAP 1H FOR THE LAND CONSISTING OF A
3 PORTION OF THE BLOCK BOUNDED BY MARKET, FOURTH, MISSION AND FIFTH
4 STREETS AND A PORTION OF MISSION STREET BETWEEN FOURTH AND FIFTH
5 STREETS, SPECIFICALLY INCLUDING ASSESSOR'S BLOCK 3705, LOTS 9, 10, 12, 13,
6 14, 15, 17, 18, 33, 38 AND 43, IN CONNECTION WITH PROPOSED AMENDMENTS TO
7 THE YERBA BUENA CENTER REDEVELOPMENT PLAN; ADOPTING FINDINGS
8 PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND ADOPTING
9 FINDINGS THAT THE ZONING MAP AMENDMENT IS CONSISTENT WITH THE CITY'S
10 GENERAL PLAN AND THE EIGHT PRIORITY POLICIES OF PLANNING CODE SECTION
11 101.1.

12 Note: This entire section is new.

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

14 Section 1. Findings. The Board of Supervisors of the City and County of San
15 Francisco hereby finds and determines that:

16 A. The Redevelopment Agency of the City and County of San Francisco (the
17 "Redevelopment Agency") has, in consultation with the City Planning Department, prepared a
18 proposed amendment to the Redevelopment Plan for the Yerba Buena Center Project Area,
19 to expand the existing project area (the "Existing Project Area") by adding land consisting of a
20 portion of the block bounded by Market, Fourth, Mission and Fifth Streets (including the site of
21 the Emporium building and related buildings and a portion of Jessie Street) and a portion of
22 Mission Street between Fourth and Fifth Streets, specifically including Assessor's Block 3705,
23 Lots 9, 10, 12, 13, 14, 15, 17, 18, 33, 38 and 43, as more particularly described in the
24 proposed Redevelopment Plan Amendment (the "Emporium Site Area"). A copy of the
25

1 proposed Plan Amendment is on file with the Clerk of the Board in File No. 001257 (the
2 "Redevelopment Plan Amendment").

3 B. The Redevelopment Plan Amendment requires certain amendments to maps in
4 the City's General Plan. The Board of Supervisors, by Ordinance No. 229-00, on file
5 with the Clerk of the Board File No. 001256, has adopted such amendments to the
6 General Plan.

7 C. An amendment to the Zoning Map is appropriate, in particular so that upon the
8 expiration of the term of the Redevelopment Plan, as amended, the Zoning Map will provide
9 for similar zoning controls as are contained in the Redevelopment Plan Amendment, when
10 effective. In addition, this Zoning Map ordinance, which assists in the carrying out of the
11 Redevelopment Plan Amendment, will serve the public necessity, convenience, and welfare in
12 the same manner as the General Plan amendments contained in Board of Supervisors
13 Ordinance No. 229-00. The findings of such Ordinance are incorporated herein by
14 reference.

15 D. On November 4, 1999, the Planning Commission, by Resolution No. 14920,
16 adopted a resolution of intent to initiate amendments to the General Plan, which Resolution
17 described the proposed amendments to the General Plan.

18 E. On January 13, 2000, the Planning Commission, by Motion No. 14952, certified
19 the Final Supplemental Environmental Impact Report for the Yerba Buena Redevelopment
20 Project Area Expansion/Emporium Site Development (SCH. No. 98072072) (the "FSEIR") as
21 adequate, accurate, objective, and complete.

22 F. On August 17, 2000, the Planning Commission conducted a duly noticed
23 public hearing on the proposed amendments to the Zoning Map. Following such hearing, the
24 Planning Commission, by Resolution Nos. 15946, 15947, found such amendments
25 consistent with the Priority Policies of Planning Code Section 101.1 and the General Plan,

SUPERVISOR YAKI
BOARD OF SUPERVISORS

1 approved the proposed amendments to the Zoning Map, and recommended the proposed
2 amendments for approval by the Board of Supervisors. Such Resolutions ^{are} on File with the
3 Clerk of the Board in File No. 001258.

4 G. In Resolution No. 812-00, a copy of which is on file with the Clerk of
5 the Board of Supervisors in File No. 001265, this Board of Supervisors affirmed the
6 Planning Commission's and Redevelopment Commission's certification of the FSEIR as
7 adequate and complete pursuant to the California Environmental Quality Act ("CEQA"), the
8 State CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code. In such
9 Resolution, this Board also adopted findings in connection with the FSEIR, including an
10 Addendum thereto, and its actions related to the Yerba Buena Redevelopment Project Area
11 Expansion, including the actions contemplated herein, and adopted a mitigation monitoring
12 and reporting program. This Board hereby incorporates by reference as if fully set forth herein
13 such Resolution, including its findings and mitigation program, and relies on such Resolution
14 as the CEQA basis for the actions proposed in this legislation.

15 Section 2. The Board of Supervisors finds that this ordinance is in conformity with the
16 City's General Plan, as amended, and the Priority Policies of Section 101.1(b) of the Planning
17 Code, and hereby adopts the findings set forth in Planning Commission Resolution
18 No. 15946, 15947 and incorporates such findings by reference as if fully set forth herein.

19 Section 3. Pursuant to Sections 106 and 302 of the Planning Code, Part II, Chapter II
20 of the San Francisco Municipal Code, the following deletions in use and height classifications,
21 duly approved by resolution of the Planning Commission, are hereby adopted as amendments
22 to the Zoning Map 1H of the City and County of San Francisco, on file with the Clerk of the
23 Board of Supervisors in File No. 001258.

1 Section 4. The following changes in property height and bulk districts to a 135-X height and
 2 bulk district are hereby adopted as an amendment to the Zoning Map 1H of the City and
 3 County of San Francisco:

<u>Description of Property</u>	<u>Height and Bulk</u>	<u>Height and Bulk</u>
	<u>District to be</u>	<u>District to be</u>
	<u>Superseded</u>	<u>Approved</u>
4 Assessor Block 3705, 5 A portion of Lot 43 (from 6 the Market Street property 7 line to a depth of 100 feet)	120-X	135-X

8 Section 5: The following changes in property height and bulk districts to a 135-X height
 9 and bulk district are hereby adopted as an amendment to the Zoning Map 1H of the City and
 10 County of San Francisco:

<u>Description of Property</u>	<u>Height and Bulk</u>	<u>Height and Bulk</u>
	<u>District to be</u>	<u>District to be</u>
	<u>Superseded</u>	<u>Approved</u>
11 Assessor Block 3705, 12 A portion of Lot 43 (from 13 a point 100 feet south 14 of the Market Street property 15 line to the Jessie Street 16 property line); 17 Lot 38	120-X and 160-S	200-X
	160-S	200-X

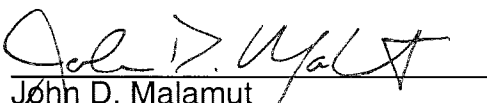
1 Section 6: The following changes in property height and bulk districts to a 135-X height
2 and bulk district are hereby adopted as an amendment to the Zoning Map 1H of the City and
3 County of San Francisco:

<u>Description of Property</u>	<u>Height and Bulk</u>	<u>Height and Bulk</u>
	<u>District to be</u>	<u>District to be</u>
	<u>Superseded</u>	<u>Approved</u>
7 Assessor Block 3705, 8 Lots 9, 10, 12, 13, 14, 9 15, 17, 18, and 33	160-F	400-X

10 Section 7. The approval under this Ordinance shall take effect upon the effective date
11 of the amendments to the General Plan approved under Board of Supervisors Ordinance
12 No. 229-00, adopted on October 13, 2000.

13 APPROVED AS TO FORM:

14 LOUISE H. RENNE, City Attorney

15
16 By: 
17 John D. Malamut
18 Deputy City Attorney



City and County of San Francisco

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Tails

Ordinance

File Number: 001258

Date Passed:

Ordinance amending the San Francisco Zoning Map 1H for the land consisting of a portion of the block bounded by Market, Fourth, Mission and Fifth Streets and a portion of Mission Street between Fourth and Fifth Streets, specifically including Assessor's Block 3705, Lots 9, 10, 12, 13, 14, 15, 17, 18, 33, 38, and 43 in connection with proposed amendments to the Yerba Buena Center Redevelopment Plan; adopting findings pursuant to the California Environmental Quality Act; and adopting findings that the Zoning Map amendment is consistent with the city's General Plan and the Eight Priority Policies of city Planning Code Section 101.1.

August 28, 2000 Board of Supervisors — CONTINUED ON FIRST READING

Ayes: 10 - Ammiano, Bierman, Brown, Katz, Kaufman, Leno, Newsom, Teng, Yaki, Yee
Excused: 1 - Becerril

September 18, 2000 Board of Supervisors — CONTINUED ON FIRST READING

Ayes: 8 - Ammiano, Bierman, Brown, Kaufman, Leno, Teng, Yaki, Yee
Absent: 2 - Katz, Newsom
Excused: 1 - Becerril

September 25, 2000 Board of Supervisors — AMENDED

Ayes: 7 - Ammiano, Bierman, Katz, Kaufman, Leno, Newsom, Yaki
Absent: 3 - Brown, Teng, Yee
Excused: 1 - Becerril

September 25, 2000 Board of Supervisors — PASSED ON FIRST READING AS AMENDED

Ayes: 6 - Bierman, Katz, Kaufman, Leno, Newsom, Yaki
Noes: 1 - Ammiano
Absent: 3 - Brown, Teng, Yee
Excused: 1 - Becerril

October 2, 2000 Board of Supervisors — FINALLY PASSED

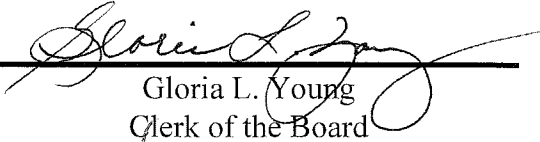
Ayes: 9 - Bierman, Brown, Katz, Kaufman, Leno, Newsom, Teng, Yaki, Yee
Noes: 1 - Ammiano
Excused: 1 - Becerril

File No. 001258

I hereby certify that the foregoing Ordinance
was **FINALLY PASSED** on October 2, 2000
by the Board of Supervisors of the City and
County of San Francisco.

OCT 13 2000

Date Approved


Gloria L. Young
Clerk of the Board


Mayor Willie L. Brown Jr.