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[Mission-Steuart General Plan Map Amendments]

APPROVING AN AMENDMENT TO MAP 2 (HEIGHT AND BULK PLAN) ON PAGE II.9.18 OF THE NORTHEASTERN WATERFRONT PLAN, AN ELEMENT OF THE SAN FRANCISCO GENERAL PLAN; AND ADOPTING FINDINGS THAT THE GENERAL PLAN AMENDMENT IS CONSISTENT WITH THE EIGHT (8) PRIORITY POLICIES OF PLANNING CODE SECTION 101.1.

Note: All Sections are new.

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

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

A. Pursuant to City Charter Section 4.105, any amendments to the General Plan shall be first considered by the San Francisco Planning Commission (the "Commission") and thereafter recommended for approval or rejection by the Board of Supervisors.

B. The San Francisco Municipal Railway (MUNI), owners of the property that constitute the development site of the "Mission/Steuart Hotel" ("Project"), which site encompasses Lots 6, 7, 8, 9, and 17 of Assessor's Block 3714, has requested an amendment to Map 2, the Height and Bulk Plan of the Northeastern Waterfront Plan, an element of the City's General Plan, to redesignate those five lots from O.S. (Open Space) designation to 84-E designation.

C. The five lots described above are located within the "Ferry Building Subarea" of the Northeastern Waterfront Plan. The land use designation for those properties is shown on Map 5 of the Northeastern Waterfront Plan is "General Commercial and Public Trust" uses.

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3 D. The General Plan Map amendment would facilitate the approval of construction of a hotel on
4 a property owned by the San Francisco Municipal Railway. MUNI would lease the property to a
5 development team, which would construct and operate the hotel. The hotel use requires conditional
6 use authorization by the Planning Commission.

7 E. MUNI has filed applications for this General Plan Map amendment as well as Zoning Map
8 amendments to change the designation of the five lots from a P (Public) use district to a C-2
9 (Community Business) use district as well as to change the Height and Bulk designation of Lot 17 in
10 Assessor's Block 3714 from O.S. (Open Space) designation to an 84-E designation.

11 F. The Map amendment to the Northeastern Waterfront Area Plan would facilitate the
12 development of the hotel structure on the northernmost portion of the Project site. This portion of the
13 site would be constructed to about 40 feet in height and would not create a significant new shadow on
14 Embarcadero Plaza South, a property under the jurisdiction of the Recreation and Park Commission.

15 G. On April 13, 2000, by Resolution No. 15024, the Planning Commission adopted a Resolution
16 of intent to initiate an amendment to Map 2 of the Northeastern Waterfront Plan, an element of the
17 City's General Plan, which Resolution described the proposed amendments to the General Plan and
18 which are attached hereto as Attachment A ("General Plan Amendment").

19 H. On April 13, 2000, by Resolution No. 15025, the Planning Commission adopted a Resolution
20 of intent to initiate Zoning Map amendments to change the designation of the five lots from P (Public)
21 use district to a C-2 (Community Business) use district as well as to change the Height and Bulk
22 designation of Lot 17 within the Project site from O.S. (Open Space) to 84-E designation.
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I. On June 1, 2000, by Motion No. 15074, the Planning Commission certified as adequate and complete the Final Environmental Impact Report ("FEIR") for the Project, Case No. 1998.604E.

J. On June 1, 2000, pursuant to Planning Code Section 340, the Planning Commission conducted a duly noticed public hearing on the General Plan Map amendment made by Section 3 below, adopted the General Plan map amendment by Resolution No. 15077, and recommended it for approval to the Board of Supervisors.

K. In Motion No. 15074, this Board of Supervisors affirmed the Planning Commission's certification of the Final Environmental Impact Report ("FEIR") for the Project as adequate and complete.

L. In Resolution No. ⁶⁴⁷⁻⁰⁰_____, this Board of Supervisors adopted findings in connection with its consideration of the General Plan Amendment under the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines and Chapter 31 of the San Francisco Administrative Code, and made certain findings in connection therewith, and adopted a mitigation monitoring and reporting program, which findings and program are hereby incorporated by reference as if fully set forth herein.

M. The Board of Supervisors finds that this ordinance will serve the public necessity, convenience and welfare for the following reasons:

1. The proposed amendment will facilitate the development of a Project that would provide substantial new net revenues for the City's public transit system, that will be used to make more efficient those transit services throughout the City, without materially harming service to the immediate area, and will generate substantial new tax revenues for the City as a whole.

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3 2. The proposed amendment will facilitate the development of a structure that will create a
4 substantially more compatible land use with the surrounding Mid-Embarcadero area than the site's
5 current use as a bus layover yard, based on the Northeastern Waterfront Plan of the General Plan.

6 3. The proposed amendment will facilitate the development of a hotel, which would strengthen
7 the visitor industry activities in the City and make efficient use of the property without causing
8 significant impacts to nearby recreation or open space resources.

9 4. The proposed amendments will facilitate the development of a project that will create
10 hundreds of new construction and permanent jobs, and will increase employment opportunities for
11 economically-disadvantaged San Franciscans and other retail and visitor-industry related workers,
12 through participation in the City's First Source Hiring program and the Tenderloin Neighborhood
13 Development Corporation's youth hospitality training program.

14 5. The proposed amendment will facilitate the development of a project that will provide an
15 improved transit shelter for the F-Trolley line, and provide rent-free space to the non-profit Market
16 Street Railway Company for an historic street car memorabilia shop.

17 6. The proposed amendment, when effective, will be consistent with the General Plan, including
18 but not limited to the Northeastern Waterfront Plan, an element of the General Plan, and is consistent
19 with the eight (8) Priority Policies in Planning Code Section 101.1 for the reasons set forth in Planning
20 Commission Resolution No. 15077.

21 **Section 2:** The following change in building height and bulk classification from O.S. (Open
22 Space) to 84-E is hereby adopted as an amendment to Map 2 on page II.9.18 of the Northeastern
23 Waterfront Plan of the General Plan of the City and County of San Francisco.
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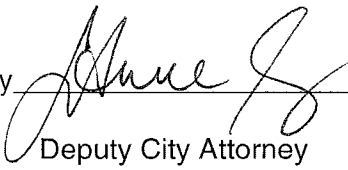
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Assessor's Block/Lots

<u>Description of Property</u>	<u>Height And Bulk District to be Superseded</u>	<u>New Height and Bulk District to be Approved</u>
Blocks/Lots:	O.S. (Open Space)	84-E
3714/ Lot 6, 7, 8, 9 and 17		

APPROVED AS TO FORM:

LOUISE RENNE, CITY ATTORNEY

By  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: 001211

Date Passed:

Ordinance approving an amendment to Map 2 (Height and Bulk Plan) on Page II.9.18 of the Northeastern Waterfront Plan, an element of the San Francisco General Plan; and adopting findings that the General Plan amendment is consistent with the Eight (8) Priority Policies of Planning Code Section 101.1.

July 17, 2000 Board of Supervisors — PASSED, ON FIRST READING

Ayes: 11 - Ammiano, Becerril, Bierman, Brown, Katz, Kaufman, Leno, Newsom, Teng, Yaki, Yee

July 24, 2000 Board of Supervisors — FINALLY PASSED

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

Absent: 1 - Katz

File No. 001211

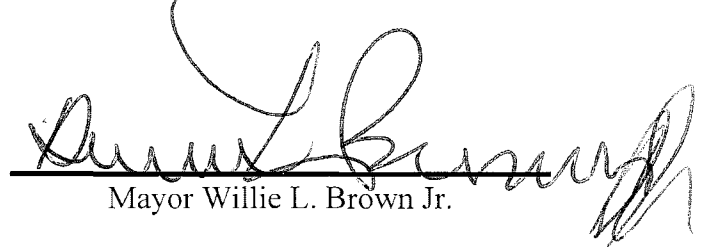
I hereby certify that the foregoing Ordinance
was FINALLY PASSED on July 24, 2000 by
the Board of Supervisors of the City and
County of San Francisco.

AUG - 3 2000

Date Approved



Gloria L. Young
Clerk of the Board



Mayor Willie L. Brown Jr.