

1 [Approving Zoning Map Amendments for the Trinity Plaza Project at Market and 8th Streets.]

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3 **Ordinance amending the San Francisco Planning Code by amending Sectional Map 1H**
4 **of the Zoning Map of the City and County of San Francisco to change the height and**
5 **bulk classification of the property located at 1167 Market Street (Assessor's Block**
6 **3702, Lot No. 053), 670 Stevenson Street (Assessor's Block 3702, Lot No. 051), 693**
7 **Stevenson Street (Assessor's Block 3702, Lot No. 052), 1164 Mission Street**
8 **(Assessor's Block 3702, Lot No. 039), and a portion of former Jessie Street between 7th**
9 **and 8th Streets from height and bulk classifications of 120-X, 150-X and 240-S to 160-X,**
10 **180-X and 240-S; amending Sectional Map 1SU of the Zoning Map of the City and**
11 **County of San Francisco to add the Trinity Plaza Special Use District; and adopting**
12 **General Plan, Planning Code Section 101.1, and environmental findings.**

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.
16 Board amendment deletions are ~~strikethrough normal~~.

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

18 Section 1. Findings.

19 A. On February 17, 2006, the Project Sponsor filed an application for an
20 amendment of Sectional Map No. 1H of the Zoning Map of the City and County of San
21 Francisco to change the height and bulk classification of the property located at 1167 Market
22 Street (Assessor's Block 3702, Lot No. 053), 670 Stevenson Street (Assessor's Block 3702,
23 Lot No. 051), 693 Stevenson Street (Assessor's Block 3702, Lot No. 052), 1164 Mission
24 Street (Assessor's Block 3702, Lot No. 039), and a portion of former Jessie Street between
25 7th and 8th Streets ("Project Site") from height and bulk classifications of 120-X, 150-X and

1 240-S to 160-X, 180-X and 240-S, and for an amendment of Sectional Map No. 1SU to create
2 the Trinity Plaza Special Use District (collectively, the “Proposed Zoning Map Amendments”).

3 B. The Proposed Zoning Map Amendments are part of a project proposed by the
4 Project Sponsor to demolish an existing 4- to-7 story apartment building at the Project Site
5 that contains 377 residential rental units (including 360 rent-controlled units), a ground-floor
6 restaurant, and surface and below-grade parking for approximately 450 vehicles, and replace
7 it with three buildings—ranging in height from 148 feet to 223 feet and totaling approximately
8 1,943,000 gross square feet—which would contain residential units, retail/personal services at
9 street level, off-street accessory parking, and open space (“Project”).

10 C. The Project Sponsor has also filed applications for: (1) approval of a
11 Development Agreement under Administrative Code Chapter 56; (2) a General Plan
12 Amendment under Planning Code Section 340; (3) a Planning Code amendment under
13 Planning Code Section 302; (4) Conditional Use Authorization under Planning Code Section
14 303; (5) C-3 District Review, including exceptions, under Planning Code Section 309; and (6)
15 a determination of insignificant shadow impact under Planning Code Section 295.

16 D. The City wishes to ensure appropriate development of the Project Site as an
17 important part of an ongoing effort to revitalize the Mid-Market area, to provide for the
18 replacement of the 360 rent-controlled units and tenant amenities in the residential structure
19 currently existing on the Project Site and proposed to be demolished, and to protect the
20 tenants of the existing residential structure from displacement due to the proposed future
21 development of the Project Site. To this end, the Development Agreement for the Trinity
22 Plaza Development Project has been proposed.

23 E. On _____, at a duly noticed public hearing, the Planning Commission
24 certified the Final Environmental Impact Report (“Final EIR”) for the proposed Project, by
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1 Motion No. _____ finding that the Final EIR reflects the independent judgment and
2 analysis of the City and County of San Francisco, is adequate, accurate and objective,
3 contains no significant revisions to the Draft EIR, and the content of the report and the
4 procedures through which the Final EIR was prepared, publicized and reviewed comply with
5 the provisions of the California Environmental Quality Act (California Public Resources Code
6 sections 21000 et seq., "CEQA"), the State CEQA Guidelines (California Code of Regulations
7 Title 14 sections 15000 et seq.), and Chapter 31 of the San Francisco Administrative Code
8 ("Chapter 31"). A copy of the Final EIR is on file with the Clerk of the Board in File No.
9 _____.

10 F. At the same hearing during which the Planning Commission certified the Final
11 EIR, the Planning Commission adopted CEQA Findings with respect to the approval of the
12 proposed Project, including the proposed Zoning Map amendment, in Motion _____
13 and adopted the proposed Zoning Map amendment in Resolution No. _____.

14 G. The letter from the Planning Department transmitting the Proposed Zoning Map
15 Amendments to the Board of Supervisors, the Final EIR and supplemental material described
16 above, the CEQA Findings adopted by the Planning Commission with respect to the approval
17 of the Project, including a mitigation monitoring and reporting program and a statement of
18 overriding considerations, the Proposed Zoning Map Amendments and the Resolution
19 approving the Proposed Zoning Map Amendments are on file with the Clerk of the Board in
20 File No. _____. These and any and all other documents referenced in this
21 Ordinance have been made available to, and have been reviewed by, the Board of
22 Supervisors, and may be found in either the files of the City Planning Department, as the
23 custodian of records, at 1660 Mission Street in San Francisco, or in File No. _____

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1 with the Clerk of the Board of Supervisors at 1 Dr. Carlton B. Goodlett Place, San Francisco
2 and are incorporated herein by reference.

3 H. The Board of Supervisors has reviewed and considered the Final EIR, the
4 environmental documents on file referred to herein, and the CEQA Findings adopted by the
5 Planning Commission in support of the approval of the proposed Project, including the
6 mitigation monitoring and reporting program and the statement of overriding considerations.
7 As set forth in the related Ordinance Approving a General Plan Amendment Related to the
8 Trinity Plaza Project at Market and 8th Street, Ordinance No. _____, the Board of
9 Supervisors has adopted the Planning Commission's CEQA findings as its own and
10 incorporated them by reference. The Board of Supervisors hereby incorporates all of the
11 findings related to CEQA contained in the Ordinance Approving a General Plan Amendment
12 Related to the Trinity Plaza Project at Market and 8th Street, Ordinance No. _____,
13 located in Board File No. _____, by reference as though such findings were fully set
14 forth in this Ordinance.

15 I. The Board of Supervisors finds, pursuant to Planning Code Section 302, that the
16 Proposed Zoning Map Amendments will serve the public necessity, convenience and general
17 welfare for the reasons set forth in Planning Commission Resolution No. _____ and
18 incorporates those reasons herein by reference.

19 J. The Board of Supervisors finds that the Proposed Zoning Map Amendments are
20 in conformity with the General Plan, as amended, and the eight priority policies of Planning
21 Code Section 101.1 for the reasons set forth in Planning Commission Resolution No.
22 _____. The Board hereby adopts the findings set forth in Planning Commission
23 Resolution No. _____ and incorporates those findings herein by reference.

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Section 2. Pursuant to Sections 106 and 302(c) of the Planning Code, the following change in height and bulk classifications is hereby adopted as an amendment to Sectional Map 1H of the Zoning Map of the City and County of San Francisco:

Description of Property	Height and Bulk District to be Superseded	Height and Bulk District Approved
1167 Market Street (Assessor's Block 3702, Lot No. 053), 670 Stevenson Street (Assessor's Block 3702, Lot No. 051), 693 Stevenson Street (Assessor's Block 3702, Lot No. 052), 1164 Mission Street (Assessor's Block 3702, Lot No. 039), and a portion of former Jessie Street between 7th and 8th Streets (as shown in the drawings on file with the Clerk of the Board of Supervisors in File No. _____)	120-X, 150-X and 240-S	160-X, 180-X and 240-S

Section 3. Pursuant to Sections 106 and 302(c) of the Planning Code, the following change is hereby adopted as an amendment to Sectional Map Number 1SU of the Zoning Map of the City and County of San Francisco:

1167 Market Street (Assessor's Block 3702, Lot No. 053), 670 Stevenson Street (Assessor's Block 3702, Lot No. 051), 693 Stevenson Street (Assessor's Block 3702, Lot No.

1 052), 1164 Mission Street (Assessor's Block 3702, Lot No. 039), and a portion of former
2 Jessie Street between 7th and 8th Streets, as shown on the drawing on file with the Clerk of
3 the Board of Supervisors in File No. _____, shall comprise the Trinity Plaza Special
4 Use District.

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

8 By: _____
9 Marlena G. Byrne
10 Deputy City Attorney

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