

1 [Zoning Map - Van Ness & Market Residential Special Use District]

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3 **Ordinance amending the Zoning Map of the Planning Code to amend the boundaries of**  
4 **the Van Ness & Market Residential Special Use District, and make other amendments to**  
5 **the Height and Bulk District Maps and Zoning Use District Maps consistent with**  
6 **amendments to the Market and Octavia Area Plan, encompassing an area generally**  
7 **bounded by Haight Street from Octavia Boulevard to Gough Street, Gough Street from**  
8 **Haight Street to Page Street, Franklin Street from Page Street to Fell Street, Fell Street**  
9 **from Franklin Street to Van Ness Avenue, Van Ness Avenue from Fell Street to Hayes**  
10 **Street, Hayes Street from Van Ness Avenue to Larkin Street, Market Street from Ninth**  
11 **Street to 10th Street, midblock between 10th Street and 11th Street from Market Street**  
12 **to Mission Street, Mission Street from 10th Street to Washburn Street, a portion of**  
13 **Washburn Street, Minna Street from 10th Street to just past Lafayette Street (with**  
14 **certain lots excluded), midblock between Lafayette Street and 12th Street to Howard**  
15 **Street, Howard Street just north of 12th and 13th streets, and 13th Street to Octavia**  
16 **Boulevard and Haight Street); and making environmental findings, including adopting a**  
17 **statement of overriding considerations, and findings of consistency with the General**  
18 **Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of**  
19 **public necessity, convenience, and welfare under Planning Code Section 302.**

20 **NOTE:** **Unchanged Code text and uncodified text** are in plain Arial font.  
21 **Additions to Codes** are in *single-underline italics Times New Roman font*.  
22 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.  
23 **Board amendment additions** are in double-underlined Arial font.  
24 **Board amendment deletions** are in ~~strikethrough Arial font~~.  
25 **Asterisks (\* \* \* \*)** indicate the omission of unchanged Code subsections or parts of tables.

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

1 Section 1. Environmental and Planning Code Findings.

2 (a) On May 21, 2020, after a duly noticed public hearing, the Planning Commission  
3 certified the Final Environmental Impact Report (EIR) for the proposed Hub Plan, 30 Van  
4 Ness Avenue Project, 98 Franklin Street Project, and Hub Housing Sustainability District (the  
5 Project) by Motion No. 20707, finding the Final EIR reflects the independent judgment and  
6 analysis of the City and County of San Francisco, is adequate, accurate and objective,  
7 contains no significant revisions to the Draft EIR, and the content of the report and the  
8 procedures through which the Final EIR was prepared, publicized, and reviewed comply with  
9 the provisions of the California Environmental Quality Act (California Public Resources Code  
10 Sections 21000 et seq.), the CEQA Guidelines (14 Cal. Code Regs. Section 15000 et seq.),  
11 and Chapter 31 of the San Francisco Administrative Code. Copies of the Planning  
12 Commission Motion and Final EIR are on file with the Clerk of the Board of Supervisors in File  
13 No. 200557 and are incorporated herein by reference. The Board affirms this determination.

14 (b) The Project evaluated in the Final EIR includes the proposed amendments to the  
15 Planning Code and Zoning Map as well as amendments to the General Plan and other related  
16 amendments. The proposed Zoning Map amendments set forth in this ordinance are within  
17 the scope of the Project evaluated in the Final EIR.

18 (c) On May 21, 2020, the Planning Commission, in Resolution No. 20708, adopted  
19 findings under CEQA regarding the Project's environmental impacts, the disposition of  
20 mitigation measures, and project alternatives, as well as a statement of overriding  
21 considerations (CEQA Findings) and adopted a mitigation monitoring reporting program  
22 (MMRP).

23 (d) On May 21, 2020, the Planning Commission, in Resolution No. 20711,  
24 recommended the proposed Planning Code and Zoning Map amendments for approval and  
25 adopted findings that the actions contemplated in this ordinance are consistent, on balance,

1 with the City's General Plan and eight priority policies of Planning Code Section 101.1. The  
2 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of  
3 the Board of Supervisors in File No. 200556, and is incorporated herein by reference.

4 (e) On May 21, 2020, the Planning Commission, in Resolution No. 20710, adopted  
5 findings that the actions contemplated in this ordinance will serve the public necessity,  
6 convenience, and welfare. The Board adopts these findings as its own. A copy of said  
7 Resolution is on file with the Clerk of the Board of Supervisors in File No. 200556, and is  
8 incorporated herein by reference.

9 (f) The Board of Supervisors has reviewed and considered the Final EIR and the  
10 environmental documents on file referred to herein. The Board of Supervisors has reviewed  
11 and considered the CEQA Findings, and hereby adopts them as its own and incorporates  
12 them by reference as though such findings were fully set forth in this ordinance.

13 (g) The Board of Supervisors adopts the MMRP as a condition of this approval, and  
14 endorses those mitigation measures that are under the jurisdiction of other City Departments,  
15 and recommends for adoption those mitigation measures that are enforceable by agencies  
16 other than City agencies, all as set forth in the CEQA Findings and MMRP.

17 (h) The Board of Supervisors finds that no substantial changes have occurred in the  
18 proposed Project that would require revisions in the Final EIR due to the involvement of new  
19 significant environmental effects or a substantial increase in the severity of previously  
20 identified significant effects, no substantial changes have occurred with respect to the  
21 circumstances under which the proposed Project is to be undertaken that would require major  
22 revisions to the Final EIR due to the involvement of new environmental effects or a substantial  
23 increase in the severity of effects identified in the Final EIR, and no new information of  
24 substantial importance to the proposed Project has become available which indicates that (1)  
25 the Project will have significant effects not discussed in the Final EIR, (2) significant

1 environmental effects will be substantially more severe, (3) mitigation measure or alternatives  
 2 found not feasible that would reduce one or more significant effects have become feasible or  
 3 (4) mitigation measures or alternatives that are considerably different from those in the Final  
 4 EIR would substantially reduce one or more significant effects on the environment.

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6 Section 2. The Planning Code is hereby amended by revising Zoning Use District Map  
 7 ZN07, Height and Bulk District Map HT07, and Special Use District Map SU07, as follows:

8 (a) The San Francisco Planning Code is hereby amended by amending Zoning Use  
 9 District Map ZN07 of the Zoning Map of the City and County of San Francisco, as follows:

10

<u>Description of Property</u>		<u>Use Districts to be</u>	<u>Use Districts</u>
<u>Assessor's</u>	<u>Lot</u>	<u>Superseded</u>	<u>Hereby Approved</u>
<u>Block</u>			
0854	<del>002, 003, 004, 005, 006, 011,</del> <del>012, 013, 014, 015, 016, 017,</del> <del>018, 019, 020, 021, 022, 023,</del> <del>024, 025, 026, 027, 028, 029,</del> <del>030, 031, 032, 033, 034, 035,</del> <del>036, 037, 038, 039, 040, 041,</del> <del>042, 043, 044, 045, 046, 047,</del> <del>048, 049, 050, 051, 052, 053,</del> <del>054, 055, 056, 057, 058, 059,</del> <del>060, 061, 062, 063, 064, 065,</del> <del>066, 067, 068, 069, 070, 071,</del> <del>072, 073, 074, 075, 076, 077,</del>	NCT-3	C-3-G

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	<del>078, 079, 080, 081, 082, 083,</del> <del>084, 085, 086, 087, 088, 089,</del> <del>090, 091, 092, 093, 094, 095,</del> <del>096, 097, 098, 099, 100, 101,</del> <del>102, 103, 104, 105, 106, 107,</del> <del>108, 109, 110, 111, 112, 113,</del> <del>114, 115, 116, 117, 118, 119,</del> <del>120, 121, 122, 123, 124, 125,</del> <del>126, 127, 128, 129, 130, 131,</del> <del>132, 133, 134, 135, 136, 137,</del> <del>138, 139, 140, 141, 142, 143,</del> <del>144, 145, 146, 147, 148, 149,</del> <del>150, 151, 152, 153, 154, 155,</del> <del>156, 157, 158, 159, 160, 161,</del> <del>162, 163, 164, 165, 166</del>		
0855	<del>003, 004, 010, 012, 013, 016,</del> <del>017, 019, 021, 022, 023, 024,</del> <del>025, 026, 027, 028, 029, 030,</del> <del>031, 032, 033, 034, 035, 036,</del> <del>037, 038, 039, 040, 041, 042</del>	NCT-3	C-3-G
	<del>053, 054, 055, 056, 057, 058,</del> <del>059, 060, 061, 062, 063, 064,</del> <del>065, 066, 067, 068, 069, 070,</del> <del>071, 072, 073, 074, 075, 076,</del> <del>077, 078, 079, 080, 081, 082,</del>	NCT-Hayes/NCT-3	NCT-Hayes/C-3-G

1		<del>083, 084, 085, 086, 087, 088,</del>		
2		<del>089, 090, 091, 092, 093, 094,</del>		
3		<del>095, 096, 097, 098, 099, 100,</del>		
4		<del>101, 102</del>		
5	3502	112	NCT-3	P
6	3502	113	NCT-3	<del>C-3-G</del>
7	3503	002	NCT-3	P
8		<del>003, 004</del>	NCT-3	<del>C-3-G</del>
9	3504	<del>001, 002, 011, 012, 013, 017,</del>	NCT-3	<del>C-3-G</del>
10		<del>019, 022, 023, 024, 025, 026,</del>		
11		<del>027, 028, 030, 033, 038, 039,</del>		
12		<del>040, 044, 045, 046, 047, 049,</del>		
13		<del>050, 051, 052, 053, 054, 055,</del>		
14		<del>056, 057, 058, 059, 060, 061,</del>		
15		<del>062, 063, 064, 065, 066, 067,</del>		
16		<del>068, 069, 070, 071, 072, 073,</del>		
17		<del>074, 075, 076</del>		
18		029	P	<del>C-3-G</del>
19	3505	<del>004, 005, 007, 008, 009, 018,</del>	NCT-3	<del>C-3-G</del>
20		<del>020, 021, 023, 024, 025, 026,</del>		
21		<del>027, 028, 032, 032A, 041, 042,</del>		
22		<del>043, 044, 045, 046, 047, 048,</del>		
23		<del>049</del>		
24	3511	<del>023, 025</del>	NCT-3	<del>C-3-G</del>
25	3512	<del>005, 006, 008</del>	NCT-3	<del>C-3-G</del>

1	3513	001, 030, 044, 045, 046, 047,	NCT-3	C-3-G
2		048, 049, 050, 052, 054, 055,		
3		056, 057, 058, 059, 062, 077,		
4		080, 083, 084, 085, 086, 087,		
5		088, 089, 090, 091, 092, 093,		
6		094, 095, 096, 097, 098, 099,		
7		100, 101, 102, 103, 104, 105,		
8		106, 107, 108, 109, 110, 111,		
9		112, 113, 114, 115, 116, 117,		
10		118, 119, 120, 121, 122, 123,		
11		124, 125, 126, 127, 128, 129,		
12		130, 131, 132, 133, 134, 135,		
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14		142, 143, 144, 145, 146, 147,		
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19		172, 173, 174, 175, 176, 177,		
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21		184, 185, 186, 187, 188, 189,		
22		190, 191, 192, 193, 194, 195,		
23		196, 197, 198, 199, 200, 201,		
24		202, 203, 204, 205, 206, 209,		
25		210, 211, 212		

1		008, 081, 082, 207	P	C-3-G
2	3513	071, 074	NCT-3	P
3	3514	004, 004A, 005, 006, 007, 008,	NCT-3	C-3-G
4		009, 010, 022, 028, 029, 030,		
5		031, 039, 041, 042, 045, 048,		
6		049, 050, 051, 052, 053, 054,		
7		055, 056, 057, 058, 059, 060,		
8		061, 062, 063, 064, 065, 066,		
9		067, 068, 069, 070, 071, 072,		
10		073, 074, 075, 076, 077, 078,		
11		079, 080, 081, 082, 083, 084,		
12		085, 086, 087, 088, 089, 090,		
13		091, 092, 093, 094, 095, 096,		
14		097, 098, 099, 100, 101, 102,		
15		103, 104, 105, 106, 107, 108,		
16		109, 110, 111, 112, 113, 114,		
17		115, 116, 117, 118, 119, 120,		
18		121, 122, 123, 124, 125, 126,		
19		127, 128, 129, 130, 131, 132,		
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21		139, 140, 141, 142, 143, 144,		
22		145, 146, 147, 148, 149, 150,		
23		151, 152, 153, 154, 155, 156,		
24		157, 158, 159, 160, 161, 162,		
25		163, 164, 165, 166, 167, 168,		



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	<del>169, 170, 171, 172, 173, 174,</del> <del>175, 176, 177, 178, 179, 180,</del> <del>181, 182, 183, 184, 185, 186,</del> <del>187, 188, 189, 190, 191, 192,</del> <del>193, 194, 195, 196, 197, 198,</del> <del>199, 200, 201, 202, 203, 204,</del> <del>205, 206, 207, 208, 209, 210,</del> <del>211, 212, 213, 214, 215, 216,</del> <del>217, 218, 219, 220, 221, 222,</del> <del>223, 224, 225, 226, 227, 228,</del> <del>229, 230, 231, 232, 233, 234,</del> <del>235, 236, 237, 238, 239, 240,</del> <del>241, 242, 243, 244, 245, 246,</del> <del>247, 248, 249, 250, 251, 252,</del> <del>253, 254, 255, 256, 257, 258,</del> 259, 260, 300, 301		
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(b) The San Francisco Planning Code is hereby amended by amending Height and Bulk District Map HT07 of the Zoning Map of the City and County of San Francisco, as follows:

<u>Description of Property</u>		<u>Height and Bulk Districts</u>	<u>Height and Bulk Districts</u>
<u>Assessor's Block</u>	<u>Lot</u>	<u>to be Superseded</u>	<u>Hereby Approved</u>

1	0835	004	120/400-R-2	120/400-R-2 // 140/520-R-2
2				
3	0836	001	<del>120/400-R-2</del>	<del>120/400-R-2 // 140/450-R-2</del>
4				
5	0836	002	<del>120/400-R-2</del>	<del>120/400-R-2 // 140/450-R-2</del>
6				
7				<del>120/400-R-2 // 140/450-R-2</del>
8	0836	003	<del>120/400-R-2</del>	R-2
9	0836	004		<del>120/400-R-2 // 140/450-R-2</del>
10			120/400-R-2	R-2
11	0836	005		<del>120/400-R-2 / 120-R-2 //</del>
12			120/400-R-2 / 120-R-2	140/450-R-2 / 120-R-2
13	0836	008	85-X	85-X // 120/365-R-2
14	0836	009	85-X	85-X // 120/365-R-2
15	0836	013	85-X	85-X // 120/365-R-2
16	3504	<del>029</del>	<del>85-X</del>	<del>85-X // 85/250-R-2</del>
17	3505	012		<del>85/250-R-2 // 120/320-R-</del>
18			85/250-R-2	2
19	3505	013		<del>85/250-R-2 // 120/320-R-</del>
20			85/250-R-2	2
21	3505	020	50-X	50-X // 65-X
22	3505	021	50-X	50-X // 65-X
23	3506	001		<del>120/400-R-2 // 140/650-</del>
24			120/400-R-2	R-2
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3506	003A	120/400-R-2	120/400-R-2 // 140/590-R-2
3506	004	120/400-R-2 / 120-R-2	120/400-R-2 / 120-R-2 // 140/590-R-2
3511	093	50-R-2/120-X/120-R-2	<del>50-R-2/120-X/120-R-2 // 45-X/50-R-2/85-R-2/85-X/250-R-2</del>
3513	008	85-X	<del>85-X // 45-X/85-X/150-R-2</del>
3513	081	85-X	<del>85-X // 45-X/85-X/150-R-2</del>
3513	207	125-X	<del>125-X // 45-X/85-X/150-R-2</del>
3514	003	85-X	<del>85-X // 120-R-2</del>
3514	004	85-X	<del>85-X // 120-R-2</del>
3514	004A	85-X	<del>85-X // 120-R-2</del>
3514	022	85-X	<del>85-X // 120-R-2</del>
3514	028	85-X	<del>85-X // 120-R-2</del>
3514	029	85-X	<del>85-X // 120-R-2</del>
3514	039	85-X	<del>85-X // 120-R-2</del>
3514	041	85-X	<del>85-X // 120-R-2</del>
3514	042	85-X	<del>85-X // 120-R-2</del>

(c) The San Francisco Planning Code is hereby amended by amending Special Use District Map SU07 of the Zoning Map of the City and County of San Francisco, as follows:

<u>Description of Property</u>		<u>Special Use</u>	<u>Special Use</u>
<u>Assessor's</u>	<u>Lot</u>	<u>District Hereby</u>	<u>District Hereby</u>
<u>Block</u>		<u>Superseded</u>	<u>Approved</u>
0854	<del>002, 003, 004, 005, 006, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029, 030, 031, 032, 033, 034, 035, 036, 037, 038, 039, 040, 041, 042, 043, 044, 045, 046, 047, 048, 049, 050, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060, 061, 062, 063, 064, 065, 066, 067, 068, 069, 070, 071, 072, 073, 074, 075, 076, 077, 078, 079, 080, 081, 082, 083, 084, 085, 086, 087, 088, 089, 090, 091, 092, 093, 094, 095, 096, 097, 098, 099, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149,</del>		Van Ness and Market Residential SUD

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	<del>150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166</del>		
0855	<del>003, 004, 010, 012, 013, 016, 017, 019, 021, 022, 023, 024, 025, 026, 027, 028, 029, 030, 031, 032, 033, 034, 035, 036, 037, 038, 039, 040, 041, 042, 053, 054, 055, 056, 057, 058, 059, 060, 061, 062, 063, 064, 065, 066, 067, 068, 069, 070, 071, 072, 073, 074, 075, 076, 077, 078, 079, 080, 081, 082, 083, 084, 085, 086, 087, 088, 089, 090, 091, 092, 093, 094, 095, 096, 097, 098, 099, 100, 101, 102</del>		Van Ness and Market  Residential SUD
3502	413		Van Ness and Market  Residential SUD
3503	003, 004		Van Ness and Market  Residential SUD
3504	<del>001, 002, 011, 012, 013, 017, 019, 022, 023, 024, 025, 026, 027, 028, 029, 030, 033, 038, 039, 040, 044, 045, 046, 047, 049, 050, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060, 061, 062, 063, 064,</del>		Van Ness and Market  Residential SUD

1		<del>065, 066, 067, 068, 069, 070, 071, 072,</del>		
2		<del>073, 074, 075, 076</del>		
3	3505	<del>004, 005, 007, 008, 009, 018, 020, 021,</del>		Van Ness and
4		<del>023, 024, 025, 026, 027, 028, 029, 031,</del>		Market
5		<del>031A, 032, 032A, 034, 035, 041, 042,</del>		Residential SUD
6		<del>043, 044, 045, 046, 047, 048, 49</del>		
7	3506	<del>003A, 008, 009, 010, 011</del>		Van Ness and
8				Market
9				Residential SUD
10	3511	<del>023, 025</del>		Van Ness and
11				Market
12				Residential SUD
13	3512	<del>005, 006, 008-010</del>		Van Ness and
14				Market
15				Residential SUD
16	3513	<del>001, 008, 030, 044, 045, 046, 047, 048,</del>		Van Ness and
17		<del>049, 050, 052, 054, 055, 056, 057, 058,</del>		Market
18		<del>059, 062, 077, 080, 081, 082, 083, 084,</del>		Residential SUD
19		<del>085, 086, 087, 088, 089, 090, 091, 092,</del>		
20		<del>093, 094, 095, 096, 097, 098, 099, 100,</del>		
21		<del>101, 102, 103, 104, 105, 106, 107, 108,</del>		
22		<del>109, 110, 111, 112, 113, 114, 115, 116,</del>		
23		<del>117, 118, 119, 120, 121, 122, 123, 124,</del>		
24		<del>125, 126, 127, 128, 129, 130, 131, 132,</del>		
25		<del>133, 134, 135, 136, 137, 138, 139, 140,</del>		

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3513	207	Veterans Common-SUD	Van Ness and Market Residential-SUD
3514	<del>004, 004A, 005, 006, 007, 008, 009, 010, 022, 028, 029, 030, 031, 039, 041, 042, 045, 048, 049, 050, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060, 061, 062, 063, 064, 065, 066, 067, 068, 069, 070, 071, 072, 073, 074, 075, 076, 077, 078, 079, 080, 081, 082, 083, 084, 085, 086, 087, 088, 089, 090, 091, 092, 093, 094, 095, 096, 097, 098, 099, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133,</del>		Van Ness and Market Residential-SUD

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1           Section 3. Effective Date. This ordinance shall become effective 30 days after  
2 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the  
3 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board  
4 of Supervisors overrides the Mayor's veto of the ordinance.

5  
6 APPROVED AS TO FORM:  
7 DENNIS J. HERRERA, City Attorney

8 By:    /s/ Peter R. Miljanich  
9           PETER R. MILJANICH  
          Deputy City Attorney

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