

1 [Zoning Map Amendment – 710 Market Street, Northwest of the Intersection of Market,  
2 Kearny and Geary Streets, Block 0312, Lot 003]

3 **Ordinance amending the San Francisco Planning Code by amending Sheet 1 of the**  
4 **Zoning Map of the City and County of San Francisco to change the use district**  
5 **designation of Assessor's Block 0312, Lot 003 from C-3-R 3 (Downtown Retail) to C-3-O**  
6 **(Downtown Office), and amending Sheet 1H of the Zoning Map to change the height**  
7 **and bulk district classification of Assessor's Block 0312, Lot 003 from 80-130-F to 150-**  
8 **X; adopting findings pursuant to the California Environmental Quality Act and findings**  
9 **of consistency with the General Plan and the priority policies of Planning Code Section**  
10 **101.1.**

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

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

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

18 (a) On February 16, 2006 the Planning Department issued a Final Mitigated  
19 Negative Declaration encompassing this Zoning Map Amendment, on file with the Department  
20 (File No. 2004.0165E), in compliance with the California Environmental Quality Act (“CEQA”)  
21 (California Public Resources Code section 21000 et seq.), the State CEQA Guidelines  
22 (California Code of Regulations Title 14 sections 15000 et seq.) and Chapter 31 of the San  
23 Francisco Administrative Code (“Chapter 31”). The Negative Declaration was prepared for a  
24 proposed office addition with ground floor retail space to the building located at One Kearny  
25 Street (“Project”). The Planning Commission adopted Motion No. 17278 and Resolution No.

1 17280 adopting findings related to a determination of compliance with CEQA for the Project  
2 and the Zoning Map Amendment, and this Board of Supervisors hereby affirms and adopts  
3 said findings based on the reasons set forth therein, and incorporates such reasons by  
4 reference. Copies of the Mitigated Negative Declaration and the Planning Commission  
5 resolutions and motions referred to herein are on file with the Clerk of the Board of  
6 Supervisors in File No. \_\_\_\_\_.

7 (b) On July 13, 2006 the Planning Commission held a duly noticed public hearing  
8 and, in Resolution No. 17280, approved and recommended adoption by the Board of an  
9 amendment to the Zoning Map of the City and County of San Francisco to change the use  
10 district designation for Assessor's Block 0312, Lot 003 from C-3-R (Downtown Retail) to C-3-  
11 O (Downtown Office) and the height and bulk classification for Assessor's Block 0312, Lot 003  
12 from 80-130-F to 150-X.

13 (c) Pursuant to Planning Code Section 302, this Board of Supervisors finds that the  
14 Zoning Map amendments will serve the public necessity, convenience and welfare for the  
15 reasons set forth in Planning Commission Motion No. 17282 adopting findings relating to a  
16 determination of compliance under Planning Code Section 309 for the Project, Planning  
17 Commission Motion No. 17281 approving a Permit to Alter for the Project, and Resolution No.  
18 17280 adopting environmental findings and recommending that the Board of Supervisors  
19 approve these Zoning Map amendments, and incorporates such reasons by reference herein.

20 (d) Pursuant to Planning Code Section 101.1, this Board of Supervisors finds that  
21 these Zoning Map amendments are consistent with the priority policies of Section 101.1(b) of  
22 the Planning Code and the General Plan, and hereby adopts the findings of the Planning  
23 Commission, as set forth in Planning Commission Motion Nos. 17278, 17281 and 17282, and  
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1 Planning Commission Resolution No. 17280, and incorporates said findings by reference  
2 herein.

3 Section 2. Pursuant to Sections 106 and 302(c) of the Planning Code, the following  
4 change in use district designation, duly approved and recommended to the Board of  
5 Supervisors by the Planning Commission, is hereby adopted as an amendment to Sheet 1 of  
6 the Zoning Map of the City and County of San Francisco.

Description of Property	Use District to be Superseded	Use District hereby Approved
Assessor's Block 0312, Lot 003	<del>C-3-R</del>	<u>C-3-O</u>

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12 Section 3. Pursuant to Sections 106 and 302(c) of the Planning Code, the following  
13 change in height and bulk classification, duly approved and recommended to the Board of  
14 Supervisors by the Planning Commission, is hereby adopted as an amendment to Sheet 1H  
15 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 hereby Approved
Assessor's Block 0312, Lot 003	<del>80-130-F</del>	<u>150-X</u>

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

23 By: \_\_\_\_\_  
24 Susan Cleveland-Knowles  
25 Deputy City Attorney