

1 [Zoning Map Amendment - 8 Washington Street Project]

2 **Ordinance: 1) amending the City and County of San Francisco Zoning Map Sheet HT01**
3 **to change the height and bulk district classification of two areas along the Drumm**
4 **Street frontage of the property located at Assessor's Block No. 0201, Lot No. 012 (8**
5 **Washington Street), from 84-E to 92-E in one area and to 136-E in another area; and 2)**
6 **making environmental findings, Planning Code Section 302 findings, and findings of**
7 **consistency with the General Plan and the Priority Policies of Planning Code Section**
8 **101.1.**

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

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

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

17 (a) On August 9, 2011, Neil Sekhri, acting on behalf of San Francisco Waterfront
18 Partners II, LLC ("Project Sponsor"), filed an application to amend Sheet HT01 of the Zoning
19 Map of the City and County of San Francisco to change the height and bulk classification of
20 two areas of the western portion (along the Drumm Street frontage) of the property located at
21 Assessor's Block 0201, Lot 012 (8 Washington Street) from 84-E to 92-E in one area
22 measuring 88 feet by 86 feet, and to 136-E in another irregular, roughly rectangular area
23 measuring 15,370 square feet ("Proposed Zoning Map Amendment").

24 (b) The Proposed Zoning Map Amendment is part of a project proposed by the Project
25 Sponsor to demolish an existing surface parking lot and health club, and construct a new

1 health club, residential buildings ranging from four to twelve stories in height containing 145
2 dwelling units, ground-floor retail uses totaling approximately 20,000 square feet, and 400 off-
3 street parking spaces ("Proposed Project").

4 (c) On March 22, 2012, at a duly noticed public hearing, by Motion No. 18560, the
5 Planning Commission certified the Final Environmental Impact Report ("FEIR") for the
6 Proposed Project, including the Zoning Map Amendment. The Planning Commission certified
7 that the FEIR for the Proposed Project reflects the independent judgment and analysis of the
8 City and County of San Francisco, is adequate, accurate and objective, contains no significant
9 revisions to the Draft EIR, and that the content of the FEIR and the procedures through which
10 it was prepared, publicized and reviewed comply with the provisions of the California
11 Environmental Quality Act ("CEQA") (California Public Resources Code section 21000 et
12 seq.), the State CEQA Guidelines (California Code of Regulations Title 14 sections 15000 et
13 seq.) and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"). A copy of the
14 FEIR is on file with the Clerk of the Board of Supervisors in File No. 120271.

15 (d) On March 22, 2012, the Planning Commission adopted Motion No. 18561 adopting
16 CEQA Findings with respect to the approval of the Proposed Project, including the Proposed
17 Zoning Map Amendment. This Board of Supervisors hereby affirms and adopts said findings
18 based on the reasons set forth therein, and incorporates such reasons by reference.

19 (e) On March 22, 2012 the Planning Commission adopted Resolution No. 18566,
20 approving and recommended adoption by the Board of Supervisors of the Proposed Zoning
21 Map Amendment.

22 (f) The letter from the Planning Department transmitting the Proposed Zoning Map
23 Amendment to the Board of Supervisors, the Final EIR, the CEQA Findings adopted by the
24 Planning Commission with respect to the approval of the Proposed Project (including a
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1 statement of overriding considerations and a mitigation monitoring and reporting program) are
2 on file with the Clerk of the Board in File No. 120271. These and any and all other
3 documents referenced in this Ordinance have been made available to, and have been
4 reviewed by, the Board of Supervisors, and may be found in either the files of the City
5 Planning Department, as the custodian of records, at 1650 Mission Street in San Francisco, or
6 in File No. 120271 with the Clerk of the Board of Supervisors at 1 Dr. Carlton B. Goodlett
7 Place, San Francisco, and are incorporated herein by reference.

8 (g) The Board of Supervisors has reviewed and considered the Final EIR, the
9 environmental documents on file referred to herein, and the CEQA Findings adopted by the
10 Planning Commission in support of the approval of the Proposed Project, including the
11 statement of overriding considerations and a mitigation monitoring and reporting program.
12 The Board of Supervisors has adopted the Planning Commission's CEQA Findings as its own
13 and hereby incorporates them by reference as though fully set forth herein. The Board has
14 reviewed and considered the information in the memorandum from Paul Maltzer of the
15 Planning Department dated June 12, 2012, that considers the effect of reducing the amount of
16 commercial parking and concludes that such reduction would not result in any additional
17 environmental effects beyond those analyzed in the Final EIR for the reasons stated in the
18 memorandum, which is incorporated into this resolution by this reference.

19 (h) Pursuant to Planning Code Section 302, this Board of Supervisors finds that this
20 Zoning Map Amendment will serve the public necessity, convenience and welfare for the
21 reasons set forth in Planning Commission Motion No. 18567 (approving the Conditional Use
22 Authorization and Planned Unit Development for the Project), and incorporates such reasons
23 by reference herein.

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1 (i) Pursuant to Planning Code Section 101.1, this Board of Supervisors finds that the
2 Proposed Zoning Map Amendment is consistent with the General Plan, as amended, and with
3 the Priority Policies of Planning Code Section 101.1 (b), and hereby adopts the findings of the
4 Planning Commission, as set forth in Planning Commission Motion Nos. 18565 and 18567,
5 and incorporates said findings by reference herein.
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7 Section 2. Pursuant to Sections 106 and 302(c) of the Planning Code, the following
8 change in height and bulk district classification, duly approved and recommended to the
9 Board of Supervisors by Resolution of the Planning Commission, is hereby adopted as an
10 amendment to Zoning Map Sheet HT01 of the City and County of San Francisco:

| <u>Description of Property</u> | <u>Height and Bulk Districts to be Superseded</u> | <u>Height and Bulk Districts to Be Approved</u> |
|----------------------------------|---|---|
| Assessor's Block 0201 Lot 021 | 84-E | <u>92-E and 136-E</u> |

15 Section 3. Effective Date. This Ordinance shall become effective 30 days from the
16 date of passage.
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18 Section 4. This section is uncodified. In enacting this Ordinance, the Board intends to
19 amend only those words, phrases, paragraphs, subsections, sections, articles, numbers,
20 punctuation, charts, diagrams, or any other constituent part of the Planning Code that are
21 explicitly shown in this legislation as additions, deletions, Board amendment additions, and
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1 Board amendment deletions in accordance with the "Note" that appears under the official title
2 of the legislation.

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

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6 By: _____
7 ELAINE C. WARREN
8 Deputy City Attorney

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