

1 [Zoning Map Amendment - 701 Lombard Street]

2
3 **Ordinance amending the San Francisco Zoning Map by amending the zoning**
4 **designation for 701 Lombard Street (Assessor's Block No. 74, Lot No. 01) from North**
5 **Beach Neighborhood Commercial District and 40-X Height and Bulk District to "P"**
6 **(Public) and "OS" Open Space Height and Bulk District for the new North Beach Public**
7 **Library or other public use and for purposes of consistency with the adjacent Public**
8 **and Open Space zoning designation of the Joe DiMaggio Playground; amending the**
9 **Zoning Map to remove 701 Lombard Street and 2000 Mason Street (Assessor's Block**
10 **No. 75, Lot No. 01) from the Telegraph Hill - North Beach Residential Special Use**
11 **District and to remove 701 Lombard Street from the North Beach Special Use District;**
12 **and making various findings, including environmental findings and findings of**
13 **consistency with the General Plan and priority policies of Planning Code Section 101.1.**

14 Note: Additions are *single-underline italics Times New Roman*;
15 deletions are *~~strikethrough italics Times New Roman~~*.
16 Board amendment additions are double underlined.
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 April 21, 2011, the Planning Commission, at a duly noticed public hearing,
20 adopted Motion No. 18321, which determined that the actions contemplated in this Ordinance
21 and other related actions, are in compliance with the California Environmental Quality Act
22 (CEQA) (California Public Resources Code sections 21000 et seq.) and San Francisco
23 Administrative Code Chapter 31.

24 (b) On April 21, 2011, the Planning Commission, at a duly noticed public hearing and
25 pursuant to CEQA and local law, adopted Motion No. 18322 concerning environmental

1 findings. These findings included a rejection of alternatives, adoption of a statement of
2 overriding benefit, and adoption of a mitigation monitoring and reporting program. A copy of
3 said Resolution is on file with the Clerk of the Board of Supervisors in File No. 110312 and is
4 incorporated herein by reference.

5 (c) On April 25, 2011, the San Francisco Public Library Commission, at a duly noticed
6 public hearing, adopted Resolution No. 2011-03, recommending the rezoning contemplated
7 herein among other actions. A copy of said Resolution is on file with the Clerk of the Board of
8 Supervisors in File No. 110312 and is incorporated by reference herein.

9 (d) On April 25, 2011, the San Francisco Recreation and Park Commission, at a duly
10 noticed public hearing, adopted Resolution No. 1104-023, recommending the rezoning
11 contemplated herein among other actions. A copy of said Resolution is on file with the Clerk
12 of the Board of Supervisors in File No. 110312 and is incorporated by reference herein.

13 (e) On _____, 2011, at a duly noticed public hearing, this Board
14 approved Motion No. _____ affirming the Planning Commission's certification of
15 the final environmental impact report for the North Beach Public Library and Joe DiMaggio
16 Playground Master Plan Project (the "FEIR") in compliance with the CEQA and Administrative
17 Code Chapter 31. This Motion, all public testimony, public comment, and supporting
18 materials before the Board, the FEIR, and other project-related files at the Planning
19 Department, San Francisco Public Library, and Recreation and Park Department are
20 considered part of the administrative record for this FEIR and have been available for review
21 by this Board and the public. The Motion and all written materials submitted to the Board on
22 file with the Clerk of the Board of Supervisors in File Nos. _____ and
23 are incorporated herein by reference.

24
25

1 (f) Based on the record before it, the Board finds that no substantial changes have
2 occurred nor has new information of substantial importance arisen since the adoption of the
3 Planning Commission Motion and aforementioned Resolutions that would require recirculation
4 of the FEIR pursuant to CEQA.

5 (g) In furtherance of the actions contemplated in this Ordinance and related
6 companion legislation, the Board hereby adopts the environmental findings of the San
7 Francisco Planning Commission, Public Library Commission, and Recreation and Park
8 Commission as its own.

9 (h) Under Planning Code Section 302, the Board of Supervisors finds that this
10 Ordinance will serve the public necessity, convenience and welfare for the reasons set forth in
11 Planning Commission Resolution No. 18324 adopted on April 21, 2011, that recommended
12 approval of this Zoning Map Amendment and incorporates such reasons by this reference
13 herein. A copy of said Resolution is on file with the Clerk of the Board of Supervisors in File
14 No. 110312 and is incorporated here by reference.

15 (i) As part of its Resolution No. 18324, the Planning Commission recommended that
16 the Board of Supervisors amend this legislation to remove 2000 Mason Street (Assessor's
17 Block 75, Lot 01), the current site of the Joe DiMaggio Playground, from the Telegraph Hill -
18 North Beach Residential Special Use District. Such an action would result in both 701
19 Lombard Street and 2000 Mason Street having the same zoning designation that would
20 include only Public use (P) and Open Space (OS) height and bulk districts. This Ordinance,
21 as drafted, accepts and incorporates the Planning Commission's recommendation.

22 (j) Under Planning Code Section 101.1, the Board of Supervisors finds that this
23 Ordinance is, on balance, in conformance with the General Plan and consistent with the
24 Priority Policies of Planning Code Section 101.1(b) of the Planning Code and hereby adopts
25

1 the findings of the Planning Commission, as set forth in Planning Commission Motion No.
2 18323 as its own.

3 (k) The purpose of this legislation is to establish a zoning designation for 701 Lombard
4 Street that reflects its use for a new public library or other public use and to ensure
5 consistency in the zoning designation for the adjacent P/OS zoning designation of the Joe
6 DiMaggio Playground, including its proposed Master Plan.

7 Section 2. Under Sections 106 and 302(c) of the Planning Code, Sectional Map 1 of
8 the Zoning Map of the City and County of San Francisco is amended as follows:

<u>Assessor Block/Lot</u>	<u>Use District to be Superseded</u>	<u>Use District to be Adopted</u>
74/01	North Beach Neighborhood Commercial District	P (Public)

13 Section 3. Under Sections 106 and 302(c) of the Planning Code, Sectional Map H1 of
14 the Zoning Map of the City and County of San Francisco is amended as follows:

<u>Assessor Block/Lot</u>	<u>Height and Bulk District to be Superseded</u>	<u>Height and Bulk District to be Adopted</u>
74/01	40-X	OS (Open Space)

18 Section 4. Under Sections 106 and 302(c) of the Planning Code, Sectional Map SU1
19 of the Zoning Map of the City and County of San Francisco is amended to remove Assessor's
20 Block 74, Lot 01 (701Lombard Street) and Assessor's Block 75, Lot 01 (2000 Mason Street)
21 from the Telegraph Hill - North Beach Residential Special Use District, as defined in Planning
22 Code Section 249.49, and to remove Assessor's Block 74, Lot 01 from the North Beach
23 Special Use District, as defined in Planning Code Section 780.3.

24
25

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

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

By: _____
John D. Malamut
Deputy City Attorney