

1 [General Plan - Portion of 222-2nd Street]

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3 **Ordinance amending the General Plan of the City and County of San Francisco by**
4 **amending Map 5 (Proposed Height and Bulk Districts) of the Downtown Area Plan to**
5 **change the height and bulk classification of the west corner (within a rectangular area**
6 **measuring 45 feet in length along the westernmost portion of the Howard Street**
7 **frontage, to a depth of 82.5 feet) of the property located at 222-2nd Street (Assessor's**
8 **Block No. 3735, Lot No. 063) from 150-S to 350-S and adopting findings, including**
9 **environmental findings and findings of consistency with the General Plan and the**
10 **Priority Policies of Planning Code Section 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~~.

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 May 28, 2010, Andrew Junius acting on behalf of TS 222 Second Street,
18 L.P. ("Project Sponsor") filed an application for an amendment of Zoning Map HT1 of the
19 Zoning Map of the City and County of San Francisco, to change the height and bulk
20 classification of the west corner (within a rectangular area measuring 45 feet in length along
21 the westernmost portion of the Howard Street frontage, to a depth of 82.5 feet ("West
22 Corner")) of the property located at 222 2nd Street (Assessor's Block 3735, Lot 063) from
23 150-S to 350-S.

24 B. The Zoning Map Amendment is part of a project proposed by the Project
25 Sponsor to build a 26-story, 350-foot tall building containing approximately 430,650 square

1 feet of office space, approximately 5,000 square feet of ground floor retail space,
2 approximately 28,000 square feet of subterranean parking area, and approximately 8,600
3 square feet of publicly-accessible interior open space at the ground floor ("Proposed Project").

4 C. The Proposed Project requires the amendment the General Plan of the City and
5 county of San Francisco, specifically, amendment of "Map 5 – Proposed Height and Bulk
6 Districts" of the Downtown Plan, to change the height and bulk classification of the West
7 Corner of the property located at 222 2nd Street (Assessor's Block 3735, Lot 063) from 150-S
8 to 350-S ("the Proposed General Plan Amendment").

9 D. On August 12, 2010, at a duly noticed public hearing, by Motion 18166, the
10 Planning Commission certified the Final Environmental Impact Report ("FEIR") for the
11 Proposed Project. The Planning Commission certified that the FEIR for the Proposed Project
12 reflects the independent judgment and analysis of the City and County of San Francisco, is
13 adequate, accurate and objective, contains no significant revisions to the Draft EIR, and that
14 the content of the FEIR and the procedures through which it was prepared, publicized and
15 reviewed comply with the provisions of the California Environmental Quality Act ("CEQA")
16 (California Public Resources Code section 21000 et seq.), the State CEQA Guidelines
17 (California Code of Regulations Title 14 sections 15000 et seq.) and Chapter 31 of the San
18 Francisco Administrative Code ("Chapter 31"). a copy of the FEIR is on file with the Clerk of
19 the Board of Supervisors in File No. 100992.

20 E. At the same hearing during which the Planning Commission certified the FEIR
21 for the Proposed Project, it also adopted CEQA Findings with respect to the approval of the
22 Proposed Project, including the General Plan Amendment, in Resolution 18167.

23 F. Pursuant to San Francisco Charter Section 4.105 and Planning Code Section
24 340, any amendments to the General Plan shall first be considered by the Planning
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1 Commission and thereafter recommended for approval or rejection by the Board of
2 Supervisors.

3 G. On August 12, 2010 the Planning Commission conducted a duly noticed public
4 hearing on the Proposed General Plan Amendment pursuant to Section 340. The
5 Commission found that the Proposed General Plan Amendment served the public necessity,
6 convenience and general welfare, and by Resolution No. 18167 adopted the Proposed
7 General Plan amendments and recommended them for approval to the Board of Supervisors.
8 A copy of Planning Commission Resolution No. 18167 is on file with the Clerk of the Board of
9 Supervisors in File No. 100992.

10 H. The Board of Supervisors has reviewed and considered the Final EIR, the
11 environmental documents on file referred to herein, and the CEQA Findings adopted by the
12 Planning Commission in support of the approval of the Proposed Project, including the
13 mitigation monitoring and reporting program. The Board of Supervisors has adopted the
14 Planning Commission's CEQA findings as its own and hereby incorporates them by reference
15 as though fully set forth herein.

16 I. Pursuant to Planning Code Section 340, this Board of Supervisors finds that the
17 General Plan Amendment will serve the public necessity, convenience and welfare for the
18 reasons set forth in Planning Commission Motion No. 18170 (approving the Section 321 office
19 allocation application for the Project), and Motion No. 18168 (adopting findings relating to a
20 determination of compliance under Planning Code Section 309 for the Project), and
21 Resolution No. 18167 (adopting environmental findings and recommending that the Board of
22 Supervisors approve this General Plan Amendment), and incorporates such reasons by
23 reference herein.

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1 J. Pursuant to Planning Code Section 101.1, this Board of Supervisors finds that
2 the General Plan Amendment is consistent with the Priority Policies of Section 101.1(b) of the
3 Planning Code and the General Plan, and hereby adopts the findings of the Planning
4 Commission, as set forth in Planning Commission Motion Nos. 18168 and 18170 and
5 Planning Commission Resolution No. 18167, and incorporates said findings by reference
6 herein.

7 Section 2. The Board of Supervisors hereby approves an amendment to the General
8 Plan as follows: Map 5 (Proposed Height and Bulk Districts) of the Downtown Area Plan of the
9 General Plan of the City and County of San Francisco shall be amended to change the height
10 and bulk district classification of the West Corner of the property located at Block 3735, Lot
11 063 that is currently set at 150-S from 150-S to 350-S.

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

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16 By: ANDREA RUIZ-ESQUIDE
Deputy City Attorney

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