

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

3 **Ordinance amending the General Plan of the City and County of San Francisco by**
4 **amending Map 1 (Downtown Land Use and Density Plan) and Map 5 (Proposed Height**
5 **and Bulk Districts) of the Downtown Area Plan to change the land use designation of**
6 **Assessor's Block 0312, Lot 003 from Downtown Retail to Downtown Office and the**
7 **height and bulk district classification from 80-130-F to a 150-X; adopting findings**
8 **pursuant to the California Environmental Quality Act and findings of consistency with**
9 **the Priority Policies of Planning Code Section 101.1.**

10 Note: This entire section is new.

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

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

14 (a) On February 16, 2006, the Planning Department issued a Final Mitigated
15 Negative Declaration encompassing this General Plan Amendment, on file with the
16 Department (File No. 2004.0165E), in compliance with the California Environmental Quality
17 Act ("CEQA") (California Public Resources Code section 21000 et seq.), the State CEQA
18 Guidelines (California Code of Regulations Title 14 sections 15000 et seq.) and Chapter 31 of
19 the San Francisco Administrative Code ("Chapter 31"). The Negative Declaration was
20 prepared for a proposed office addition with ground floor retail space to the building located at
21 One Kearny Street ("Project"). The Planning Commission adopted Motion No. 17278 and
22 Resolution No. 17279 adopting findings related to a determination of compliance with CEQA
23 for the Project and the General Plan Amendment, and this Board of Supervisors hereby
24 affirms and adopts said findings based on the reasons set forth therein, and incorporates such
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1 reasons by reference. Copies of the Mitigated Negative Declaration and the Planning
2 Commission resolutions and motions referred to in this ordinance are on file with the Clerk of
3 the Board of Supervisors in File No. _____.

4 (b) On July 13, 2006 the Planning Commission held a duly noticed public hearing
5 and in Resolution No. 17279, the Planning Commission approved and recommended
6 adoption by the Board of an amendment to the General Plan of the City and County of San
7 Francisco to change the land use designation of Assessor's Block 0312, Lot 003, on Map 1 of
8 the Downtown Area Plan from Downtown Retail to Downtown Office and to change the height
9 and bulk classification for Assessor's Block 0312, Lot 003 on Map 5 of the Downtown Area
10 Plan from 80-130-F to 150-X.

11 (c) Pursuant to Planning Code Section 302, this Board of Supervisors finds that
12 these General Plan amendments will serve the public necessity, convenience and welfare for
13 the reasons set forth in Planning Commission Motion No. 17282 adopting findings relating to a
14 determination of compliance under Planning Code Section 309 for the Project, Planning
15 Commission Motion No. 17281 approving a Permit to Alter for the Project and Resolution No.
16 17279 adopting environmental findings and recommending that the Board of Supervisors
17 approve these General Plan amendments, and incorporates such reasons by reference
18 herein.

19 (d) Pursuant to Planning Code Section 101.1, this Board of Supervisors finds that
20 these General Plan amendments are consistent with the priority policies of Section 101.1(b) of
21 the Planning Code and the General Plan, and hereby adopts the findings of the Planning
22 Commission, as set forth in Planning Commission Motion Nos. 17278, 17281 and 17282, and
23 Planning Commission Resolution No. 17279, and incorporates said findings by reference
24 herein.

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1 (e) Planning Code Section 340 requires that the Planning Commission consider any
2 proposed amendments to the City's General Plan and make a recommendation for approval
3 or rejection to the Board of Supervisors before the Board of Supervisors acts on the proposed
4 amendments. The Planning Commission has recommended approval of these General Plan
5 amendments.

6 (f) Pursuant to Planning Code Section 340, this Board of Supervisors finds that
7 these General Plan amendments will serve the public necessity, convenience and general
8 welfare for the reasons set forth in Planning Commission Resolution No. 17279 adopting
9 findings relating to the approval and recommendation for adoption by the Board of
10 Supervisors of these General Plan amendments, and incorporates such reasons by reference
11 herein.

12 (g) Pursuant to Planning Code Section 101.1, this Board of Supervisors finds that
13 this ordinance is consistent with the General Plan and with the eight priority policies of
14 Planning Code Section 101.1(b), and hereby adopts the findings of the Planning Commission,
15 as set forth in Planning Commission Motion No. 17282 and incorporates said findings by
16 reference herein. A copy of said motion is on file with the Clerk of the Board of Supervisors in
17 File No. _____.

18 Section 2. The Board of Supervisors hereby approves amendments to the General
19 Plan as follows: Map 1 (Downtown Land Use and Density Plan) of the Downtown Area Plan of
20 the General Plan of the City and County of San Francisco shall be amended to change the
21 land use designation of the property located at Block 0312, Lot 003 from Downtown Retail to
22 Downtown Office; and Map 5 (Proposed Height and Bulk Districts) of the Downtown Area Plan
23 of the General Plan of the City and County of San Francisco shall be amended to change the
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1 and height and bulk district classification of the property located at Block 0312, Lot 003 from
2 80-130-F to 150-X.

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

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7 By: Susan Cleveland-Knowles
8 Deputy City Attorney

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