

File No. 111211

Committee Item No. 2

Board Item No. 20

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Economic Development Date February 13, 2012

Board of Supervisors Meeting Date February 14, 2012

Cmte Board

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|-------------------------------------|-------------------------------------|----------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Ordinance |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form (for hearings) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER (Use back side if additional space is needed)

- | | | |
|-------------------------------------|-------------------------------------|--------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Environmental Review Determination, dtd 1/19/12</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Commission Resolution No. 18526</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Hearing Notice</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |

See File No. 111210

Completed by: Alisa Miller Date February 9, 2012

Completed by: Alisa Miller Date February 14, 2012

An asterisked item represents the cover sheet to a document that exceeds 25 pages.
The complete document can be found in the file.

1 [Zoning Map Amendment - Chinatown Transit Station Special Use District]

2
3 **Ordinance amending the San Francisco Planning Code Sectional Maps SU01 of the**
4 **Zoning Map of the City and County of San Francisco to: 1) reflect the creation of the**
5 **Chinatown Transit Station Special Use District, Planning Code Section 249.66, at the**
6 **southwest corner of Stockton Street and Washington Street (Assessor Block No. 211,**
7 **Lot No. 1); 2) permit the demolition of a mixed-use building in the Chinatown**
8 **Residential Neighborhood Commercial District for the construction of the Chinatown**
9 **Station of the Central Subway; and 3) adopting findings, including General Plan**
10 **Consistency Findings, Planning Code Section 101.1 and 302 findings, and findings**
11 **under the California Environmental Quality Act.**

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

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

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

20 (a) In accordance with the actions contemplated herein, this Board adopts findings,
21 including a statement of overriding considerations, pursuant to the California Environmental
22 Quality Act (California Public Resources Code Section 21000 et seq.). Said findings are on file
23 with the Clerk of the Board of Supervisors in File No. 111211 and are incorporated herein by
24 reference.

1 (b) On January 26, 2012, the Planning Commission conducted a duly noticed public
2 hearing on the proposed Zoning Map amendments and, by Resolution No. 18526
3 recommended them for approval. The Planning Commission found that the proposed Zoning
4 Map amendments were, on balance, consistent with the City's General Plan, and with
5 Planning Code Section 101.1(b). A copy of said Resolution is on file with the Clerk of the
6 Board of Supervisors in File No. 111211 and is incorporated herein by reference.

7 (c) The Board finds that this Zoning Map amendment is on balance consistent with
8 the General Plan and with the Priority Policies of Planning Code Section 101.1 for the reasons
9 set forth in Planning Commission Resolution No. 18526 and the Board hereby incorporates
10 such reasons herein by reference.

11 (d) Pursuant to Planning Code Section 302, this Board finds that the Zoning Map
12 amendments will serve the public necessity, convenience, and welfare for the reasons set
13 forth in Planning Commission Resolution No. 18526 and the Board incorporates such reasons
14 herein by reference.

15
16 Section 2. The San Francisco Planning Code is hereby amended by amending
17 Sectional Map SU01 of the Zoning Map of the City and County of San Francisco, as follows:

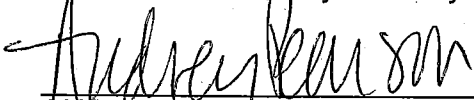
18

<u>Description of Property</u>	<u>Special Use District Hereby Approved</u>
Assessor's Block 211 Lot 1	Chinatown Transit Station Special Use District

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23 Section 3. Effective Date. This ordinance shall become effective 30 days from the
24 date of passage.

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

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4 By: AUDREY WILLIAMS PEARSON
5 Deputy City Attorney
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REVISED LEGISLATIVE DIGEST

(02/13/2012, Amended in Committee)

[Zoning Map Amendment - Chinatown Transit Station Special Use District]

Ordinance amending the San Francisco Planning Code Sectional Maps SU01 of the Zoning Map of the City and County of San Francisco to: 1) reflect the creation of the Chinatown Transit Station Special Use District, Planning Code Section 249.66, at the southwest corner of Stockton Street and Washington Street (Assessor Block No. 211, Lot No. 1); 2) permit the demolition of a mixed-use building in the Chinatown Residential Neighborhood Commercial District for the construction of the Chinatown Station of the Central Subway; and 3) adopting findings, including General Plan Consistency Findings, Planning Code Section 101.1 and 302 findings, and findings under the California Environmental Quality Act.

Existing Law

Currently, the San Francisco Zoning Map does not include the Chinatown Transit Station Special Use District.

Amendments to Current Law

This legislation would amend the San Francisco Planning Code's Zoning Map, Map SU01, to add a reference to the Chinatown Transit Station Special Use District ("SUD"), created by concurrent legislation creating Planning Code section 249.66.

Background Information

The San Francisco Municipal Transportation Agency (SFMTA) plans to construct a continuation of the T-Third Light Rail Vehicle line from the Caltrain Station at Fourth and King Streets to an underground station in Chinatown (the "Project") to create a critical transportation improvement linking neighborhoods in the southeastern portion of the City and County of San Francisco (the "City") with the retail and employment centers in the City's downtown and Chinatown neighborhoods. The Project will provide direct rail service to regional destinations, including the City's Chinatown, Union Square, Moscone Convention Center, Yerba Buena, SoMa and AT&T Park neighborhoods; connect BART and Caltrain; serve a low-auto-ownership population of transit customers; increase transit use and reduce travel time; reduce air and noise pollution and provide congestion relief.

Construction of the Chinatown Station requires the demolition of the existing mixed-use residential commercial building on the southwest corner of Stockton and Washington Streets. Concurrent legislation amends the Planning Code to add the Chinatown Transit Station Special Use District. That ordinance amends the Planning Code to allow the SFMTA the

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ability to demolish a residential building in Chinatown Residential Neighborhood Commercial District, and will allow such demolition without the concurrent approval of a subsequent building permit. The building is largely vacant: all but one retail tenant and all residential tenants in the building have been relocated pursuant to the Central Subway's Relocation Impact Study and last Resort Housing Plan. The remaining retail tenant expects to vacate the building in mid-February 2012.

This legislation makes conforming changes to the Planning Code's Zoning Map (Map SU01), to reflect the Chinatown Transit Station Special Use District.