

1 [Zoning Map - Portion of 222-2nd Street]

2

3 **Ordinance amending the Zoning Map of the City and County of San Francisco by**
4 **amending Zoning Map 1HT to change the height and bulk district classification of the**
5 **west corner (within a rectangular area measuring 45 feet in length along the**
6 **westernmost portion of the Howard Street frontage, to a depth of 82.5 feet) of the**
7 **property located at 222-2nd Street (Assessor's Block No. 3735, Lot No. 063) from 150-S**
8 **to 350-S and adopting findings, including environmental findings and findings of**
9 **consistency with the General Plan and the Priority Policies of Planning Code Section**
10 **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 the 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 150-
23 S to 350-S ("Proposed Zoning Map Amendment").

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

1 square 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. On August 12, 2010, at a duly noticed public hearing, by Motion 18166, 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. 100992.

15 D. On August 12, 2010, the Planning Commission adopted Resolution No. 18167
16 adopting CEQA Findings with respect to the approval of the Proposed Project, including the
17 Proposed Zoning Map Amendment. This Board of Supervisors hereby affirms and adopts said
18 findings based on the reasons set forth therein, and incorporates such reasons by reference.

19 E. On August 12, 2010 the Planning Commission adopted Resolution No. 18169,
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
25 mitigation monitoring and reporting program, are on file with the Clerk of the Board in File No.

1 100993. These and any and all other documents referenced in this Ordinance have been
2 made available to, and have been reviewed by, the Board of Supervisors, and may be found
3 in either the files of the City Planning Department, as the custodian of records, at 1650
4 Mission Street in San Francisco, or in File No. 100993 with the Clerk of the Board of
5 Supervisors at 1 Dr. Carlton B. Goodlett Place, San Francisco, and are incorporated herein by
6 reference.

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

13 H. Pursuant to Planning Code Section 302, this Board of Supervisors finds that this
14 Zoning Map Amendment will serve the public necessity, convenience and welfare for the
15 reasons set forth in Planning Commission Motion No. 18170 (approving the Section 321 office
16 allocation application for the Project), and Motion No. 18168 (adopting findings relating to a
17 determination of compliance under Planning Code Section 309 for the Project), and
18 Resolution No. 18167 (adopting environmental findings and recommending that the Board of
19 Supervisors approve a General Plan Amendment), and Resolution No. 18169 (recommending
20 that the Board of Supervisors approve this Zoning Map Amendment), and incorporates such
21 reasons by reference herein.

22 I. Pursuant to Planning Code Section 101.1, this Board of Supervisors finds that
23 the Proposed Zoning Map Amendment is consistent with the General Plan, as amended, and
24 with the Priority Policies of Planning Code Section 101.1 (b), and hereby adopts the findings
25

1 of the Planning Commission, as set forth in Planning Commission Motion Nos. 18168 and
2 18170 and Planning Commission Resolution Nos. 18167 and 18169, and incorporates said
3 findings by reference herein.

4 Section 2. Pursuant to Sections 106 and 302(c) of the Planning Code, the following
5 change in height and bulk district classification, duly approved and recommended to the
6 Board of Supervisors by Resolution of the Planning Commission, is hereby adopted as an
7 amendment to Zoning Map Sheet 1HT of the City and County of San Francisco:

8 <u>Description of Property</u>	<u>Height and Bulk Districts to be Superseded</u>	<u>Height and Bulk Districts to Be Approved</u>
9 Assessor's Block 3735 10 Lot 063	11 350-S/150-S	12 <u>350-S</u>

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

15 By: ANDREA RUIZ-ESQUIDE
16 Deputy City Attorney