

1 [CEQA Findings for Zoning Map Amendment and South of Market General Plan Amendment]
2 ENDORSING THE PLANNING COMMISSION'S CERTIFICATION OF THE FINAL
3 ENVIRONMENTAL IMPACT REPORT AND ADOPTING ENVIRONMENTAL FINDINGS
4 (AND STATEMENT OF OVERRIDING CONSIDERATIONS) PURSUANT TO THE
5 CALIFORNIA ENVIRONMENTAL QUALITY ACT AND STATE GUIDELINES IN
6 CONNECTION WITH A ZONING MAP AMENDMENT AND RELATED AMENDMENTS TO
7 THE SOUTH OF MARKET AREA PLAN OF THE SAN FRANCISCO GENERAL PLAN.

8 WHEREAS, A proposed ordinance to amend the Zoning Map of the City and County of
9 San Francisco for a portion of Assessor's Block 3787, which block is bounded by Fourth
10 Street, Brannan Street, Third Street and Townsend Street, to change the height and bulk
11 district classification for Lot 31 of said Block from 50-X to a 65-X height and bulk district was
12 introduced at the Board of Supervisors and referred by the Clerk of the Board to the Planning
13 Commission for consideration; and,

14 WHEREAS, In order to accommodate said Zoning Map change and the proposed 475
15 Brannan Street Project, certain modifications to the South of Market Area Plan of the San
16 Francisco General Plan are required; and

17 WHEREAS, Pursuant to a request to initiate amendments to the South of Market Area
18 Plan to accommodate said Zoning Map change, on August 6, 1998, the Planning
19 Commission, by Resolution No. 14669, initiated amendments to the South of Market Area
20 Plan of the San Francisco General Plan to modify Map 5 of the South of Market Area Plan to
21 increase the height designation for structures on Lot 31, Block 3787 from 50-X to 65-X and to
22 make other technical corrections to said Map 5, all as more specifically described in said
23 Resolution; and

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1 WHEREAS, The proposed change in the height limit for Lot 31, Block 3787 has been
2 analyzed pursuant to the California Environmental Quality Act ("CEQA") in the Final
3 Environmental Impact Report No. 97.470E for the Project; and

4 WHEREAS, The Planning Commission by its Resolution No. 14664, a copy of which is
5 contained in Board File No. 98-1484, found the Final Environmental Impact Report
6 ("FEIR") to be adequate, accurate and objective, and certified said FEIR in compliance with
7 CEQA, the State CEQA Guidelines and Chapter 31 of the San Francisco Administrative
8 Code; and

9 WHEREAS, In certifying the FEIR, the Planning Commission found that the Project will
10 have a project-specific significant effect on the environment by resulting in the substantial
11 adverse change to a potential historical resource (475 Brannan Street building) as a result of
12 physical alterations to that building and that while the building does not technically meet the
13 definition of an historical resource contained in CEQA Section 21084.1, the FEIR analysis
14 conservatively assumes that the building is an historical resource potentially subject to
15 significant impact; and

16 WHEREAS, Pursuant to CEQA, the Planning Commission considered alternatives to
17 the Project described in the FEIR, which would reduce or avoid the project-specific impact of
18 the Project, and rejected them as infeasible for the reasons set forth in its Motion No. 14685
19 approving office spaces in the Project, a copy of which Motion is contained in Board File No.
20 98-1484; and

21 WHEREAS, After balancing unavoidable significant and other adverse effects on the
22 environment and the benefits of the Project, the Planning Commission concluded, in its
23 Motion No. 14685, that the benefits of the Project outweighed any unavoidable adverse
24 effects on the environment, which it found to be acceptable, and that the social, economic,
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1 and environmental benefits of the Project constituted overriding considerations justifying
2 approval; and

3 WHEREAS, The Commission adopted a Mitigation Monitoring and Reporting Program
4 for the 475 Brannan Street Project, a copy of which is contained in Board File No.
5 98-1484; now, therefore, be it

6 RESOLVED, That the Board of Supervisors has reviewed and considered Planning
7 Commission No. 14664 certifying the FEIR and finding the FEIR adequate, accurate and
8 objective and reflecting the independent judgment of the Planning Commission, and hereby
9 endorses and adopts Planning Commission Motion No. 14664 and incorporates the same
10 herein by this reference; and be it

11 FURTHER RESOLVED, That the Board of Supervisors has reviewed and considered
12 the CEQA findings adopted by the Planning Commission in its Motion No. 14685 and the
13 Mitigation Monitoring and Reporting Program for the 475 Brannan Street Project, copies of
14 which are contained in Board File No. 98-1484, and hereby endorses and adopts them
15 as its own and incorporates the same herein by reference; and

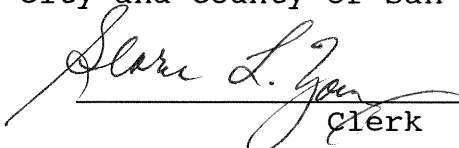
16 FURTHER RESOLVED, That since the Planning Commission certified the FEIR, there
17 have been (1) no substantial changes to the Project that would require major revisions to the
18 FEIR due to the involvement of new significant environmental effects or a substantial increase
19 in the severity of previously identified significant impacts, (2) no substantial changes to the
20 circumstances under which the Project is undertaken that would require major revisions to the
21 FEIR due to the involvement of new significant environmental effects or a substantial increase
22 in the severity of previously identified significant impacts, and (3) no new information of
23 substantial importance that has become available which would change the conclusion of the
24 FEIR.

Adopted - Board of Supervisors, San Francisco September 22, 1998

Ayes: Supervisors Ammiano Brown Katz Leno Medina Newsom
Teng Yaki Yee

Absent: Supervisors Bierman Kaufman

I hereby certify that the foregoing resolution
was adopted by the Board of Supervisors
of the City and County of San Francisco



Clerk

File No.
98-1484

SEP 25 1998

Date Approved



ACTING Mayor