

1 [Zoning Map Amendment - 8 Washington Street Project]

2 **Ordinance: 1) amending the City and County of San Francisco Zoning Map Sheet HT01**
3 **to change the height and bulk district classification of two areas along the Drumm**
4 **Street frontage of the property located at Assessor's Block No. 0201, Lot No. 012 (8**
5 **Washington Street), from 84-E to 92-E in one area and to 136-E in another area; and 2)**
6 **making environmental findings, Planning Code Section 302 findings, and findings of**
7 **consistency with the General Plan and the Priority Policies of Planning Code Section**
8 **101.1.**

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10 Note: Additions are single-underline italics Times New Roman;
11 deletions are ~~strikethrough italics Times New Roman~~.
12 Board amendment additions are double underlined.
13 Board amendment deletions are ~~strikethrough normal~~.

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

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

16 (a) On August 9, 2011, Neil Sekhri, acting on behalf of San Francisco Waterfront
17 Partners II, LLC ("Project Sponsor"), filed an application to amend Sheet HT01 of the Zoning
18 Map of the City and County of San Francisco to change the height and bulk classification of
19 two areas of the western portion (along the Drumm Street frontage) of the property located at
20 Assessor's Block 0201, Lot 012 (8 Washington Street) from 84-E to 92-E in one area
21 measuring 88 feet by 86 feet, and to 136-E in another irregular, roughly rectangular area
22 measuring 15,370 square feet ("Proposed Zoning Map Amendment").

23 (b) The Proposed Zoning Map Amendment is part of a project proposed by the Project
24 Sponsor to demolish an existing surface parking lot and health club, and construct a new
25 health club, residential buildings ranging from four to twelve stories in height containing 145

1 dwelling units, ground-floor retail uses totaling approximately 20,000 square feet, and 400 off-
2 street parking spaces ("Proposed Project").

3 (c) On March 22, 2012, at a duly noticed public hearing, by Motion No. 18560, the
4 Planning Commission certified the Final Environmental Impact Report ("FEIR") for the
5 Proposed Project, including the Zoning Map Amendment. The Planning Commission certified
6 that the FEIR for the Proposed Project reflects the independent judgment and analysis of the
7 City and County of San Francisco, is adequate, accurate and objective, contains no significant
8 revisions to the Draft EIR, and that the content of the FEIR and the procedures through which
9 it was prepared, publicized and reviewed comply with the provisions of the California
10 Environmental Quality Act ("CEQA") (California Public Resources Code section 21000 et
11 seq.), the State CEQA Guidelines (California Code of Regulations Title 14 sections 15000 et
12 seq.) and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"). A copy of the
13 FEIR is on file with the Clerk of the Board of Supervisors in File No. _____.

14 (d) On March 22, 2012, the Planning Commission adopted Motion No. 18561 adopting
15 CEQA Findings with respect to the approval of the Proposed Project, including the Proposed
16 Zoning Map Amendment. This Board of Supervisors hereby affirms and adopts said findings
17 based on the reasons set forth therein, and incorporates such reasons by reference.

18 (e) On March 22, 2012 the Planning Commission adopted Resolution No. 18566,
19 approving and recommended adoption by the Board of Supervisors of the Proposed Zoning
20 Map Amendment.

21 (f) The letter from the Planning Department transmitting the Proposed Zoning Map
22 Amendment to the Board of Supervisors, the Final EIR, the CEQA Findings adopted by the
23 Planning Commission with respect to the approval of the Proposed Project (including a
24 statement of overriding considerations and a mitigation monitoring and reporting program) are
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1 on file with the Clerk of the Board in File No. _____. These and any and all other
2 documents referenced in this Ordinance have been made available to, and have been
3 reviewed by, the Board of Supervisors, and may be found in either the files of the City
4 Planning Department, as the custodian of records, at 1650 Mission Street in San Francisco, or
5 in File No. _____ with the Clerk of the Board of Supervisors at 1 Dr. Carlton B.
6 Goodlett Place, San Francisco, and are incorporated herein by 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 statement of overriding considerations and a mitigation monitoring and reporting program.
11 The Board of Supervisors has adopted the Planning Commission's CEQA Findings as its own
12 and hereby incorporates them by reference 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. 18567 (approving the Conditional Use
16 Authorization and Planned Unit Development for the Project), and incorporates such reasons
17 by reference herein.

18 (i) Pursuant to Planning Code Section 101.1, this Board of Supervisors finds that the
19 Proposed Zoning Map Amendment is consistent with the General Plan, as amended, and with
20 the Priority Policies of Planning Code Section 101.1 (b), and hereby adopts the findings of the
21 Planning Commission, as set forth in Planning Commission Motion Nos. 18565 and 18567,
22 and incorporates said findings by reference herein.

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1 Section 2. Pursuant to Sections 106 and 302(c) of the Planning Code, the following
2 change in height and bulk district classification, duly approved and recommended to the
3 Board of Supervisors by Resolution of the Planning Commission, is hereby adopted as an
4 amendment to Zoning Map Sheet HT01 of the City and County of San Francisco:

<u>Description of Property</u>	<u>Height and Bulk Districts to be Superseded</u>	<u>Height and Bulk Districts to Be Approved</u>
5 Assessor's Block 0201 6 Lot 021	7 84-E	8 <u>92-E and 136-E</u>

9 Section 3. Effective Date. This Ordinance shall become effective 30 days from the
10 date of passage.

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12 Section 4. This section is uncodified. In enacting this Ordinance, the Board intends to
13 amend only those words, phrases, paragraphs, subsections, sections, articles, numbers,
14 punctuation, charts, diagrams, or any other constituent part of the Planning Code that are
15 explicitly shown in this legislation as additions, deletions, Board amendment additions, and
16 Board amendment deletions in accordance with the "Note" that appears under the official title
17 of the legislation.

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19 APPROVED AS TO FORM:
20 DENNIS J. HERRERA, City Attorney

21 By: _____
22 ELAINE C. WARREN
23 Deputy City Attorney