

1 [Zoning Map Amendment and repeal of Planning Code Section 263.1]

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3 **Ordinance amending the San Francisco Planning Code by repealing Section 263.1,**
4 **which allows the Planning Commission to approve height up to 200 feet in the 65D-2**
5 **Height and Bulk District, and by amending the Zoning Map of the City and County of**
6 **San Francisco, Sheet 1H, to change the height and bulk designation of Assessor's**
7 **Block 0195, Lots 4, 5, 11, 12, 14, 15 and 16 from 65D-2 to 40-X and to change the height**
8 **and bulk designation of the remaining assessor's blocks and lots within the 65D-2**
9 **Height and Bulk District from 65D-2 to 65-A; adopting findings, including environmental**
10 **findings and findings of consistency with the General Plan and Planning Code Section**
11 **101.1.**

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

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

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Section 1. Findings. (a) Pursuant to Planning Code Section 302, this Board of

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Supervisors finds that this ordinance will serve the public necessity, convenience and welfare

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for the reasons set forth in Planning Commission Resolution No. _____, and

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incorporates such reasons herein by reference. A copy of the Planning Commission

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resolution is on file with the Clerk of the Board of Supervisors in File No. _____.

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(b) The Board of Supervisors finds that this ordinance is in conformity with the

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Priority Policies of Planning Code Section 101.1 and with the General Plan for the reasons set

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forth in Planning Commission Resolution No. _____, and hereby incorporates those

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reasons by reference.

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1 (c) The Planning Department has determined that the actions contemplated in this
2 Ordinance are in compliance with the California Environmental Quality Act (California Public
3 Resources Code sections 21000 et seq.). Said determination is on file with the Clerk of the
4 Board of Supervisors in File No. _____ and is incorporated herein by reference.

5 Section 2. The San Francisco Planning Code is hereby amended by repealing Section
6 263.1, as follows:

7 ~~SEC. 263.1. SPECIAL EXCEPTIONS: SOUTHERN EDGE OF JACKSON SQUARE.~~

8 (a) ~~In the 65-D-2 Height and Bulk District, as designated on Sectional Map No. 1H~~
9 ~~of the Zoning Map, height exceptions may be approved by the Planning Commission in appropriate~~
10 ~~cases, up to but not to exceed a height of 200 feet.~~

11 (b) ~~In acting upon any application under this Section, the Planning Commission~~
12 ~~shall consider the following criteria in addition to those stated in Section 303(c):~~

13 (1) ~~The siting of buildings or structures so as to produce a stepping down of height~~
14 ~~from the Down town Office District to the area known as Jackson Square;~~

15 (2) ~~Avoidance of excessive bulk, intrusiveness or a continuous wall of buildings that~~
16 ~~would adversely affect views, penetration of sunlight or pedestrian amenity in Jackson Square or in any~~
17 ~~other area; and~~

18 (3) ~~Respect for the historical and architectural character and special scale of~~
19 ~~Jackson Street.~~

20 Section 3. The San Francisco Planning Code is hereby amended by amending the
21 Zoning Map of the City and County of San Francisco, as follows:

	<u>Description of Property</u>	<u>Use District to be Superseded</u>	<u>Use District Hereby Approved</u>
1			
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3	Assessor's Block 0195,	65D-2	40-X
4	Lots 4, 5, 11, 12, 14, 15,		
	and 16		
5	Remaining area designated	65D-2	65-A
6	65D-2 on Sheet 1H		

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

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10 By: _____
 JUDITH A. BOYAJIAN
 Deputy City Attorney

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