

1 [Approving Zoning Map Amendments for the 1415 Mission Street Project at Mission and
2 Tenth Streets]

3 **Ordinance amending the Zoning Map of the City and County of San Francisco by**
4 **amending Sectional Map 7 to change the use classification of the property located at**
5 **1415 Mission Street (Assessor's Block 3510, Lot No. 001) from C-M (Heavy Commercial)**
6 **to C-3-G (Downtown General Commercial) and adopting General Plan, Planning Code**
7 **Section 101.1, and environmental findings.**

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

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

13 Section 1. Findings.

14 A. On February 27, 2009, the Project Sponsor filed an application for an
15 amendment of Sectional Map No. 7 of the Zoning Map of the City and County of San
16 Francisco to change the use classification of the property located at 1415 Mission Street
17 (Assessor's Block 3510, Lot No. 001) ("Project Site") from C-M (Heavy Commercial) to C-3-G
18 (Downtown General Commercial) (the "Proposed Zoning Map Amendment").

19 B. The Proposed Zoning Map Amendment is part of a project proposed by the
20 Project Sponsor to demolish an existing one-story 18-foot tall building at 1415 Mission Street
21 ("Site"), which along with the adjoining asphalt parking lot is currently used as an attended
22 parking facility, and replace it with a 14-story, 130-foot tall building with 117 residential units
23 above 2,742 sq. ft. of street-level retail, and up to 46 off-street independently accessible
24 accessory parking spaces (or up to 101 valet spaces) in a three-level underground parking
25 garage ("Project").

1 C. The Project Sponsor has also filed applications for: (1) Downtown Permit
2 Review, including exceptions, under Planning Code Section 309; (2) a Conditional Use
3 authorization pursuant to Planning Code Section 303; (3) a Variance under Planning Code
4 Section 305; and (4) a determination of insignificant shadow impact under Planning Code
5 Section 295.

6 D. The City wishes to ensure appropriate development of the Project Site as an
7 important part of an ongoing effort to revitalize the Mid-Market area and to encourage the
8 development of a high-density, transit-oriented neighborhood in the vicinity of Market Street
9 and Van Ness Avenue.

10 E. On November 12, 2009, at a duly noticed public hearing, the Planning
11 Commission certified the Final Environmental Impact Report ("Final EIR") for the proposed
12 Project, by Motion No. 17976 finding that the Final EIR reflects the independent judgment and
13 analysis of the City and County of San Francisco, is adequate, accurate and objective,
14 contains no significant revisions to the Draft EIR, and the content of the report and the
15 procedures through which the Final EIR was prepared, publicized and reviewed comply with
16 the provisions of the California Environmental Quality Act (California Public Resources Code
17 sections 21000 et seq., "CEQA"), the State CEQA Guidelines (California Code of Regulations
18 Title 14 sections 15000 et seq.), and Chapter 31 of the San Francisco Administrative Code
19 ("Chapter 31"). A copy of the Final EIR is on file with the Clerk of the Board in File No.
20 _____.

21 F. At the same hearing during which the Planning Commission certified the Final
22 EIR, the Planning Commission adopted CEQA Findings with respect to the approval of the
23 proposed Project, including the Proposed Zoning Map Amendment, in Motion 17977 and
24 adopted the Proposed Zoning Map Amendment in Resolution No. 17980.

25

1 G. The letter from the Planning Department transmitting the Proposed Zoning Map
2 Amendment to the Board of Supervisors, the Final EIR and supplemental material described
3 above, the CEQA Findings adopted by the Planning Commission with respect to the approval
4 of the Project, including a mitigation monitoring and reporting program, the Proposed Zoning
5 Map Amendments and the Resolution approving the Proposed Zoning Map Amendments are
6 on file with the Clerk of the Board in File No. _____. These and any and all other
7 documents referenced in this Ordinance have been made available to, and have been
8 reviewed by, the Board of Supervisors, and may be found in either the files of the City
9 Planning Department, as the custodian of records, at 1650 Mission Street in San Francisco, or
10 in File No. _____ with the Clerk of the Board of Supervisors at 1 Dr. Carlton B.
11 Goodlett Place, San Francisco, and are incorporated herein by reference.

12 H. The Board of Supervisors has reviewed and considered the Final EIR, the
13 environmental documents on file referred to herein, and the CEQA Findings adopted by the
14 Planning Commission in support of the approval of the proposed Project, including the
15 mitigation monitoring and reporting program. The Board of Supervisors has adopted the
16 Planning Commission's CEQA findings as its own and hereby incorporates them by reference
17 as though fully set forth herein.

18 I. The Board of Supervisors finds, pursuant to Planning Code Section 302, that the
19 Proposed Zoning Map Amendment will serve the public necessity, convenience and general
20 welfare for the reasons set forth in Planning Commission Resolution No. 17980 and
21 incorporates those reasons herein by reference.

22 J. The Board of Supervisors finds that the Proposed Zoning Map Amendment is in
23 conformity with the General Plan, as amended, and the eight priority policies of Planning
24 Code Section 101.1 for the reasons set forth in Planning Commission Resolution No. 17980.

25

1 The Board hereby adopts the findings set forth in Planning Commission Resolution No.
2 17980 and incorporates those findings herein by reference.

3 Section 2. Pursuant to Sections 106 and 302(c) of the Planning Code, the following
4 change in use classifications is hereby adopted as an amendment to Sectional Map 7 of the
5 Zoning Map of the City and County of San Francisco:
6

Description of Property	Use District to be Superseded	Use District Approved
1415 Mission Street (Assessor's Block 3510, Lot No. 001) (as shown in the drawings on file with the Clerk of the Board of Supervisors in File No. _____)	C-M (Heavy Commercial)	C-3-G (Downtown General Commercial)

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

16 By: _____
17 Deputy City Attorney