

FILE NO. 040184

ORDINANCE NO. 71-04

1 [Zoning Map Amendment in connection with Downtown Housing Demonstration Special Use
2 District]

3 **Ordinance amending Zoning Map Section 1H and 1SU of the City and County of San**
4 **Francisco for the property zoned Downtown Office District (C-3-O) at the corner of**
5 **Market Street, Kearny Street and Geary Avenue (690 Market Street, Assessor's Block**
6 **0311, Lot 006) from 250-S to 285-S; adopting findings under the California**
7 **Environmental Quality Act; and making findings of consistency with the General Plan**
8 **and the priority policies of Planning Code Section 101.1.**

9 Note: This entire section is new.

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

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

13 (a) The Planning Department published a Preliminary Mitigated Negative
14 Declaration on November 22, 2003, and revised the Preliminary Mitigated Negative
15 Declaration on February 11, 2004 ("Revised Negative Declaration") analyzing the Downtown
16 Housing Demonstration SUD, the companion amendment to Map 5 of the Downtown Area
17 Plan of the General Plan, and related actions, and on ~~February 19~~March 18, 2004, by Motion
18 No. 16745, on file with the Department (File No. 040147) the Planning Commission
19 made findings and adopted the Revised Negative Declaration in compliance with the
20 California Environmental Quality Act ("CEQA") (California Public Resources Code sections
21 21000 et seq.), the State CEQA Guidelines (California Code of Regulations Title 14 sections
22 15000 et seq.), and Chapter 31 of the San Francisco Administrative Code ("Chapter 31").
23 The Board adopts the findings and conclusion of Planning Commission Motion No. 16745,
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1 a copy of which is on file with the Clerk of the Board of Supervisors in File No. 040147, and
2 that Motion is incorporated by reference herein.

3 (b) On ~~February 19~~March 18, 2004, at the same public hearing the Planning
4 Commission in Motion No. 16747 adopted findings relating to approval of a Determination
5 of Compliance under Section 309 of the Planning Code to permit an eight-story vertical
6 addition, historic façade restoration, and conversion of an existing office building to a mixed-
7 use project for up to approximately 64 residential dwelling units, up to approximately 73 hotel
8 time-share units, approximately 6,500 square feet of ground level retail space, and a sub
9 grade parking garage (capable of accommodating up to 29 independently-accessible parking
10 spaces with the capability of accommodating up to approximately 100 vehicles through the
11 use of valet services and vehicle-stacking in place of the 29 independently-accessible spaces)
12 (collectively, the "Project").

13 (c) On ~~February 19~~March 18, 2004, at the same public hearing the Planning
14 Commission in Resolution No. 16750 approved the Downtown Housing Demonstration
15 Special Use District ("SUD") encompassing the property zoned Downtown Office District (C-3-
16 O) at the corner of Market Street, Kearny Street and Geary Avenue (690 Market Street,
17 Assessor's Block 0311, Lot 006) (the "Property") which requires an amendment to the General
18 Plan of the City and County of San Francisco (the "General Plan") and the Zoning Map to re-
19 designate the current Height and Bulk classification of the Property from 250-S to 285-S and
20 to establish a Special Use District.

21 (b) On ~~February 19~~March 18, 2004, at the same public hearing, the Planning
22 Commission, in Resolution No. 16750, approved and recommended for adoption by the
23 Board, an amendment to the Zoning Map of the City and County of San Francisco to change
24 the Height and Bulk classification for the property zoned Downtown Office District (C-3-O) at
25 the corner of Market Street, Kearny Street and Geary Avenue (690 Market Street, Assessor's

1 Block 0311, Lot 006) (the "Property") from 250-S to 285-S and to create a special use district.
2 Planning Commission Resolution No. 16750, a copy of which is on file with the Clerk of
3 the Board of Supervisors in File No. 040147, is incorporated by reference herein.

4 (c) Pursuant to Planning Code Section 302, this Board of Supervisors finds that this
5 Zoning Map Amendment will serve the public necessity, convenience and welfare for the
6 reasons set forth in Planning Commission Resolution No. 16747, approving and
7 recommending the Zoning Map Amendment for adoption by the Board, and incorporates such
8 reasons by reference herein.

9 (d) Pursuant to Planning Code Section 101.1, this Board of Supervisors finds that
10 this Zoning Map Amendment is consistent with the priority policies of Section 101.1(b) of the
11 Planning Code and the General Plan as proposed to be amended, and hereby adopts the
12 findings of the Planning Commission, as set forth in Planning Commission Motion No.
13 16747, approving and recommending the Zoning Map Amendment for adoption by the
14 Board, and incorporates said findings by reference herein.

15 (e) This Zoning Map Amendment, the Downtown Housing Demonstration SUD, and
16 all discretionary authorizations by the Planning Commission related to the Project have been
17 thoroughly analyzed in the Revised Negative Declaration and, since the publication of the
18 Preliminary Negative Declaration on November 22, 2003, the revisions to the Negative
19 Declaration on February 11, 2004, and the Planning Commission's adoption of the Revised
20 Negative Declaration on ~~February 19~~March 18, 2004, there are no changed circumstances or
21 other factors present that would trigger the need or requirement for additional environmental
22 review under CEQA, the CEQA Guidelines, or Chapter 31. Specifically, the Board finds that
23 under CEQA Guidelines Section 15162, and based upon the Board of Supervisor's review of
24 the Revised Negative Declaration, the Board finds that: (1) there are no substantial
25 modifications in the Project that would require additional important revisions to the Revised

1 Negative Declaration due to the involvement of new significant environmental effects or a
 2 substantial increase in the severity of previously identified significant effects; (2) no substantial
 3 changes have occurred with respect to the circumstances under which the Project is to be
 4 undertaken that would require major revisions to the Revised Negative Declaration due to the
 5 involvement of significant effects or a substantial increase in the severity of effects identified in
 6 the Revised Negative Declaration; and (3) no new information of substantial importance to the
 7 Project has become available that would indicate (a) the Project or the actions will have
 8 significant effects not discussed in the Revised Negative Declaration, (b) significant
 9 environmental effects would be substantially more severe, (c) mitigation measures or
 10 alternatives found not feasible that would reduce one or more significant effects have become
 11 feasible, or (d) mitigation measures or alternatives which are considerably different from those
 12 in the Revised Negative Declaration would substantially reduce one or more significant effects
 13 on the environment.

14 Section 2. Pursuant to Sections 106 and 302(c) of the Planning Code, the following
 15 change in height and bulk classification, duly approved by resolution of the Planning
 16 Commission, is hereby adopted as an amendment to the Zoning Map of the City and County
 17 of San Francisco, Section 1H as follows:

19 <u>Description of Property</u>	20 <u>Height and Bulk</u>	21 <u>Height and Bulk</u>
	22 <u>Districts to be</u>	23 <u>District to be</u>
	24 <u>Superseded</u>	25 <u>Approved</u>
26 Assessor's Block 0311, Lot 006 27 690 Market Street (property zoned 28 Downtown Office District (C-3-O) 29 at the corner of Market Street,	30 250-S	31 285-S

1 Kearny Street and Geary Avenue

2

3 Section 3. Amendment of Map 1SU of the Zoning Map. The Zoning Map of the City
4 and County of San Francisco, Map 1SU shall designate the following as the Downtown
5 Housing Demonstration Special Use District:

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7 Assessor's Block 0311, Lot 006
8 690 Market Street (property zoned
9 Downtown Office District (C-3-O)
10 at the corner of Market Street,
11 Kearny Street and Geary Avenue

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13 APPROVED AS TO FORM:

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15 DENNIS J. HERRERA

16 City Attorney

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18 By: 
19 Susan Cleveland-Knowles
20 Deputy City Attorney

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24

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City and County of San Francisco

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Tails Ordinance

File Number: 040184

Date Passed:

Ordinance amending Zoning Map Section 1H and 1SU of the City and County of San Francisco for the property zoned Downtown Office District (C-3-O) at the corner of Market Street, Kearny Street and Geary Avenue (690 Market Street, Assessor's Block 0311, Lot 006) from 250-S to 285-S; adopting findings under the California Environmental Quality Act; and making findings of consistency with the General Plan and the priority policies of Planning Code Section 101.1.

April 13, 2004 Board of Supervisors — PASSED ON FIRST READING

Ayes: 11 - Alioto-Pier, Ammiano, Daly, Dufty, Gonzalez, Hall, Ma, Maxwell, McGoldrick, Peskin, Sandoval

April 20, 2004 Board of Supervisors — FINALLY PASSED

Ayes: 10 - Ammiano, Daly, Dufty, Gonzalez, Hall, Ma, Maxwell, McGoldrick, Peskin, Sandoval

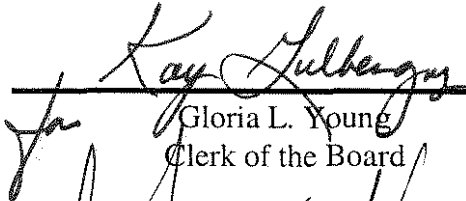
Absent: 1 - Alioto-Pier

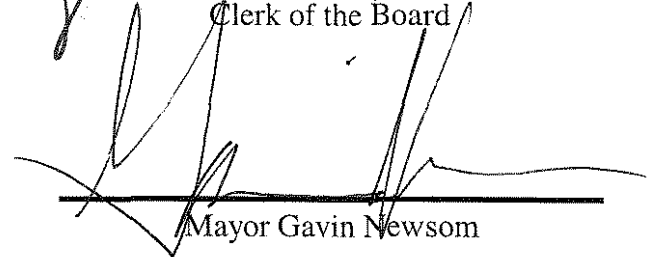
File No. 040184

I hereby certify that the foregoing Ordinance
was **FINALLY PASSED** on April 20, 2004 by
the Board of Supervisors of the City and
County of San Francisco.

APR 22 2004

Date Approved


Gloria L. Young
Clerk of the Board


Mayor Gavin Newsom