

1 [Zoning Map Amendments Associated with the Laguna, Haight, Buchanan and Hermann
2 Streets Special Use District.]

3 **Ordinance amending Section Maps 7, 7H and 7SU of the Zoning Map of the City and**
4 **County of San Francisco for the property described as Assessor’s Blocks 857 and**
5 **portions of Assessor’s Block 870, bounded by Laguna, Buchanan, Haight and Hermann**
6 **Streets, from P (Public) to either NC-3 (Moderate-Scale Neighborhood Commercial**
7 **District) or RM-3 (Residential, Mixed Districts, Medium Density) and mapping the**
8 **Laguna, Haight, Buchanan and Hermann Streets Special Use District; adopting**
9 **findings, including findings under the California Environmental Quality Act.**

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~~.

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

15 Section 1. Findings

16 (a) Pursuant to Planning Code Section 302, the Board of Supervisors finds that this
17 ordinance will serve the public necessity, convenience, and welfare for the reasons set forth in
18 Planning Commission Resolution No. 17536, and incorporates such reasons herein by
19 reference. A copy of said Planning Commission Resolution is on file with the Clerk of the
20 Board of Supervisors in File No. _____.

21 (b) The Board of Supervisors finds that this ordinance is in conformity with the
22 General Plan, amended in the companion legislation, and the Priority Policies of Planning
23 Code Section 101.1 for the reasons set forth in Planning Commission Resolution No. 17536,
24 and hereby incorporates those reasons by reference.

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
 5 reference. In addition, the Board of Supervisors adopts additional findings under the California
 6 Environmental Quality Act, found as Exhibit F "California Environmental Quality Act Findings,"
 7 on file with the Clerk of the Board of Supervisors in File 080211, and which are incorporated
 8 herein by reference.

9 Section 2. Under Sections 106 and 302(c) of the Planning Code, the following zoning
 10 amendments to the Zoning Map, duly approved by resolution of the Planning Commission, are
 11 hereby adopted as an amendment to Zoning Map Sheet 7 as follows:

<u>Description of Property</u>	<u>Use District to be Superseded</u>	<u>Use District Hereby Approved</u>
Assessor's Block 857 Lots 1 and 1A	P	RM-3
Portion of Assessor's block 870, Lot 3 described as follows: Starting a point on the northeast corner of Hermann and Buchanan Streets, thence running east along the northerly line of Hermann Street 135 feet, 9 inches, thence at a right angle northerly 122 feet, thence at right angle westerly 5 feet, 6 inches, thence at a right angle northerly 20 feet, thence at a	P	Remains P

1 2 3	right angle westerly 116 feet, 6 inches, thence at a right angle southerly 142 feet to the point of beginning.		
4 5	Assessor's Block 870 Lots 1 and 2 and the portion of Lot 3 not described above.	P	NC-3

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7 Section 3: Under Sections 106 and 302(c) of the Planning Code, the following change
8 in height and bulk classification, duly approved by resolution of the Planning Commission, are
9 hereby adopted as an amendment to Zoning Map Sheet 7H as follows:

11 12	<u>Description of Property</u>	<u>Height and Bulk District to be Superseded</u>	<u>Height and Bulk District Hereby Approved</u>
13 14 15	Assessor's Block 857 Lot 1A	40-X	50-X
16 17	Assessor's Block 870 Lot 1	80-B	85-X
18 19	Assessor's Block 870 Lot 2	80-B	85-X
20 21	Assessor's Block 870 Lot 3	40-X	50-X

22 Section 4: Amendment of Map 7SU of the Zoning Map. The Zoning Map of the City
23 and County of San Francisco, Map 7SU shall designate the following as the Laguna, Haight,
24 Buchanan and Hermann Streets Special Use District:
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1 Assessor's Block 857, Lots 1 and 1A, and Assessor's Block 870,
2 Lots 1, 2 and the portion of Lot 3 not to remain zoned P, as described above, bounded by
3 Laguna, Haight, Buchanan and Hermann Streets.

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

7 By: _____
8 Audrey Williams Pearson
9 Deputy City Attorney

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