

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 to 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, 2004, by Motion No.
18 _____, on file with the Department (File No. _____) the Planning Commission made
19 findings and adopted the Revised Negative Declaration in compliance with the California
20 Environmental Quality Act ("CEQA") (California Public Resources Code sections 21000 et
21 seq.), the State CEQA Guidelines (California Code of Regulations Title 14 sections 15000 et
22 seq.), and Chapter 31 of the San Francisco Administrative Code (“Chapter 31”). The Board
23 adopts the findings and conclusion of Planning Commission Motion No. _____, a copy of
24
25

1 which is on file with the Clerk of the Board of Supervisors in File No. _____, and that
2 Motion is incorporated by reference herein.

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

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

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

1 0311, Lot 006) (the "Property") from 250-S to 285-S and to create a special use district.
2 Planning Commission Resolution No. _____, a copy of which is on file with the Clerk of
3 the Board of Supervisors in File No. _____, 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. _____, 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 _____, 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, 2004, there are no changed circumstances or other
21 factors present that would trigger the need or requirement for additional environmental review
22 under CEQA, the CEQA Guidelines, or Chapter 31. Specifically, the Board finds that under
23 CEQA Guidelines Section 15162, and based upon the Board of Supervisor's review of the
24 Revised Negative Declaration, the Board finds that: (1) there are no substantial modifications
25 in the Project that would require additional important revisions to the Revised Negative

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

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

17

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

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

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

APPROVED AS TO FORM:

DENNIS J. HERRERA
City Attorney

By: _____
Susan Cleveland-Knowles
Deputy City Attorney