

BOARD of SUPERVISORS



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May 22, 2018

Planning Commission  
Attn: Jonas Ionin  
1650 Mission Street, Ste. 400  
San Francisco, CA 94103

Dear Commissioners:

On May 15, 2018, the Real Estate Division introduced the following legislation:

**File No. 180474**

**Ordinance amending the Planning Code by revising the Zoning Map to rezone 1650, 1660, and 1670 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 005, 006, and 008, from their current designation as NCT-3 (Moderate-Scale Neighborhood Commercial Transit District) to C-3-G (Downtown General Commercial), and to rezone 1680 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 009 and 010, from its current designation as P (Public) to C-3-G; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and general welfare under Planning Code, Section 302.**

The proposed ordinance is being transmitted pursuant to Planning Code, Section 302(b), for public hearing and recommendation. The ordinance is pending before the Land Use and Transportation Committee and will be scheduled for hearing upon receipt of your response.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "Erica Major".

By: Erica Major, Assistant Clerk  
Land Use and Transportation Committee

- c: John Rahaim, Director of Planning
- Aaron Starr, Acting Manager of Legislative Affairs
- Scott Sanchez, Zoning Administrator
- Lisa Gibson, Environmental Review Officer
- AnMarie Rodgers, Director of Citywide Planning
- Laura Lynch, Environmental Planning
- Joy Navarrete, Environmental Planning

1 [Planning Code, Zoning Map - Rezoning 1650-1680 Mission Street]

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3 **Ordinance amending the Planning Code by revising the Zoning Map to rezone 1650,**  
4 **1660, and 1670 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 005, 006,**  
5 **and 008, from their current designation as NCT-3 (Moderate-Scale Neighborhood**  
6 **Commercial Transit District) to C-3-G (Downtown General Commercial), and to rezone**  
7 **1680 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 009 and 010, from its**  
8 **current designation as P (Public) to C-3-G; affirming the Planning Department's**  
9 **determination under the California Environmental Quality Act; making findings of**  
10 **consistency with the General Plan, and the eight priority policies of Planning Code,**  
11 **Section 101.1; and making findings of public necessity, convenience, and general**  
12 **welfare under Planning Code, Section 302.**

13 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.  
14 **Additions to Codes** are in *single-underline italics Times New Roman font*.  
15 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.  
16 **Board amendment additions** are in double-underlined Arial font.  
17 **Board amendment deletions** are in ~~strikethrough Arial font~~.  
18 **Asterisks (\* \* \* \*)** indicate the omission of unchanged Code  
19 subsections or parts of tables.

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

21 Section 1. Environmental and Land Use Findings.

22 (a) The Planning Department has determined that the actions contemplated in this  
23 ordinance comply with the California Environmental Quality Act (California Public Resources  
24 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of  
25 Supervisors in File No. \_\_\_\_\_ and is incorporated herein by reference. The Board  
affirms this determination.

1 (b) On \_\_\_\_\_, the Planning Commission, in Resolution No. \_\_\_\_\_,  
 2 adopted findings that the actions contemplated in this ordinance are consistent, on balance,  
 3 with the City's General Plan and eight priority policies of Planning Code Section 101.1. In this  
 4 Resolution, the Planning Commission also found that the Zoning Map amendments will serve  
 5 the public necessity, convenience, and general welfare under Planning Code, Section 302.  
 6 The Board adopts each of these findings as its own. A copy of said Resolution is on file with  
 7 the Clerk of the Board of Supervisors in File No. \_\_\_\_\_, and is incorporated herein by  
 8 reference.

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 10 Section 2. The Planning Code is hereby amended in accordance with Planning  
 11 Code Section 106 by revising Sectional Map ZN07 of the Zoning Map as follows:

Description of Property		Zoning District To Be Superseded	Zoning District Hereby Approved
Block	Lot		
3512	005	NCT-3 (Moderate-Scale Neighborhood Commercial Transit District)	C-3-G (Downtown General Commercial)
3512	006		
3512	008		
3512	009	P (Public)	C-3-G (Downtown General Commercial)
3512	010		

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Section 3. Effective Date. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

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

By:   
\_\_\_\_\_  
JOHN D. MALAMUT  
Deputy City Attorney

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## **LEGISLATIVE DIGEST**

[Planning Code, Zoning Map - Rezoning 1650-1680 Mission Street]

**Ordinance amending the Planning Code by revising the Zoning Map to rezone 1650, 1660, and 1670 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 005, 006, and 008, from their current designation as NCT-3 (Moderate-Scale Neighborhood Commercial Transit District) to C-3-G (Downtown General Commercial), and to rezone 1680 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 009 and 010, from its current designation as P (Public) to C-3-G; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and general welfare under Planning Code, Section 302.**

### **Existing Law**

The City's Zoning Map, part of the Planning Code, assigns zoning districts and height and bulk districts to property across the City. Assessor Block No. 3512, Lot Nos. 005, 006, and 008, which are located at 1650, 1660, and 1670 Mission Street, are zoned NCT-3 (Moderate-Scale Neighborhood Commercial Transit District). Assessor Block No. 3512, Lot Nos. 009 and 010, which are located at 1680 Mission Street, is zoned P (Public).

### **Amendments to Current Law**

This Ordinance would amend the Zoning Map to accommodate the sale and disposition of City-owned office buildings and would rezone Assessor Block No. 3512, Lot Nos. 005, 006, and 008 (1650, 1660, and 1670 Mission Street) and Assessor Block No. 3512, Lot Nos. 009 and 010 (1680 Mission Street) to C-3-G (Downtown General Commercial). The legislation would adopt environmental findings, findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1, and public necessity findings in accordance with Planning Code Section 302.