

FILE NO. 050297

ORDINANCE NO.

1 [Zoning Map Amendment and repeal of Planning Code Section 263.1]

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3 **Ordinance amending the San Francisco Planning Code by repealing Section 263.1,**
4 **which allows the Planning Commission to approve height up to 200 feet in the 65D-2**
5 **Height and Bulk District, and by amending the Zoning Map of the City and County of**
6 **San Francisco, Sheet 1H, to change the height and bulk designation of Assessor's**
7 **Block 0195, Lots 4, 5, 11, 12, 14, 15 and 16 from 65D-2 to 40-X and to change the height**
8 **and bulk designation of the remaining assessor's blocks and lots within the 65D-2**
9 **Height and Bulk District from 65D-2 to 65-A; adopting findings, including environmental**
10 **findings and findings of consistency with the General Plan and Planning Code Section**
11 **101.1.**

12 Note: Additions are *single-underline italics Times New Roman*;
13 deletions are *strikethrough italics Times New Roman*.
14 Board amendment additions are double underlined.
Board amendment deletions are ~~strikethrough normal~~.

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

16 Section 1. Findings. (a) Pursuant to Planning Code Section 302, this Board of
17 Supervisors finds that this ordinance will serve the public necessity, convenience and welfare
18 for the reasons set forth in Planning Commission Resolution No. 17018, and incorporates
19 such reasons herein by reference. A copy of the Planning Commission resolution is on file
20 with the Clerk of the Board of Supervisors in File No. 050297.

21 (b) The Board of Supervisors finds that this ordinance is in conformity with the
22 Priority Policies of Planning Code Section 101.1 and with the General Plan for the reasons set
23 forth in Planning Commission Resolution No. 17018, and hereby incorporates those reasons
24 by reference.

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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. 050297 and is incorporated herein by reference.

5 Section 2. The San Francisco Planning Code is hereby amended by repealing Section
6 263.1, as follows:

7 ~~SEC. 263.1. SPECIAL EXCEPTIONS: SOUTHERN EDGE OF JACKSON SQUARE.~~

8 (a) ~~In the 65-D-2 Height and Bulk District, as designated on Sectional Map No. 1H~~
9 ~~of the Zoning Map, height exceptions may be approved by the Planning Commission in appropriate~~
10 ~~cases, up to but not to exceed a height of 200 feet.~~

11 (b) ~~In acting upon any application under this Section, the Planning Commission~~
12 ~~shall consider the following criteria in addition to those stated in Section 303(c):~~

13 (1) ~~The siting of buildings or structures so as to produce a stepping down of height~~
14 ~~from the Down town Office District to the area known as Jackson Square;~~

15 (2) ~~Avoidance of excessive bulk, intrusiveness or a continuous wall of buildings that~~
16 ~~would adversely affect views, penetration of sunlight or pedestrian amenity in Jackson Square or in any~~
17 ~~other area; and~~

18 (3) ~~Respect for the historical and architectural character and special scale of~~
19 ~~Jackson Street.~~

20 Section 3. The San Francisco Planning Code is hereby amended by amending the
21 Zoning Map of the City and County of San Francisco, as follows:

	<u>Description of Property</u>	<u>Use District to be Superseded</u>	<u>Use District Hereby Approved</u>
1			
2			
3	Assessor's Block 0195,	65D-2	40-X
4	Lots 4, 5, 11, 12, 14, 15,		
	and 16		
5	Remaining area designated	65D-2	65-A
6	65D-2 on Sheet 1H		

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

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10 By: _____
 JUDITH A. BOYAJIAN
 Deputy City Attorney

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