

[Zoning Map Amendments – King and Townsend Streets near Seventh Street]

Ordinance amending the San Francisco Planning Code by amending the Zoning Map of the City and County of San Francisco, Section Maps 8 and 8H, to change the use district designation of Assessor’s Block 3800, Lots 1, 2, 3 and 4 and Assessor’s Block 3799, Lot 7, at King and Townsend Streets near Seventh Street, from M-2 (Heavy Industrial) to SLR (Service/Light Industrial/Residential Mixed-Use District), to change the height and bulk district designation of Assessor’s Block 3800, Lots 1 and 2, at King and Seventh Streets, from 50-X to 65-X, and adopting findings pursuant to Planning Code Section 101.1.

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

Section 1. Pursuant to resolution of the Board of Supervisors, adopting the final environmental impact report 1999.554E and addendum thereto as its own, and pursuant to Section 302(c) of the San Francisco Planning Code, the following change in property use classification and height and bulk district designation, duly approved by resolution of the Planning Commission, is hereby adopted as an amendment to the Zoning Map of the City and County of San Francisco, Section Maps 8 and 8H, as shown on the Map of the City and County of San Francisco as shown on the Map on File with the Clerk of the Board of Supervisors under File No. _____.

<u>Description of Property</u>	<u>Use District to be Superseded</u>	<u>Use District hereby Approved</u>
Assessor’s Block 3800; Lots 1, 2, 3 and 4	M-2 (Heavy Industrial)	SLR (Service/Light Industrial/Residential Mixed-Use)
Assessor’s Block 3799; Lot 7	M-2 (Heavy Industrial)	SLR (Service/Light Industrial/Residential Mixed-Use)

<u>Description of Property</u>	<u>Height and Bulk District to be Superseded</u>	<u>Height and Bulk District hereby approved</u>
Assessor's Block 3800; Lots 1 and 2	50-X	65-X

5 **Section 2.** Pursuant to Planning Code Section 101.1, this Board of Supervisors finds
6 that this use district and height and bulk district redesignation is consistent with the Eight (8)
7 Priority Policies of Section 101.1 of the Planning Code, as follows:

8 Policy 1: The 601 King Street and 675 Townsend Street mixed-use projects
9 contemplated to be developed pursuant to this use district and height and bulk district
10 redesignation (the “Projects”) will add neighborhood-serving retail uses, whereas none
11 currently exists. In addition, other neighborhood-serving retail uses in the area will be
12 supported by the approximately 400 dwelling units in the Projects.

13 Policy 2: The proposed Projects will significantly improve neighborhood character by
14 replacing obsolete and seismically unsound warehouses and parking lots with well-designed
15 mixed-use developments and will enhance the cultural and economic diversity of the
16 neighborhood by providing housing for people from diverse backgrounds and at a variety of
17 income levels.

18 Policy 3: The Projects do not displace or detract from the City’s supply of affordable
19 housing. To the contrary, the Projects include approximately 400 units of needed housing,
20 including a substantial number of permanently affordable dwelling units.

21 Policy 4: The Projects’ locations avoid potential conflicts with existing transit service
22 routes while remaining convenient to such transit services.

23 Policy 5: While the current M-2 use district permits office development, the SLR use
24 district will not permit office uses, thus avoiding the displacement of industrial and service
25 sectors due to commercial office development. The Projects will promote a diverse economic

1 based by providing new service employment opportunities that include an equal or greater
2 number of jobs than are presently provided in the obsolete and seismically unsound
3 warehouse structures and parking lots currently on the sites.

4 Policy 6: Demolition of the existing structures and construction of the Projects will
5 enhance earthquake preparedness and protect against injury and loss of life by replacing
6 buildings that are of substandard construction with new structures that meet or exceed current
7 seismic standards.

8 Policy 7: The existing buildings to be demolished do not have any historic significance
9 nor are they classified or registered as landmarks or historic structures.

10 Policy 8: The heights of the Projects will be consistent with other nearby structures and
11 will have no impact on sunlight access to or vistas from any park or open space.

12

13 APPROVED AS TO FORM:

14 LOUISE H. RENNE, City Attorney

15

16

By: _____
Judith A. Boyajian
Deputy City Attorney

17

18

19

20

21

22

23

24

25