

FILE NO. 050182

ORDINANCE NO.

94-06

1 [Zoning – Planning Code amendments in connection with the Transbay Redevelopment Plan.]

2  
3 **Ordinance amending the Planning Code to add Sections 249.28, 263.18, 825, and 828 to**  
4 **establish special zoning controls in connection with the Transbay Redevelopment**  
5 **Plan; amending Planning Code Section 270 to reflect the new zoning changes to bulk**  
6 **controls set forth in Section 263.18; adopting environmental findings and findings that**  
7 **the amendments are consistent with the General Plan and eight priority policies of**  
8 **Planning Code Section 101.1.**

9 Note: Additions are single-underline italics Times New Roman;  
10 deletions are ~~strikethrough italics Times New Roman~~.  
11 Board amendment additions are double underlined.  
12 Board amendment deletions are ~~strikethrough normal~~.

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

14 Section 1. Findings.

15 The Board of Supervisors of the City and County of San Francisco hereby finds and  
16 determines that:

17 (a) City Charter Section 4.105 requires that the San Francisco Planning Commission  
18 (the "Planning Commission") consider any proposed amendments to the City's Planning Code  
19 and make a recommendation for approval or rejection to the Board of Supervisors before the  
20 Board of Supervisors acts on the proposed amendments.

21 (b) Approval of the Transbay Redevelopment Plan requires certain text changes to the  
22 Planning Code (the "Planning Code Amendments"). The Planning Code Amendments  
23 necessary to establish the new zoning program for the Transbay Redevelopment Plan and  
24 create two special zoning districts within the Plan area are contained in this Ordinance.  
25 Amendments to the City's Zoning Map to reflect these changes are contained in companion  
legislation, a copy of which is on file with the Clerk of the Board of Supervisors in File No.

1 050183. In addition, this Board adopted Ordinance No. 125-05 to amend the City's General  
2 Plan in relation to the Transbay Redevelopment Plan. Said Ordinance is on file with the Clerk  
3 of the Board of Supervisors in File No. 050181.

4 (c) The proposed additions of Planning Code Section 825 and 828 address the new  
5 Transbay Downtown Residential District. The proposed addition of Planning Code Section  
6 263.18 creates a new Transbay Special Height and Bulk District within this same area. These  
7 districts establish general intent as to land use, urban form, and development requirements  
8 within the Transbay Redevelopment Plan and refer to this Plan for specific regulations. Both  
9 districts cover Zone 1 as designated in the Transbay Redevelopment Plan, generally bounded  
10 by Folsom, Essex, Clementina, Beale, Natoma, Main, Clementina, and Spear Streets.

11 (d) The proposed addition of Planning Code Section 249.28 addresses the new  
12 Transbay C-3 Special Use District. This district imposes certain design guidelines, recognizes  
13 that the Redevelopment Agency will administer certain development fees, and increases the  
14 minimum inclusionary housing requirement to 15%. This inclusionary housing requirement is  
15 in support of and furthers California Health and Safety Code Section 33413(b)(2)(A), which  
16 governs the provision of affordable housing in all new and substantially rehabilitated dwelling  
17 units that public and private entities develop in Redevelopment Project Areas. This district  
18 covers Zone 2, as designated in the Transbay Redevelopment Plan, generally bounded by  
19 Second, Mission, Main, Natoma, Beale, and Clementina Streets.

20 (e) On January 13, 2005, the Planning Commission conducted a duly noticed public  
21 hearing on the Planning Code Amendments. Following such hearing, the Planning  
22 Commission, in Resolution No. 16926, found such amendments to be consistent with the  
23 Priority Policies of Planning Code Section 101.1 and recommended such amendments for  
24 approval by the Board of Supervisors. On December 9, 2004, the Planning Commission  
25 conducted a duly noticed public hearing on conformance of the Transbay Redevelopment

1 Plan and related implementing documents with the General Plan. Following such hearing, the  
2 Planning Commission, in Motion No. 16907, found the Redevelopment Plan and related  
3 documents consistent with the General Plan. Said Resolution and Motion are on file with the  
4 Clerk of the Board in File No. 050182 and are incorporated herein by reference as though fully  
5 set forth herein.

6 Section 2. General Plan and Other Required Findings.

7 (a) The Board of Supervisors finds that this Ordinance is in conformity with the priority  
8 policies of Section 101.1 of the Planning Code and consistent with the General Plan, for the  
9 reasons specified in Planning Commission Motion No. 16907 and Resolution No. 16926.

10 (b) Pursuant to Planning Code Section 302, the Board finds that the proposed Zoning  
11 Map Amendments will serve the public necessity, convenience, and welfare for the reasons  
12 set forth in Planning Commission Resolution No. 16926.

13 Section 3. Environmental Findings.

14 On September 28, 2004, this Board, in Resolution No. 612-04 adopted findings that  
15 various actions related to the Transbay Redevelopment Project were in compliance with the  
16 California Environmental Quality Act (California Public Resources Code sections 21000 et  
17 seq.). Said findings and all documents and materials related to said findings are on file with  
18 the Clerk of the Board of Supervisors in File No. 041079 and are incorporated herein by  
19 reference. Said findings remain valid for the actions contemplated in this Ordinance and are  
20 made part of this Ordinance by reference herein. Said findings also are supplemented by the  
21 environmental findings that the Planning Commission adopted on December 9, 2004, in  
22 Motion No. 16905. The Planning Commission Motion is on file with the Clerk of the Board in  
23 File No. 050182 and is incorporated herein by reference as though fully set forth herein.

24 Section 4. Additional Findings.  
25

1 The Board of Supervisors in a companion Ordinance regarding adoption of the Transbay  
2 Redevelopment Project Area Tax Increment Allocation and Sales Proceeds Pledge  
3 Agreement and an Option Agreement approved certain findings. A copy of said Ordinance is  
4 on file with the Clerk of the Board of Supervisors in File No. 060347 and is incorporated herein  
5 by reference. As part of this legislation, the Board hereby adopts and incorporates by  
6 reference as though fully set forth the findings in Section 1(a)-(e) and the environmental  
7 finding in Section 3(b) of said Ordinance.

8 Section 5. The San Francisco Planning Code is hereby amended by adding Section  
9 249.28 to read as follows:

10 Section 249.28. TRANSBAY C-3 SPECIAL USE DISTRICT.

11 (a) Purpose. There shall be a Transbay C-3 Special Use District, which is wholly within the  
12 Transbay Redevelopment Project Area, comprising all of the parcels, primarily privately-owned and  
13 zoned C-3, within the Redevelopment Area but outside of the Transbay Downtown Residential District  
14 (TB-DTR), and whose boundaries are designated on Sectional Map No. 1SU of the Zoning Map of the  
15 City and County of San Francisco. This district is generally bounded by Mission, Second, Clementina,  
16 and Beale Streets and whose primary features include the Transbay Terminal facility and its associated  
17 ramps, and a portion of the New Montgomery/Second Street Conservation District. A vision and  
18 guidelines for this area as an integral component of the Transbay Redevelopment Area are laid out in  
19 the Transbay Redevelopment Plan and its companion documents, including the Design for the  
20 Development and the Development Controls and Design Guidelines for the Transbay Redevelopment  
21 Project.

22 (b) Controls.

23 (1) Active Ground Floor Uses.

24 (A) In order to increase the public presence and natural surveillance along  
25 alleys and ramp alignments, projects on parcels adjacent to or facing the new Transbay Terminal and

1 its ramp structures must provide active ground floor uses with visual access from within the buildings  
2 to and from these areas.

3 (B) Ground floor retail or commercial establishments on parcels adjacent to or  
4 facing the new Transbay Terminal and its ramp structures must provide direct pedestrian access from  
5 these areas.

6 (2) Streetscape Improvements. For projects subject to Section 138.1, the Planning  
7 Commission shall require pedestrian streetscape improvements, with regards to location, type and  
8 extent of improvements, in accordance with the Transbay Streetscape and Open Space Plan or any  
9 streetscape plan contained within the Transbay Redevelopment Plan. The San Francisco  
10 Redevelopment Agency may impose additional streetscape requirements.

11 (3) Payment of Downtown Open Space Fund. The requirements of Section 139, the  
12 Downtown Park Special Fund, shall apply. Fees collected from subject projects shall be paid to and  
13 administered by the San Francisco Redevelopment Agency for the development of open space in  
14 accordance with the Transbay Redevelopment Plan and its companion documents.

15 (4) Jobs-Housing Linkage Ordinance. The requirements of Section 313 shall apply, and  
16 in satisfying these requirements:

17 (A) the San Francisco Redevelopment Agency must approve any payment or  
18 contribution of land by the project sponsor to a housing developer; and

19 (B) any in-lieu fee must be paid to the San Francisco Redevelopment Agency for  
20 deposit into its Citywide Affordable Housing Fund, to be used to meet the Agency's affordable housing  
21 obligations in the Transbay Redevelopment Project Area; provided, however, that if the Agency has  
22 met its obligations in the Transbay Project Area, the Agency may use said funds for affordable housing  
23 in any area within the Agency's jurisdiction.

24 (5) Child Care Requirements. The requirements of Section 314 shall apply. Any in-lieu  
25 fees collected from subject projects shall be paid to and administered by the San Francisco

1 Redevelopment Agency in accordance with the Transbay Redevelopment Plan and its companion  
2 documents.

3 (6) Housing Requirements for Residential and Live/Work Development Projects. The  
4 requirements of Section 315 shall apply subject to the following exceptions:

5 (A) a minimum of 15% of all units constructed on the site shall be affordable to,  
6 and occupied by, qualifying persons and families as defined by the Transbay Redevelopment Plan;

7 (B) all inclusionary units required by this Section shall be built on-site; and

8 (C) off-site construction or in-lieu fee payment are not permitted to satisfy this  
9 requirement.

10 Section 6. The San Francisco Planning Code is hereby amended by adding Section  
11 263.18 to read as follows:

12 Section 263.18 SPECIAL HEIGHT AND BULK DISTRICT: TRANSBAY DOWNTOWN  
13 RESIDENTIAL DISTRICT.

14 Development controls, including height and bulk, in the "TB" bulk district are governed by the  
15 Development Controls and Design Guidelines for the Transbay Redevelopment Project document and  
16 companion documents as part of the Transbay Redevelopment Plan as approved by the Planning  
17 Commission on December 9, 2004 and January 13, 2005. Building heights, locations, setbacks, and  
18 bulk limits are specifically established in these documents. Building heights associated with bulk  
19 designation "TB" on Sectional Map No. 1H of the Zoning Map are generalized, and describe a range  
20 of building heights per block, with the largest number describing the maximum tower height per block,  
21 and the smallest number describing the lowest maximum building height per block.

22 Section 7. The San Francisco Planning Code is hereby amended by adding Sections  
23 825 and 828 to read as follows:

24 SEC. 825. DTR - DOWNTOWN RESIDENTIAL DISTRICTS.

1 Description. Downtown Residential (DTR) districts are transit-oriented, high-  
2 density mixed-use residential neighborhoods in and around downtown. These areas are  
3 generally transitioning from a variety of commercial and industrial to residential uses. The  
4 intent of this district is to enable a mix of new day and nighttime activities, with an emphasis  
5 on encouraging new housing within walking distance or a short transit-ride of downtown,  
6 supported by a mix of retail, and neighborhood services to meet the needs of residents and  
7 the larger downtown community.

8 High-density residential uses, including residential towers in select locations, are  
9 allowed and encouraged within the limits set by height and bulk controls. Given the district's  
10 proximity to downtown, a range of commercial uses is permitted on the lower stories, with  
11 active pedestrian-oriented retail, service, and entertainment uses on the ground floor. Along  
12 special streets, pedestrian-oriented uses are required on the first floor. Ground floor entries to  
13 individual dwelling units are encouraged on streets that will become primarily residential.

14 There is generally no pattern of mid-block open space or of rear yards. While lot  
15 coverage is limited for all levels with residential uses, traditional rear yard open spaces are not  
16 required except in the limited instances where there is an existing pattern of them. Specific  
17 height and bulk controls establish appropriate heights for both towers and mid-rise  
18 development, and ensure adequate spacing between towers and preserve light and air to  
19 streets and open spaces. Setbacks are required where necessary to buffer ground floor  
20 residential uses or to ensure sunlight access to streets and open spaces. To support the  
21 intensification of land uses in these districts, detailed traffic, streetscape and open space  
22 improvements will take place over time.

23 Downtown Residential districts include all of the individual DTR districts  
24 governed by Section 827 of this Code. *The Transbay Downtown Residential District (TB-DTR), as*  
25

1 set forth in Section 828, is governed by the Transbay Redevelopment Plan and its Development  
2 Controls and Design Guidelines.

3 Sec. 828. TRANSBAY DOWNTOWN RESIDENTIAL DISTRICT (TB-DTR).

4 The Transbay Downtown Residential District, which is wholly within the Transbay  
5 Redevelopment Project Area, comprises mostly publicly owned parcels containing infrastructure or  
6 underutilized land related to the Transbay Terminal and former Embarcadero Freeway. This district  
7 generally extends along the north side of Folsom Street from Spear to Essex Streets, and between Main  
8 and Beale Streets to the north side of Howard Street. Laid out in the Transbay Redevelopment Plan  
9 and its companion documents, including the Design for the Development and the Development  
10 Controls and Design Guidelines for the Transbay Redevelopment Project, is the comprehensive vision  
11 for this underutilized area as a high-density, predominantly residential, district within walking distance  
12 of the downtown core, transit facilities, and the waterfront. The plan for the district includes: a mix of  
13 widely-spaced high-rises, mixed with a street-defining base of low- and mid-rise buildings with ground  
14 floor townhouses; a public open space on part of the block bounded by Folsom, Beale, Howard, and  
15 Main Streets; ground-floor retail along Folsom Street; and several new alleyways to break up the size  
16 of the blocks.

17 (a) Basic Controls. Development controls for this district are established in the Transbay  
18 Redevelopment Plan as approved by the Planning Commission on December 9, 2004, and January 13,  
19 2005, specifically the Development Controls and Design Guidelines for the Transbay Redevelopment  
20 Project. On matters to which these Redevelopment documents are silent, controls in this Code  
21 pertaining to the C-3-O district shall apply.

22 Section 8. The San Francisco Planning Code is hereby amended by amending  
23 Section 270 to read as follows:

24 SEC. 270. BULK LIMITS: MEASUREMENT.  
25



(a) The limits upon the bulk of buildings and structures shall be as stated in this Section and in Sections 271 and 272. The terms "height," "plan dimensions," "length" and "diagonal dimensions" shall be as defined in this Code. In each height and bulk district, the maximum plan dimensions shall be as specified in the following table, at all horizontal cross-sections above the height indicated.

**TABLE 270**

**BULK LIMITS**

District Symbol on Zoning Map	Height Above Which Maximum Dimensions Apply (in feet)	Maximum Plan Dimensions (in feet)	
		Length	Diagonal Dimension
A	40	110	125
B	50	110	125
C	80	110	125
D	40	110	140
E	65	110	140
F	80	110	140
G	80	170	200
H	100	170	200
I	150	170	200
J	40	250	300

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K	60	250	300
L	80	250	300
M	100	250	300
N	40	50	100
R	51	200	200
R	105	110	125
V		110	140

V \* At setback height established pursuant to Section 253.2.

OS See Section 290.

S This table not applicable. But see Section 270(d).

T At setback height established pursuant to Section 132.2, but no higher than 80 feet. 110 125

X This table not applicable. But see Section 260(a)(3).

TB This table not applicable. But see Section 263.18.

(b) These limits shall not apply to the buildings, structures and equipment listed in Section 260(b)(2) (K), (L), (M) and (N) of this Code, subject to the limitations expressed therein.

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(c) Maximum plan lengths and diagonal dimensions do not apply to cornices or other decorative projections.

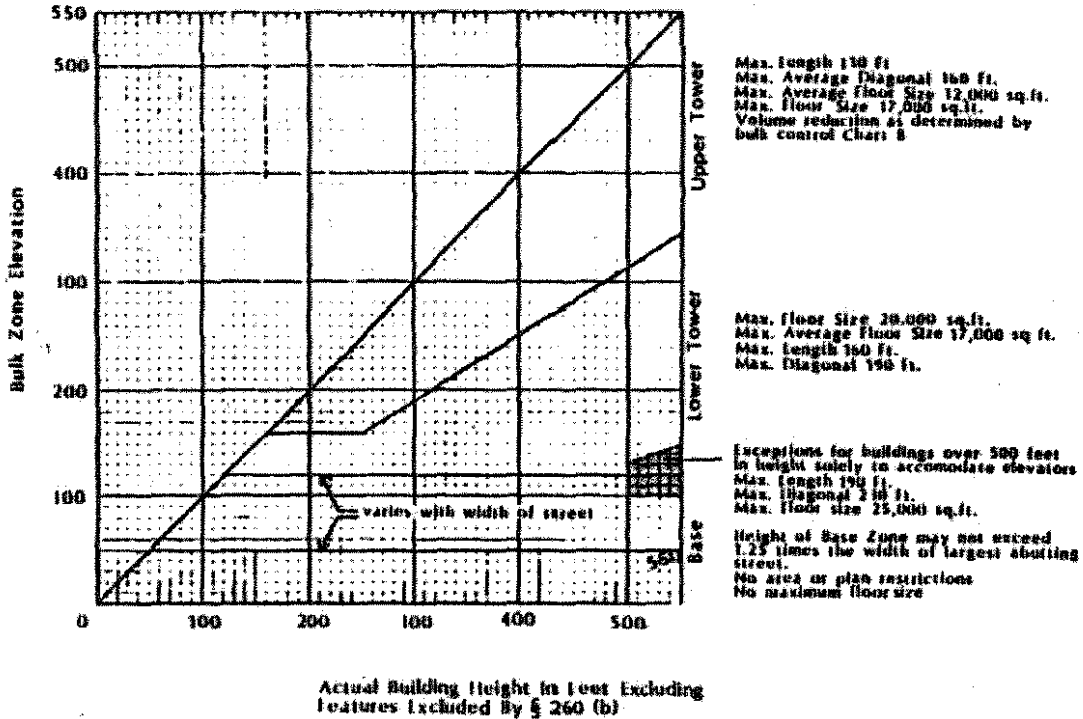
(d) The bulk limits contained in this subsection shall apply in S Bulk Districts as designated on Sectional Map Nos. 1H, 2H and 7H of the Zoning Map.

(1) Base. The base is the lowest portion of the building extending vertically to a streetwall height up to 1.25 times the width of the widest abutting street or 50 feet, whichever is more. There are no length or diagonal dimension limitations applicable to the base. The building base shall be delineated from the lower and upper tower and related to abutting buildings by a setback, cornice line or equivalent projection or other appropriate means.

(2) **Lower Tower.**

(A) **Dimensions.** Bulk controls for the lower tower apply to that portion of the building height above the base as shown on Chart B. For buildings of less than 160 feet in height, the lower tower controls are the only bulk controls above the base of the building. The bulk controls for the lower tower are a maximum length of 160 feet, a maximum floor size of 20,000 square feet, and a maximum diagonal dimension of 190 feet.

**CHART B**  
**BULK LIMITS**



(B) **Additional Bulk for Elevators.** Solely in order to accommodate additional elevators required by tall buildings the lower portion (up to the height shown on Chart B) of the lower tower of a building 500 feet tall or taller may be enlarged up to a maximum length of 190 feet, a maximum diagonal dimension of 230 feet and a maximum floor size of up to 25,000 square feet without a corresponding reduction in upper floor size.

(3) **Upper Tower.**

(A) **Dimensions.** Upper tower bulk controls apply to buildings taller than 160 feet. They apply to the upper tower portion of a building up to the height shown on Chart B, which height excludes the vertical attachment and other features exempted by Section 260 and excludes the extended upper tower height exceptions provided for in Section 263.7 of this

1 Code. The bulk controls for the upper tower are: a maximum length of 130 feet; a maximum  
2 average floor size of 12,000 square feet; a maximum floor size for any floor of 17,000 square  
3 feet; and a maximum average diagonal measure of 160 feet. In determining the average floor  
4 size of the upper tower, areas with a cross-sectional area of less than 4,000 square feet may  
5 not be counted and sculptured architectural forms that contain large volumes of space but no  
6 usable floors shall be included in average floor size calculation by computing the cross section  
7 at 12.5-foot intervals.

8 (B) Volume Reduction. When the average floor size of the lower tower exceeds  
9 5,000 square feet, the volume of the upper tower shall be reduced to a percentage of the  
10 volume that would occur if the average floor size of the lower tower were extended to the  
11 proposed building height. The percentage varies with the bulk of the lower tower and with  
12 whether or not a height extension is employed pursuant to Section 263.7 and is shown on  
13 Chart C. In achieving the required volume reduction, a setback or change in profile at a  
14 specific elevation is not required.

15 (C) Extensions. Extension of the upper tower above the otherwise allowable  
16 height limits may be permitted as provided in Section 263.9.

17 (D) Termination of the Tower. The top of the tower shall be massed in a  
18 manner that will create a visually distinctive roof or other termination of the building facade.  
19 Modifications to a proposed project may be required, in the manner provided in Section 309,  
20 to achieve this purpose.

21 (e) Rincon Hill. In Bulk District R (Rincon Hill DTR District), bulk limitations  
22 are as follows:

23 (1) There are no bulk limits below a height of 85 feet, except for the lot  
24 coverage limitations and setback requirements described in Section 827.

1 (2) Tower Bulk and Spacing. Structures above 85 feet in height shall meet  
2 the following bulk limitations, as illustrated in Chart C.

3 (A) Buildings between 85 and 240 feet in height may not exceed a plan  
4 length of 90 feet and a diagonal dimension of 120 feet, and may not exceed a maximum  
5 average floor area of 7,500 gross square feet.

6 (B) Buildings between 241 and 300 feet in height may not exceed a plan  
7 length of 100 feet and a diagonal dimension of 125 feet, and may not exceed a maximum  
8 average floor area of 8,500 gross square feet.

9 (C) Buildings between 301 and 350 feet in height may not exceed a plan  
10 length of 115 feet in a diagonal dimension of 145 feet. They may not exceed a maximum  
11 average floor area of 9,000 gross square feet.

12 (D) Buildings between 351 and 550 feet in height may not exceed a plan  
13 length of 115 feet and a diagonal dimension of 145 feet. They may not exceed a maximum  
14 average floor area of 10,000 gross square feet.

15 (E) To allow variety in the articulation of towers, the floor plates of individual  
16 floors may exceed the maximums described above by as much as 5 percent, provided the  
17 maximum average floor plate is met.

18 (F) To encourage tower sculpting, the gross floor area of the top one-third of  
19 the tower shall be reduced by 10 percent from the maximum floor plates described in (A)—(D)  
20 above, unless the overall tower floor plate is reduced by an equal or greater volume.

21 (G) In order to provide adequate sunlight and air to streets and open spaces,  
22 a minimum distance of 115 feet must be preserved between all structures above 110 feet in  
23 height at all levels above 110 feet in height. Spacing shall be measured horizontally from the  
24 outside surface of the exterior wall of the subject building to the nearest point on the closest  
25 structure above 110 feet in height. Any project that is permitted pursuant to the exception

1 described in Section 270(e)(3) shall not be considered for the purposes of measuring tower  
2 spacing pursuant to this Section.

3 (H) The procedures for granting special exceptions to bulk limits described in  
4 Section 271 shall not apply; exceptions may be granted pursuant to Sections 270(e)(3) and  
5 270(e)(4).

6 (I) Additional setback, lot coverage, and design requirements for the Rincon  
7 Hill DTR District are described in Section 827.

8 (3) Exceptions to tower spacing and upper tower sculpting requirements. An  
9 exception to the 115 feet tower spacing requirement and the upper tower sculpting  
10 requirement described in (F) and (G) above may be granted to a project only on Block 3747  
11 on a lot formed by the merger of part or all of Lots 001E, 002 and 006, pursuant to the  
12 procedures described in 309.1 of this Code provided that projects meet the following criteria:

13 (i) Applications for environmental review and conditional use related to a  
14 building above 85 feet in height on the subject lot have been filed with the Department prior to  
15 March 1, 2003 and February 1, 2005, respectively;

16 (ii) Given the 115 tower spacing requirement described in (F) above, the  
17 existence of an adjacent building greater than 85 feet in height precludes the development of  
18 a tower on the subject lot;

19 (iii) The subject lot has a total area of no less than 35,000 square feet;

20 (iv) The proposed project is primarily residential and has an area of no more  
21 than 528,000 gross square feet;

22 (v) The proposed project conforms to all other controls described or  
23 referenced in Section 827 and any other controls in this Code related to the Rincon Hill DTR  
24 District.

1 (vi) For the purposes of subsection (iv) above, the term "gross square feet"  
2 shall be the sum of the gross areas of all floors of a building or buildings above street grade  
3 measured from the exterior faces of exterior walls or from the center lines of walls separating  
4 two buildings, excluding area below street grade. Where columns are outside and separated  
5 from an exterior wall (curtain wall) which encloses the building space or are otherwise so  
6 arranged that the curtain wall is clearly separated from the structural members, the exterior  
7 face of the curtain wall shall be the line of measurement, and the area of the columns  
8 themselves at each floor shall also be counted.

9 (4) Allowance for limited reduction in spacing from existing towers. To allow  
10 limited variation in tower placement from towers for which a certificate of occupancy has been  
11 issued prior to February 1, 2005, a reduction in tower spacing described in (G) above may be  
12 granted pursuant to the procedures described in 309.1 of this Code if all the following criteria  
13 are met:

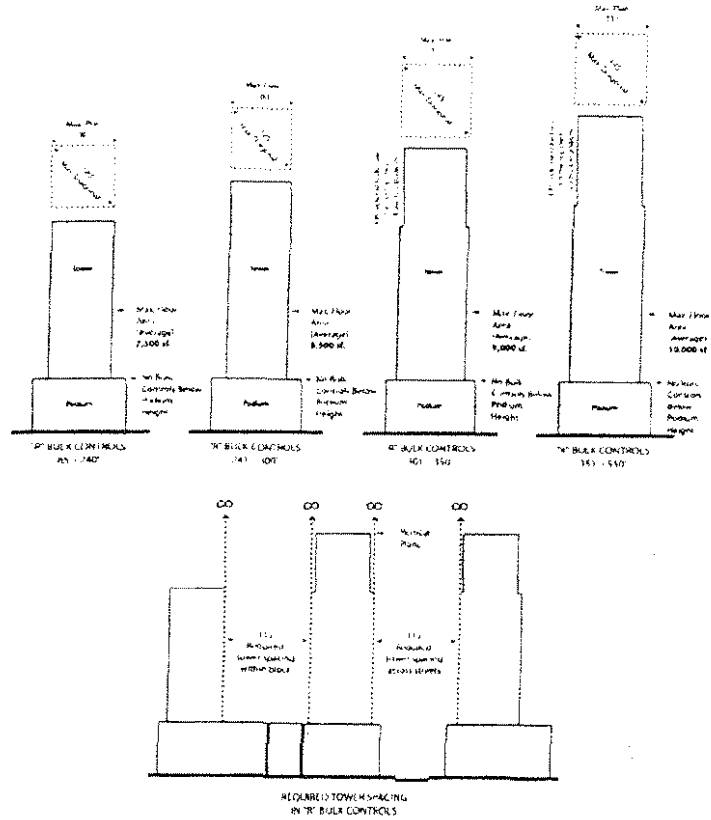
14 (i) For every percent reduction from the maximum average floor area as  
15 described in (2) above, an equal percent reduction in tower separation may be granted  
16 subject to the following limits:

17 (ii) Up to a height of one-and-one-half times the maximum permitted podium  
18 height, tower spacing described in (G) above may be reduced by not more than 15 percent;  
19 (iii) up to a height of 180 feet, tower spacing described in (G) above may be reduced by not  
20 more than 10 percent; and (iv) all floors above 180 feet achieve the full 115-foot minimum  
21 tower spacing requirement described in (G) above. A project may average the tower  
22 separation of all floors below 180 feet so long as the requirements of (iii) and (iv) are satisfied.



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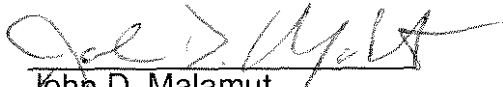
Chart C:



1 Section 9. This is an uncodified section of this legislation. The provisions of this  
2 Ordinance shall not apply to any project (including any subsequent non-material amendments  
3 to the approvals for the project) that has, on the effective date of this Ordinance, valid final  
4 approvals from the Planning Commission, provided that such approvals remain in full force  
5 and effect. This Section does not confer on any such project development rights that are not  
6 otherwise granted under existing law. For purposes of this Section, a project shall be deemed  
7 in "full force and effect" if the Planning Commission has not revoked the project's approvals  
8 and such approvals require revocation to terminate development rights.

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

By:   
John D. Malamut  
Deputy City Attorney



# City and County of San Francisco

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

## Tails Ordinance

**File Number:** 050182

**Date Passed:**

Ordinance amending the Planning Code to add Sections 249.27, 263.18, 825, and 825.1 to establish special zoning controls in connection with the Transbay Redevelopment Plan; amending Planning Code Section 270 to reflect the new zoning changes to bulk controls set forth in Section 263.18; adopting environmental findings and findings that the amendments are consistent with the General Plan and eight priority policies of Planning Code Section 101.1.

February 15, 2005 Mayor — SUBSTITUTED

March 29, 2005 Board of Supervisors — CONTINUED

Ayes: 9 - Alioto-Pier, Ammiano, Dufty, Elsbernd, Ma, Maxwell, McGoldrick, Mirkarimi, Peskin

Excused: 2 - Daly, Sandoval

April 5, 2005 Board of Supervisors — CONTINUED

Ayes: 11 - Alioto-Pier, Ammiano, Daly, Dufty, Elsbernd, Ma, Maxwell, McGoldrick, Mirkarimi, Peskin, Sandoval

May 10, 2005 Board of Supervisors — CONTINUED

Ayes: 11 - Alioto-Pier, Ammiano, Daly, Dufty, Elsbernd, Ma, Maxwell, McGoldrick, Mirkarimi, Peskin, Sandoval

June 14, 2005 Board of Supervisors — RE-REFERRED: Land Use Committee

Ayes: 11 - Alioto-Pier, Ammiano, Daly, Dufty, Elsbernd, Ma, Maxwell, McGoldrick, Mirkarimi, Peskin, Sandoval

April 18, 2006 Board of Supervisors — SUBSTITUTED

April 18, 2006 Board of Supervisors — ASSIGNED: Land Use and Economic Development Committee

April 18, 2006 Board of Supervisors — CALLED FROM COMMITTEE

April 25, 2006 Board of Supervisors — CONTINUED

Ayes: 11 - Alioto-Pier, Ammiano, Daly, Dufty, Elsbernd, Ma, Maxwell, McGoldrick, Mirkarimi, Peskin, Sandoval

May 2, 2006 Board of Supervisors — PASSED ON FIRST READING

Ayes: 9 - Alioto-Pier, Ammiano, Daly, Dufty, Elsbernd, Ma, McGoldrick, Mirkarimi, Peskin

Absent: 1 - Sandoval

Excused: 1 - Maxwell

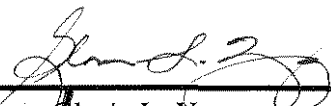
May 9, 2006 Board of Supervisors — FINALLY PASSED

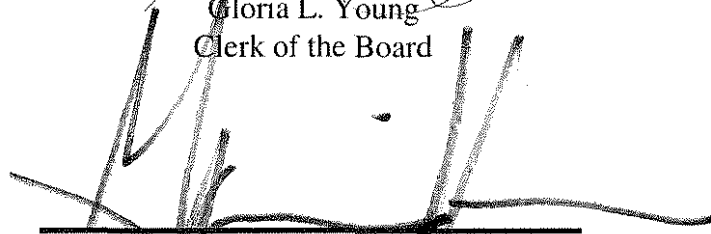
Ayes: 11 - Alioto-Pier, Ammiano, Daly, Dufty, Elsbernd, Ma, Maxwell,  
McGoldrick, Mirkarimi, Peskin, Sandoval

File No. 050182

I hereby certify that the foregoing Ordinance  
was FINALLY PASSED on May 9, 2006 by  
the Board of Supervisors of the City and  
County of San Francisco.

5/19/06  
Date Approved

  
\_\_\_\_\_  
Gloria L. Young  
Clerk of the Board

  
\_\_\_\_\_  
Mayor Gavin Newsom