

1 [Zoning Map amendments in connection with the Transbay Redevelopment Plan.]
2 **Ordinance amending the San Francisco Planning Code by amending Sectional Map 1,**
3 **1H, and 1SU of the Zoning Map of the City and County of San Francisco in connection**
4 **with the Transbay Redevelopment Plan and an associated special use district with the**
5 **Redevelopment Plan Project Area and adopting environmental findings and findings**
6 **that the amendments are consistent with the General Plan and eight priority policies of**
7 **Planning Code Section 101.1.**

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

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

13 Section 1. Findings.

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

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

20 (b) Approval of the Transbay Redevelopment Plan requires certain Zoning Map
21 amendments to Sectional Maps 1, 1H, and 1 SU (the "Zoning Map Amendments"). The
22 Zoning Map Amendments are contained in this Ordinance and amendments to the City's
23 General Plan and the creation of special districts within the Transbay Redevelopment Plan
24 and various Planning Code text amendments are contained in companion legislation. The
25 companion legislation is on file with the Clerk of the Board of Supervisors in File Nos.
and .

1 (c) The proposed amendments to Zoning Map sectional area 1 address the new
2 Transbay Downtown Residential District. The proposed amendments to Zoning Map sectional
3 area 1H address the new Transbay Special Height and Bulk District within this same area.
4 These districts establish general intent as to land use, urban form, and development
5 requirements within the Transbay Redevelopment Plan and to this Plan for specific
6 regulations. Both districts cover Zone 1 as designated in the Transbay Redevelopment Plan,
7 generally bounded by Folsom, Essex, Clementina, Beale, Natoma, Main, Clementina, and
8 Spear Streets.

9 (d) The proposed amendments to Zoning Map sectional area 1 SU address the new
10 Transbay C-3 Special Use District. This district imposes certain design guidelines, directs
11 certain development fees to be administered by the Redevelopment Agency, and increases
12 the minimum inclusionary housing requirement to 15%. This district covers Zone 2, as
13 designated in the Transbay Redevelopment Plan, generally bounded by Second, Mission,
14 Main, Natoma, Beale, and Clementina Streets.

15 (e) Copies of the proposed amendments to the City's Zoning Map are on file with the
16 Clerk of the Board in File No. _____ and are incorporated herein by reference as
17 though fully set forth herein.

18 (f) On January 13, 2005, the Planning Commission conducted a duly noticed public
19 hearing on the Zoning Map Amendments. Following such hearing, the Planning Commission,
20 in Resolution No. 16926, found such amendments to be consistent with the Priority Policies of
21 Planning Code Section 101.1 and recommended such amendments for approval by the Board
22 of Supervisors. On December 9, 2004, the Planning Commission conducted a duly noticed
23 public hearing on conformance of the Transbay Redevelopment Plan and related
24 implementing documents with the General Plan. Following such hearing, the Planning
25 Commission, in Motion No. 16907, found the Redevelopment Plan and related documents

1 consistent with the General Plan. Said Resolution and Motion are on file with the Clerk of the
2 Board in File No. _____ and are incorporated herein by reference as though fully set forth
3 herein.

4 Section 2. General Plan and Other Required Findings.

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

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

11 Section 3. Environmental Findings.

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

23 Section 4. In accordance with Planning Code Sections 106 and 302, the following
24 changes are hereby adopted as amendment to Sectional Maps 1 and 1H of the Zoning Map of
25 the City and County of San Francisco:

Description of Property	Use District to be Superseded	Use District Hereby Approved
Block 3718, Lots 012, 025 (partial), 026 (partial), 027 (partial) Block 3736, Lots 016, 017, 018 (partial), 119, 120 Block 3737, Lots 005, 012, 027 Block 3738, Lot 004 Block 3739 (entire block), Lots 002, 006, 004, 007, 008 Block 3740, Lots 027, 029, 030, 031, 032 Block 3749, Lots 061, 064, 068	C-3 [add current designations] [Add current designations]	Transbay Downtown Residential District designation on Sectional Map 1, see Planning Code Section 825.1 Special Height and Bulk District: Transbay Downtown Residential District on Sectional Map 1H, see Planning Code Section 263.18

Section 5. In accordance with Planning Code Sections 106 and 302, the following changes are hereby adopted as amendment to Section Map 1SU of the Zoning Map of the City and County of San Francisco:

Description of Property	Use District to be Superseded	Use District Hereby Approved
Block 3718, Lots 025 (partial), 026 (partial), 027 (partial) Block 3719 (entire block), Lots 001, 003, 009, 010, 011, 017, 018 Block 3720 (entire block), Lots 001, 008 Block 3721, Lots 006, 013, 014, 015, 015A, 016, 019, 020, 022, 023, 025, 029, 031, 045A, 046, 047, 048, 049, 050, 051, 052, 053, 054, 068, 082, 083, 092, 108, 109, 119, 120 Block 3736, Lots 006, 007, 018 (partial), 023, 024, 025, 036, 037, 074, 075, 076, 077, 078A, 079, 083, 083A, 084, 085, 086, 088, 089, 091, 092, 093, 094, 095,	C-3- [add current designations]	Transbay C-3 Special Use District, see Planning Code Section 249.27

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096, 097, 098, 099, 100, 101, 102, 107, 110, 111, 112, 114, 121 Block 3737, Lot 030 Block 3738, Lots 011, 012 Block 3749, Lot 052		
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Section 6. This is an uncodified section of this legislation. The provisions of this Ordinance shall not apply to any project (including any subsequent non-material amendments to the approvals for the project) that has, on the effective date of this Ordinance, valid final approvals from the Planning Commission, provided that such approvals remain in full force and effect. This Section does not confer on any such project development rights that are not otherwise granted under existing law. For purposes of this Section, a project shall be deemed in "full force and effect" if the Planning Commission has not revoked the project's approvals and such approvals require revocation to terminate development rights.

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

By: _____
John D. Malamut
Deputy City Attorney