

1 [Zoning Map - 676 Howard Street and 935 Folsom Street (SFMOMA Expansion/Fire Station  
2 No. 1 Relocation and Housing Project)]

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4 **Ordinance amending the San Francisco Planning Code Sectional Map ZN01 of the**  
5 **Zoning Maps to change the use classification of 676 Howard Street (Block No. 3722, Lot**  
6 **No. 28) from Public (P) to Downtown-Support District (C-3-S) and a portion of 935**  
7 **Folsom Street (Block No. 3753, Lot No. 140) from Mixed Use-Residential (MUR) to**  
8 **Public (P) as part of the San Francisco Museum of Modern Art (SFMOMA)**  
9 **Expansion/Fire Station No. 1 Relocation and Housing Project; adopting findings,**  
10 **including environmental findings, Section 302 findings, and findings of consistency**  
11 **with the General Plan and the priority policies of Planning Code Section 101.1.**

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13 NOTE: Additions are *single-underline italics Times New Roman*;  
14 deletions are ~~*strike-through italics Times New Roman*~~.  
15 Board amendment additions are double-underlined;  
16 Board amendment deletions are ~~strike-through normal~~.

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

19 Section 1. Findings. The Board of Supervisors of the City and County of San Francisco  
20 hereby finds and determines that:

21 (a) On November 10, 2011, the Planning Commission conducted a duly noticed  
22 public hearing on the proposed San Francisco Museum of Modern Art Expansion / Fire  
23 Station Relocation and Housing Project (Project), including the proposed Zoning Map  
24 amendments, and by Resolution No. 18489 recommended the proposed amendments for  
25 approval. The Planning Commission found that the proposed Zoning Map amendments were,  
on balance, consistent with the City’s General Plan, as it is proposed for amendment, and with

1 Planning Code Section 101.1(b). A copy of said Resolution is on file with the Clerk of the  
2 Board of Supervisors in File No. 111080 and is incorporated herein by reference.

3 (b) The Board finds that these Zoning Map amendments are on balance consistent  
4 with the General Plan, as proposed to be amended, and with the Priority Policies of Planning  
5 Code Section 101.1 for the reasons set forth in Planning Commission Resolution No. 18489  
6 and the Board hereby incorporates such reasons herein by reference.

7 (c) Pursuant to Planning Code Section 302, this Board finds that the Zoning Map  
8 amendments will serve the public necessity, convenience, and welfare for the reasons set  
9 forth in Planning Commission Resolution No. 18489, and the Board incorporates such  
10 reasons herein by reference.

11 (d) California Environmental Quality Act. At its hearing on November 10, 2011, and  
12 prior to recommending the proposed Zoning Map amendments for approval, the Planning  
13 Commission certified a Final Environmental Impact Report (FEIR) for the Project pursuant to  
14 the California Environmental Quality Act (California Public Resources Code Section 21000 *et*  
15 *seq.*), the CEQA Guidelines (14 Cal. Code Reg. Section 15000 *et seq.*) and Chapter 31 of the  
16 Administrative Code. In accordance with the actions contemplated herein, this Board has  
17 reviewed the FEIR and concurs with its conclusions, affirms the Planning Commission's  
18 certification of the FEIR, and finds that the actions contemplated herein are within the scope  
19 of the Project described and analyzed in the FEIR. The Board hereby adopts and incorporates  
20 by reference as though fully set forth herein the Commission's CEQA approval findings,  
21 including a statement of overriding considerations, adopted by the Planning Commission on  
22 November 10, 2011. This Board also adopts and incorporates by reference as though fully set  
23 forth herein the Project's Mitigation Monitoring and Reporting Program (MMRP). Said findings  
24 and MMRP are on file with the Clerk of the Board of Supervisors in File No. 111080.  
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Section 2. The San Francisco Planning Code is hereby amended by amending Sectional Map ZN01 of the Zoning Map of the City and County of San Francisco, as follows:

Description of Property	Use Districts to be Superseded	Use Districts Hereby Approved
676 Howard Street (Block 3722, Lot 28)	Public (P)	Downtown—Support District (C-3-S)
The first 100 feet of 935 Folsom Street (Block 3753, Lot 140) as measured from the Folsom Street lot line (i.e. the northern 9,025 square feet of Lot 140)	Mixed Use—Residential (MUR)	Public (P)

Section 3. Effective Date. This ordinance shall become effective 30 days from the date of passage.

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

By: \_\_\_\_\_  
Marlena G. Byrne  
Deputy City Attorney