

1 [Approving General Plan Amendments Related to the Eastern Neighborhoods Area Plans –  
2 the Mission, East SoMa, Showplace Square/Potrero Hill and Central Waterfront Area Plans.]

3 **Ordinance amending the San Francisco General Plan by adding four new area plans,**  
4 **entitled the Mission Area Plan, the East South of Market (East SoMa) Area Plan, the**  
5 **Showplace Square/Potrero Hill Area Plan and the Central Waterfront Area Plan and**  
6 **approving General Plan amendments to implement the four aforementioned Eastern**  
7 **Neighborhoods Area Plans by amending the Commerce and Industry and Recreation**  
8 **and Open Space Elements, the Land Use Index, and the South of Market, Northeastern**  
9 **Waterfront, and Central Waterfront Area Plans; making environmental findings and**  
10 **findings that the proposed amendments are consistent with the General Plan and the**  
11 **eight priority policies of the Planning Code Section 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.  
15 Board amendment deletions are ~~strikethrough normal~~.

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

17 Section 1. Findings.

18 A. Section 4.105 of the Charter of the City and County of San Francisco provides  
19 that the Planning Commission shall periodically recommend to the Board of Supervisors, for  
20 approval or rejection, proposed amendments to the General Plan.

21 B. On \_\_\_\_\_, the Board of Supervisors received from the Planning  
22 Department the proposed General Plan amendments including the addition of four new  
23 Eastern Neighborhoods Area Plans: the Mission Area Plan, the East SoMa Area Plan, the  
24 Showplace Square/Potrero Hill and the Central Waterfront Plan, and related General Plan  
25 amendments to the Commerce and Industry and Recreation and Open Space Elements, the

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1 Land Use Index , and the South of Market, Northeastern Waterfront, and Central Waterfront  
2 Area Plans, collectively, the "Eastern Neighborhoods Area Plan Amendments". These  
3 Amendments are on file with the Clerk of the Board of Supervisors in File No.\_\_\_\_\_ and are  
4 incorporated herein by reference.

5 C. Section 4.105 of the City Charter further provides that if the Board of  
6 Supervisors fails to Act within 90 days of receipt of the proposed Eastern Neighborhoods Area  
7 Plans Amendments, then the proposed amendments shall be deemed approved.

8 D. San Francisco Planning Code Section 340 provides that the Planning  
9 Commission may initiate an amendment to the General Plan by a resolution of intention,  
10 which refers to, and incorporates by reference, the proposed General Plan amendments.  
11 Section 340 further provides that Planning Commission shall adopt the proposed General  
12 Plan amendments after a public hearing if it finds from the facts presented that the public  
13 necessity, convenience and general welfare require the proposed amendment or any part  
14 thereof. If adopted by the Commission in whole or in part, the proposed amendments shall be  
15 presented to the Board of Supervisors, which may approve or reject the amendments by a  
16 majority vote.

17 E. On April 17, 2008, in Motion No. 17585 the Planning Commission initiated  
18 amendments to the General Plan, the Eastern Neighborhoods Area Plans Amendments, after  
19 a duly noticed public hearing. Said motion is on file with the clerk of the Board of Supervisors  
20 and incorporated herein by reference.

21 F. On August 7, 2008, at a duly noticed public meeting, the Planning Commission  
22 certified the Final Environmental Impact Report (EIR) for the proposed Eastern  
23 Neighborhoods Area Plans (the "Project") by Motion No. \_\_\_\_\_ finding the Final EIR  
24 reflected the independent judgment and analysis of the City and County of San Francisco, is  
25 adequate, accurate and objective, contains no significant revisions to the Draft EIR, and the

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1 content of the report and the procedures through which the Final EIR was prepared,  
2 publicized and reviewed comply with the provisions of the California Environmental Quality  
3 Act ("CEQA") (California Public Resources Code Section 21000 et seq.), the CEQA  
4 Guidelines (14 Cal. Code Regs. Section 15000 et seq.) and Chapter 31 of the San Francisco  
5 Administrative Code. Copies of the Planning Commission Motion and Final EIR are on file  
6 with the Clerk of the Board in File No. \_\_\_\_\_ and are incorporated  
7 herein by reference.

8 G. The Project evaluated in the Final EIR includes amendments to the General  
9 Plan, Planning Code and Zoning Map related to the Project that the Planning Department has  
10 proposed. The Eastern Neighborhoods Area Plans Amendments is an action proposed by the  
11 Planning Department that is within the scope of the Project evaluated in the Final EIR.

12 H. At the same hearing during which the Planning Commission certified the Final  
13 EIR, the Planning Commission adopted CEQA Findings with respect to the approval of the  
14 proposed Eastern Neighborhoods Area Plans Amendments in Motion \_\_\_\_\_ and  
15 adopted the Eastern Neighborhoods Area Plans Amendments in Resolution \_\_\_\_\_,  
16 finding in accordance with Planning Code Section 302 that the public necessity, convenience  
17 and general welfare required the proposed amendments. The letter from the Planning  
18 Department transmitting the proposed Eastern Neighborhoods Area Plans Amendments to  
19 the Board of Supervisors, the Final EIR and supplemental material described above, the  
20 CEQA Findings adopted by the Planning Commission with respect to the approval of the  
21 Eastern Neighborhoods Area Plans Amendments, including a mitigation monitoring and  
22 reporting program and a statement of overriding considerations, the Eastern Neighborhoods  
23 Area Plans Amendments and the Resolution approving the Eastern Neighborhoods Area  
24 Plans Amendments are on file with the Clerk of the Board in File  
25 No. \_\_\_\_\_. These and any and all other documents referenced

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1 in this Ordinance have been made available to the Board of Supervisors and may be found in  
2 either the files of the Planning Department, as the custodian of records, at 1650 Mission  
3 Street in San Francisco, or in File No. \_\_\_\_\_ with the Clerk of the  
4 Board of Supervisors at 1 Dr. Carlton B. Goodlett Place, San Francisco and are incorporated  
5 herein by reference.

6 I. The Board of Supervisors has reviewed and considered the Final EIR and the  
7 environmental documents on file referred to herein. The Board of Supervisors has reviewed  
8 and considered the CEQA Findings adopted by the Planning Commission in support of the  
9 approval of the Eastern Neighborhoods Area Plans Amendments, including the mitigation  
10 monitoring and reporting program and the statement of overriding considerations, and hereby  
11 adopts as its own and incorporates the CEQA Findings contained in Planning Commission  
12 Motion No. \_\_\_\_\_ by reference as though such findings were fully set forth in this  
13 Ordinance.

14 J. The Board of Supervisors endorses the implementation of the mitigation  
15 measures identified in the Planning Commission's CEQA Findings including those for  
16 implementation by other City Departments and recommends for adoption those mitigation  
17 measures that are enforceable by agencies other than City agencies, all as set forth in the  
18 CEQA Findings, including the mitigation monitoring and reporting program contained in the  
19 referenced CEQA Findings.

20 K. The Board of Supervisors finds that no substantial changes have occurred in the  
21 Project proposed for approval under this Ordinance that will require revisions in the Final EIR  
22 due to the involvement of new significant environmental effects or a substantial increase in the  
23 severity of previously identified significant effects, no substantial changes have occurred with  
24 respect to the circumstances under which the Project proposed for approval under the  
25 Ordinance are undertaken which will require major revisions to the Final EIR due to the

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1 involvement of new environmental effects or a substantial increase in the severity of effects  
2 identified in the Final EIR and no new information of substantial importance to the Project as  
3 proposed for approval in the Ordinance has become available which indicates that (1) the  
4 Project will have significant effects not discussed in the Final EIR, (2) significant  
5 environmental effects will be substantially more severe, (3) mitigation measure or alternatives  
6 found not feasible which would reduce one or more significant effects have become feasible  
7 or (4) mitigation measures or alternatives which are considerably different from those in the  
8 Final EIR would substantially reduce one or more significant effects on the environment.

9 M. The Board of Supervisors finds, pursuant to Planning Code Section 340, that the  
10 Eastern Neighborhoods Area Plans Amendments set forth in the documents on file with the  
11 Clerk of the Board in File No. \_\_\_\_\_ will serve the public necessity,  
12 convenience and general welfare for the reasons set forth in Planning Commission Resolution  
13 No. \_\_\_\_\_ and incorporates those reasons herein by reference.

14 N. The Board of Supervisors finds that the Eastern Neighborhoods Area Plans  
15 Amendments are, on balance, in conformity with the General Plan, as it is amended by this  
16 Ordinance, and the eight priority policies of Planning Code Section 101.1 for the reasons set  
17 forth in Planning Commission Resolution No. \_\_\_\_\_. The Board hereby adopts the  
18 findings set forth in Planning Commission Resolution No. \_\_\_\_\_.

19  
20 Section 2. The Board of Supervisors hereby approves the proposed Eastern  
21 Neighborhoods Area Plans Amendments, an amendment to the General Plan, as  
22 recommended to the Board of Supervisors by the Planning Commission in Resolution No.  
23 \_\_\_\_\_, and directs the Planning Department to update the General Plan's Land Use  
24 Index to reflect these Amendments.

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

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4 By: \_\_\_\_\_  
5 John D. Malamut  
6 Deputy City Attorney

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