

1 [General Plan Amendment - 8 Washington Street Project]

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3 **Ordinance: 1) amending the San Francisco General Plan Map 2 (Height and Bulk Plan)**
4 **of the Northeastern Waterfront Area Plan as part of the 8 Washington Street Project**
5 **(Assessor's Block No. 0201, Lot No. 012); and 2) making environmental findings,**
6 **Planning Code Section 340 findings, and findings of consistency with the General**
7 **Plan and the Priority Policies of Planning Code Section 101.1.**

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

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

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

15 (a) On August 9, 2011, Neil Sekhri, acting on behalf of San Francisco Waterfront
16 Partners II, LLC ("Project Sponsor"), filed an application to amend the General Plan of the
17 City and County of San Francisco by amending Map 2 (Height and Bulk Plan) of the
18 Northeastern Waterfront Area Plan to change the height and bulk district classification of two
19 areas of the western portion (along the Drumm Street frontage) of the property located at
20 Assessor's Block 0201, Lot 12 (8 Washington Street), from 84-E to 92-E in one area
21 measuring 88 feet by 86 feet, and to 136-E in another irregular, roughly rectangular area
22 measuring 15,370 square feet.

23 (b) The proposed General Plan Amendment is part of a project proposed by the
24 Project Sponsor to demolish an existing surface parking lot and health club, and construct a
25 new health club, residential buildings ranging from four to twelve stories in height containing

1 145 dwelling units, ground-floor retail uses totaling approximately 20,000 square feet, and
2 400 off-street parking spaces ("Proposed Project").

3 (c) The Proposed Project requires the amendment the General Plan of the City and
4 County of San Francisco, specifically amendment of "Map 2 – Height and Bulk Plan" of the
5 Northeastern Waterfront Area Plan, to change the height and bulk district classification of
6 two areas at the western portion (along the Drumm Street frontage) of the property located
7 at Assessor's Block 0201, Lot 012 (8 Washington Street), from 84-E to 92-E in one area
8 measuring 88 feet by 86 feet, and to 136-E in another irregular, roughly rectangular area
9 measuring 15,370 square feet ("the Proposed General Plan Amendment").

10 (d) On March 22, 2012, at a duly noticed public hearing, by Motion No. 18560, the
11 Planning Commission certified the Final Environmental Impact Report ("FEIR") for the
12 Proposed Project. The Planning Commission certified that the FEIR for the Proposed
13 Project reflects the independent judgment and analysis of the City and County of San
14 Francisco, is adequate, accurate and objective, contains no significant revisions to the Draft
15 EIR, and that the content of the FEIR and the procedures through which it was prepared,
16 publicized and reviewed comply with the provisions of the California Environmental Quality
17 Act ("CEQA") (California Public Resources Code section 21000 et seq.), the State CEQA
18 Guidelines (California Code of Regulations Title 14 sections 15000 et seq.) and Chapter 31
19 of the San Francisco Administrative Code ("Chapter 31"). A copy of the FEIR is on file with
20 the Clerk of the Board of Supervisors in File No. _____.

21 (e) At the same hearing during which the Planning Commission certified the FEIR for
22 the Proposed Project, it also adopted CEQA Findings with respect to the approval of the
23 Proposed Project, including the General Plan Amendment, in Motion No. 18561.

24 (f) Pursuant to San Francisco Charter Section 4.105 and Planning Code Section
25 340, any amendments to the General Plan shall first be considered by the Planning

1 Commission and thereafter recommended for approval or rejection by the Board of
2 Supervisors.

3 (g) On March 22, 2012 the Planning Commission conducted a duly noticed public
4 hearing on the Proposed General Plan Amendment pursuant to Section 340. The
5 Commission found that the Proposed General Plan Amendment served the public necessity,
6 convenience and general welfare, and by Resolution No. 18564 adopted the Proposed
7 General Plan amendments and recommended them for approval to the Board of
8 Supervisors. A copy of Planning Commission Resolution No. 18564 is on file with the Clerk
9 of the Board of Supervisors in File No._____.

10 (h) The Board of Supervisors has reviewed and considered the Final EIR, the
11 environmental documents on file referred to herein, and the CEQA Findings adopted by the
12 Planning Commission in support of the approval of the Proposed Project, including a
13 statement of overriding considerations and the mitigation monitoring and reporting program.
14 The Board of Supervisors has adopted the Planning Commission's CEQA Findings as its
15 own and hereby incorporates them by reference as though fully set forth herein. The Board
16 has reviewed and considered the information in the memorandum from Paul Maltzer of the
17 Planning Department dated June 12, 2012, that considers the effect of reducing the amount
18 of commercial parking and concludes that such reduction would not result in any additional
19 environmental effects beyond those analyzed in the Final EIR for the reasons stated in the
20 memorandum, which is incorporated into this resolution by this reference.

21 (i) Pursuant to Planning Code Section 340, this Board of Supervisors finds that the
22 General Plan Amendment will serve the public necessity, convenience and welfare for the
23 reasons set forth in Planning Commission Motion No. 18567 (approving the Conditional Use
24 Authorization and Planned Unit Development for the Project), and incorporates such
25 reasons by reference herein.

1 (j) Pursuant to Planning Code Section 101.1, this Board of Supervisors finds that the
2 General Plan Amendment is consistent with the General Plan, as amended, and with the
3 Priority Policies of Section 101.1(b) of the Planning Code, and hereby adopts the findings of
4 the Planning Commission, as set forth in Planning Commission Motion Nos. 18565 and
5 18567, and incorporates said findings by reference herein.

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7 Section 2. The Board of Supervisors hereby approves an amendment to the General
8 Plan as follows: "Map 2 – Height and Bulk Plan" of the Northeastern Waterfront Area Plan of
9 the General Plan of the City and County of San Francisco shall be amended to change the
10 height and bulk district classification of two areas of the western portion (along the Drumm
11 Street frontage) of the property located at Block 0201, Lot 012 that is currently set at 84-E
12 from 84-E to 92-E in one area measuring 88 feet by 86 feet, and to 136-E in another
13 irregular, roughly rectangular area measuring 15,370 square feet.

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

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18 Section 4. This section is uncodified. In enacting this Ordinance, the Board intends
19 to amend only those words, phrases, paragraphs, subsections, sections, articles, numbers,
20 punctuation, charts, diagrams, or any other constituent part of the General Plan that are
21 explicitly shown in this legislation as additions, deletions, Board amendment additions, and
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1 Board amendment deletions in accordance with the "Note" that appears under the official
2 title of the legislation.

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

5 By: _____
6 ELAINE C. WARREN
7 Deputy City Attorney

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