

1 [Zoning Map Amendments – Rincon Hill Downtown Residential District.]

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3 **Ordinance amending the San Francisco Planning Code by amending the Zoning Map of**
4 **the City and County of San Francisco to change Maps 1, 1H, and 1SU for the area**
5 **generally bounded by Folsom Street to the north, The Embarcadero to the east, Bryant**
6 **Street and the north side of the Bay Bridge to the south, and Essex Street to the west**
7 **for the blocks and lots described below; adopting findings.**

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. (a) Pursuant to Planning Code Section 302, the Board of
14 Supervisors finds that this ordinance will serve the public necessity, convenience, and welfare
15 for the reasons set forth in Planning Commission Resolution No. _____, and
16 incorporates such reasons herein by reference. A copy of said Planning Commission
17 Resolution is on file with the Clerk of the Board of Supervisors in File No. _____.

18 (b) The Board of Supervisors finds that this ordinance is in conformity with the
19 General Plan, amended in the companion legislation, and the Priority Policies of Planning
20 Code Section 101.1 for the reasons set forth in Planning Commission Resolution No.
21 _____, and hereby incorporates those reasons by reference.

22 (c) The Planning Department has determined that the actions contemplated in this
23 ordinance are in compliance with the California Environmental Quality Act (California Public
24 Resources Code sections 21000 et seq.). Said determination is on file with the Clerk of the
25 Board of Supervisors in File No. _____ and is incorporated herein by
reference.

1 Section 2. The San Francisco Planning Code is hereby amended by amending Map 1
 2 of the Zoning Map of the City and County of San Francisco, as follows:

<u>Description of Property</u>	<u>Use District to be Superseded</u>	<u>Use District Hereby Approved</u>
Assessor's Block 3744; Block 3745, Lots 008, 009; Block 3746, Lot 001 (southern half); Block 3747; Block 3748; Block 3749, Lots 001, 002, 003, 005, 006, 008, 009, 011, 012, 013, 047, 053, 058, 059, 067, 100, 182, 129, 155, and 184; Block 3764, Lots 055, 063; Block 3765, Lots 001, 009 and 015; Block 3766, Lots 009, 012; Block 3767; Block 3768; Block 3769, Lot 002A.	M-1, RC-4, P	DTR

11 Section 3. The San Francisco Planning Code is hereby amended by amending Map
 12 1H of the Zoning Map of the City and County of San Francisco, as follows:

<u>Description of Property</u>	<u>Height District to be Superseded</u>	<u>Height District Hereby Approved</u>
Block 3744, Lot 002 (northwest portion)	200-R	85/200-R
Block 3745, Lot 008;	300-W	85/250-R
Block 3745, Lot 009	105-R	105-X
Block 3746, Lot 001 (southwestern portion), Block 3747, Lot 094	150-R	85/200-R
Block 3746, Lot 001 (southeastern portion)	150-R	85/150-R
Block 3747, Lots 012, 013, 014, 019	200-R <u>Height District to be Superseded</u>	85/250-R <u>Height District Hereby Approved</u>
Block 3747, Lots 001E, 002, 006; Block 3748, Lots 007, 008, 009,		

1	010, 012	250-R	85/400-R
2	Block 3748, Lot 001	200-R	85/400-R
3	Block 3749, Lots 001, 053, 059		
4	(northern portion to a depth of 20 feet from the Lansing Street property line), 067, and 184	84-X	65-X
5	Block 3749, Lot 59 (southern portion)	84-X	65/400-R
6			
7	Block 3749, Lots 002, 003, 006, 008, 009, 011, 012, 013, 047, 100, 129, 155, 182	84-R	65-X
8			
9	Block 3749, Lot 058 (northern portion to a depth of 20 feet from the Lansing Street property line)	200-R	65-X
10			
11	Block 3749, Lot 058 (southern portion)	200-R	65/400-R
12			
13	Block 3764, Lots 055 (northern portion), and 063 (northern portion)	84-X	65/400-R
14	Block 3764, Lots 055 (southern portion), and 063 (southern portion)	84-X	65-X
15	Block 3765, Lot 001	200-R	45/450-R
16	Block 3765, Lots 009 and 015	84-X/200-R	45/550-R
17	Block 3766, Lot 009	84-X/200-R	65-X
18	Block 3767, Lot 271	105-R	105-X

20 Section 4. The San Francisco Planning Code is hereby amended by amending Map
21 1SU of the Zoning Map of the City and County of San Francisco, as follows:

22	<u>Description of Property</u>	<u>Special Use District to be Superseded</u>	<u>Use District Hereby Approved</u>
23	Assessor's Block 3744;	Rincon Hill Residential	DTR
24	Block 3745, Lots 008, 009;	Special Use District	
25	Block 3746, Lot 001 (southern		

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half); Block 3747; Block 3748;
Block 3749, Lots 001, 002, 003,
005, 006, 008, 009, 011, 012,
013, 047, 053, 058, 059, 067,
100, 182, 129, 155, and 184;
Block 3764, Lots 055, 063;
Block 3765, Lots 001, 009 and
015; Block 3766, Lots 009, 012;
Block 3767; Block 3768;
Block 3769, Lot 002A.

Section 5. The San Francisco Planning Code is hereby amended by amending Map
1SU of the Zoning Map of the City and County of San Francisco, as follows:

<u>Description of Property</u>	<u>Special Use District to be Superseded</u>	<u>Special Use District Hereby Approved</u>
Assessor's Block 3745; Lot 001; Block 3746, Lot 001 (northern half)	Rincon Hill Residential Special Use District	Folsom and Main Residential/Commercial Special Use District

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

By: _____
JUDITH A. BOYAJIAN
Deputy City Attorney