[Zoning Map Amendment - 8 Washington Street Project]

Ordinance: 1) amending the City and County of San Francisco Zoning Map Sheet HT01 to change the height and bulk district classification of two areas along the Drumm Street frontage of the property located at Assessor's Block No. 0201, Lot No. 012 (8 Washington Street), from 84-E to 92-E in one area and to 136-E in another area; and 2) making environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.

Note: Additions are single-underline Italic Times New Roman; deletions are strikethrough-italic Times New Roman. Board amendment additions are double underlined. Board amendment deletions are strikethrough normal.

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

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

(a) On August 9, 2011, Neil Sekhri, acting on behalf of San Francisco Waterfront Partners II, LLC ("Project Sponsor"), filed an application to amend Sheet HT01 of the Zoning Map of the City and County of San Francisco to change the height and bulk classification of two areas of the western portion (along the Drumm Street frontage) of the property located at Assessor's Block 0201, Lot 012 (8 Washington Street) from 84-E to 92-E in one area measuring 88 feet by 86 feet, and to 136-E in another irregular, roughly rectangular area measuring 15,370 square feet ("Proposed Zoning Map Amendment").

(b) The Proposed Zoning Map Amendment is part of a project proposed by the Project Sponsor to demolish an existing surface parking lot and health club, and construct a new...
health club, residential buildings ranging from four to twelve stories in height containing 145
dwelling units, ground-floor retail uses totaling approximately 20,000 square feet, and 400 off-
street parking spaces ("Proposed Project").

(c) On March 22, 2012, at a duly noticed public hearing, by Motion No. 18560, the
Planning Commission certified the Final Environmental Impact Report ("FEIR") for the
Proposed Project, including the Zoning Map Amendment. The Planning Commission certified
that the FEIR for the Proposed Project reflects the independent judgment and analysis of the
City and County of San Francisco, is adequate, accurate and objective, contains no significant
revisions to the Draft EIR, and that the content of the FEIR and the procedures through which
it was prepared, publicized and reviewed comply with the provisions of the California
Environmental Quality Act ("CEQA") (California Public Resources Code section 21000 et
seq.), the State CEQA Guidelines (California Code of Regulations Title 14 sections 15000 et
seq.) and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"). A copy of the
FEIR is on file with the Clerk of the Board of Supervisors in File No. 120271.

(d) On March 22, 2012, the Planning Commission adopted Motion No. 18561 adopting
CEQA Findings with respect to the approval of the Proposed Project, including the Proposed
Zoning Map Amendment. This Board of Supervisors hereby affirms and adopts said findings
based on the reasons set forth therein, and incorporates such reasons by reference.

(e) On March 22, 2012 the Planning Commission adopted Resolution No. 18566,
approving and recommended adoption by the Board of Supervisors of the Proposed Zoning
Map Amendment.

(f) The letter from the Planning Department transmitting the Proposed Zoning Map
Amendment to the Board of Supervisors, the Final EIR, the CEQA Findings adopted by the
Planning Commission with respect to the approval of the Proposed Project (including a
statement of overriding considerations and a mitigation monitoring and reporting program) are on file with the Clerk of the Board in File No. 120271. These and any and all other documents referenced in this Ordinance have been made available to, and have been reviewed by, the Board of Supervisors, and may be found in either the files of the City Planning Department, as the custodian of records, at 1650 Mission Street in San Francisco, or in File No. 120271 with the Clerk of the Board of Supervisors at 1 Dr. Carlton B. Goodlett Place, San Francisco, and are incorporated herein by reference.

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

(h) Pursuant to Planning Code Section 302, this Board of Supervisors finds that this Zoning Map Amendment will serve the public necessity, convenience and welfare for the reasons set forth in Planning Commission Motion No. 18567 (approving the Conditional Use Authorization and Planned Unit Development for the Project), and incorporates such reasons by reference herein.
(i) Pursuant to Planning Code Section 101.1, this Board of Supervisors finds that the Proposed Zoning Map Amendment is consistent with the General Plan, as amended, and with the Priority Policies of Planning Code Section 101.1 (b), and hereby adopts the findings of the Planning Commission, as set forth in Planning Commission Motion Nos. 18565 and 18567, and incorporates said findings by reference herein.

Section 2. Pursuant to Sections 106 and 302(c) of the Planning Code, the following change in height and bulk district classification, duly approved and recommended to the Board of Supervisors by Resolution of the Planning Commission, is hereby adopted as an amendment to Zoning Map Sheet HT01 of the City and County of San Francisco:

<table>
<thead>
<tr>
<th>Description of Property</th>
<th>Height and Bulk Districts to be Superseded</th>
<th>Height and Bulk Districts to Be Approved</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assessor’s Block 0201</td>
<td>84-E</td>
<td>92-E and 136-E</td>
</tr>
<tr>
<td>Lot 021</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

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

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

By: 
ELAINE C. WARREN
Deputy City Attorney
City and County of San Francisco

File Number: 120271  Date Passed: June 19, 2012

Ordinance: 1) amending Sheet HT01 of the Zoning Map of the City and County of San Francisco to change the height and bulk district classification of two areas along the Drumm Street frontage of the property located at Assessor’s Block No. 0201, Lot No. 012 (8 Washington Street), from 84-E to 92-E in one area and to 138-E in another area; and 2) making environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.

June 04, 2012 Land Use and Economic Development Committee - REFERRED WITHOUT RECOMMENDATION

June 12, 2012 Board of Supervisors - AMENDED
Ayes: 11 - Avalos, Campos, Chiu, Chu, Cohen, Elsbernd, Farrell, Kim, Mar, Ologue and Wiener

June 12, 2012 Board of Supervisors - PASSED ON FIRST READING AS AMENDED
Ayes: 8 - Chu, Cohen, Elsbernd, Farrell, Kim, Mar, Ologue and Wiener
Noes: 3 - Avalos, Campos and Chiu

June 19, 2012 Board of Supervisors - FINALLY PASSED
Ayes: 8 - Chu, Cohen, Elsbernd, Farrell, Kim, Mar, Ologue and Wiener
Noes: 3 - Avalos, Campos and Chiu

File No. 120271

I hereby certify that the foregoing Ordinance was FINALLY PASSED on 6/19/2012 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

Mayor

6/20/2012
Date Approved