

BOARD of SUPERVISORS



City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

April 14, 2014

File No. 140283

Sarah Jones
Environmental Review Officer
Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear Ms. Jones:

On March 25, 2014, Supervisor Kim introduced the following legislation:

File No. 140283

Ordinance amending the Planning Code to rezone McCoppin Street from Valencia Street to its terminus on Market Street from NC3-T/85-X, and 40-X, to P (Public)/Open Space as part of the establishment of McCoppin Hub Plaza, making findings under the California Environmental Quality Act, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "A. Ausberry".

By: Andrea Ausberry, Assistant Clerk
Land Use & Economic Development

Attachment

c: Nannie Turrell, Environmental Planning
Jeanie Poling, Environmental Planning

*Rezoning cleared by Market
and Octavia Neighborhood
Plan Final Environmental
Impact Report, Case No.
2003.0347E.*

*Nannie L. Turrell
April 14, 2014*

1 [Planning Code - Rezoning McCoppin Plaza to Public Use/Open Space Zoning]

2
3 **Ordinance amending the Planning Code to rezone McCoppin Street from Valencia**
4 **Street to its terminus on Market Street from NC3-T/85-X, and 40-X, to P (Public)/Open**
5 **Space as part of the establishment of McCoppin Hub Plaza, making findings under the**
6 **California Environmental Quality Act, and findings of consistency with the General**
7 **Plan, and the eight priority policies of Planning Code, Section 101.1.**

8 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
9 **Additions to Codes** are in *single-underline italics Times New Roman font*.
10 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
11 **Board amendment additions** are in double-underlined Arial font.
12 **Board amendment deletions** are in ~~strikethrough Arial font~~.
13 **Asterisks (* * * *)** indicate the omission of unchanged Code
14 subsections or parts of tables.

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

16 Section 1. Findings.

17 (a) To facilitate the establishment of McCoppin Hub Plaza, this legislation would
18 conditionally change the zoning of McCoppin Street from Valencia Street to its terminus on
19 Market Street from the adjacent zoning district of NCT-3 (Moderate-Scale Neighborhood
20 Commercial Transit District) with 85-X and 40-X height/bulk districts to P (Public)/OS (Open
21 Space). This zoning change would become operative on the effective date of the street
22 vacation of the south westerly portion of this street segment in accordance with Public Works
23 Code Section 787 and California Streets and Highways Code Sections 8300 et seq.

24 (b) The McCoppin Hub Plaza project ("Project") was included in the Market Octavia
25 Neighborhood Plan and obtained environmental clearance through a Final Environmental
Impact Report ("FEIR") prepared in accordance with the California Environmental Quality Act

1 (Public Resources Code Sections 21000 et seq). As part of various actions related to the
2 Plan, this Board adopted California Environmental Quality Act findings in Ordinance Nos. 72-
3 08, 246-07, and 71-08 copies of which are in Clerk of the Board of Supervisors in File Nos.
4 071157, 071158, 071159, respectively and incorporated herein by reference.

5 (c) The Board further finds that no substantial changes are proposed to the Project or
6 the circumstances under which the Project is undertaken that would cause new significant
7 environmental effects or any increase in the severity of previously identified significant effects
8 in the FEIR. The Board further finds there is no new information of substantial importance
9 showing that the Project would have any significant effects not discussed in the FEIR, that
10 significant effects would be substantially more severe, or that new or different mitigation
11 measures or alternatives would substantially reduce one or more significant effects, if any, of
12 the Project.

13 (d) On _____, the Planning Commission, in Resolution No. _____, adopted
14 findings that the actions contemplated in this ordinance are consistent, on balance, with the
15 City's General Plan and eight priority policies of Planning Code Section 101.1. The Board
16 adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the
17 Board of Supervisors in File No. _____, and is incorporated herein by reference.

18
19 Section 2. Under Sections 106 and 302(c) of the Planning Code, the Zoning Map of
20 the City and County of San Francisco is amended as follows:

<u>Property Location</u>	<u>Zoning District</u>	<u>Zoning District</u>	<u>Sheet</u>
	<u>To Be Superseded</u>	<u>Hereby Approved</u>	
24 McCoppin Street	NCT-3	P	7
25 from Valencia to Market Street			

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

<u>Property Location</u>	<u>Height District</u>	<u>Height & Bulk District</u>	<u>Sheet</u>
	<u>To Be Superseded</u>	<u>Hereby Approved</u>	
McCoppin Street from Valencia to Market Street	85-X/40-X	OS	7

Section 3. Effective and Operative Date. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance. The zoning changes set forth in this Ordinance shall be conditional and become operative only upon the effective date of the street vacation of the south westerly portion of McCoppin Street from Valencia Street to its terminus on Market Street in accordance with Public Works Code Section 787 and California Streets and Highways Code Sections 8300 et seq.

Section 4. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors intends to amend only those words, phrases, paragraphs, subsections, sections, articles, numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal Code that are explicitly shown in this ordinance as additions, deletions, Board amendment additions, and Board amendment deletions in accordance with the "Note" that appears under the official title of the ordinance

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

3 By: _____
4 John D. Malamut
Deputy City Attorney

5 n:\land\as2014\9690086\00898577.doc

6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25