

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

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**Ordinance amending the Planning Code to rezone McCoppin Street from Valencia Street to its terminus on Market Street from ~~NC3-TNCT-3/85-X~~ and 40- X (Moderate-Scale Neighborhood Commercial Transit District) to P (Public)/Open Space as part of the establishment of McCoppin Hub Plaza; and 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.**

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

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

Section 1. Findings.

(a) To facilitate the establishment of McCoppin Hub Plaza, this legislation would conditionally change the zoning of McCoppin Street from Valencia Street to its terminus on ~~Market Street~~ at Highway 101 to the west from the adjacent zoning district of NCT-3 (Moderate-Scale Neighborhood Commercial Transit District) with 85-X and 40-X height/bulk districts to P (Public)/OS (Open Space). This zoning change would become operative on the effective date of the street vacation of the south westerly portion of this street segment in accordance with Public Works Code Section 787 and California Streets and Highways Code Sections 8300 et seq.

1 (b) The McCoppin Hub Plaza project (“Project”) was included in the Market Octavia  
2 Neighborhood Plan and obtained environmental clearance through a Final Environmental  
3 Impact Report (“FEIR”) prepared in accordance with the California Environmental Quality Act  
4 (Public Resources Code Sections 21000 et seq). As part of various actions related to the  
5 Plan, this Board adopted California Environmental Quality Act findings in Ordinance Nos. 72-  
6 08, 246-07, and 71-08 copies of which are in Clerk of the Board of Supervisors in File Nos.  
7 071157, 071158, 071159, respectively and incorporated herein by reference.

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

16 (d) On June 12, 2014, the Planning Commission, in Resolution No. 19172, adopted  
17 findings that the actions contemplated in this ordinance are consistent, on balance, with the  
18 City’s General Plan and eight priority policies of Planning Code Section 101.1. The Board  
19 adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the  
20 Board of Supervisors in File No. 140283, and is incorporated herein by reference.

21  
22 Section 2. Under Sections 106 and 302(c) of the Planning Code, the Zoning Map of  
23 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>	

1 McCoppin Street NCT-3 P 7  
 2 from Valencia to ~~Market Street~~ Highway 101 to the west

3  
 4 Property Location Height District Height & Bulk District Sheet  
 5 To Be Superseded Hereby Approved

6  
 7 McCoppin Street 85-X/40-X OS 7  
 8 from Valencia to ~~Market Street~~  
 9 Highway 101 to the west

10  
 11 Section 3. Effective and Operative Date. This ordinance shall become effective 30  
 12 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor  
 13 returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it,  
 14 or the Board of Supervisors overrides the Mayor’s veto of the ordinance. The zoning changes  
 15 set forth in this Ordinance shall be conditional and become operative only upon the effective  
 16 date of the street vacation of the south westerly portion of McCoppin Street from Valencia  
 17 Street to its terminus on Market Street in accordance with Public Works Code Section 787  
 18 and California Streets and Highways Code Sections 8300 et seq.

19  
 20 Section 4. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors  
 21 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,  
 22 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal  
 23 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment  
 24 additions, and Board amendment deletions in accordance with the “Note” that appears under  
 25 the official title of the ordinance.

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

By: \_\_\_\_\_  
John D. Malamut  
Deputy City Attorney

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