

1 [General Plan - Pier 70 Mixed-Use District Project]

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3 **Ordinance amending the General Plan to revise Maps 4 and 5 of the Urban Design**  
4 **Element to refer to the Pier 70 Mixed-Use Project Special Use District; adopting**  
5 **findings under the California Environmental Quality Act, and Planning Code, Section**  
6 **340; and making findings of consistency with the General Plan, and the eight priority**  
7 **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.

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

14 Section 1. Environmental and Planning Code Findings.

15 (a) California Environmental Quality Act.

16 (1) At its hearing on August 24, 2017, and prior to recommending the proposed  
17 General Plan Amendments for approval, by Motion No. 19976, the Planning Commission  
18 certified a Final Environmental Impact Report (FEIR) for the Pier 70 Mixed-Use District Project  
19 (Project) pursuant to the California Environmental Quality Act (CEQA) (California Public  
20 Resources Code Section 21000 *et seq.*), the CEQA Guidelines (14 Cal. Code Reg. Section  
21 15000 *et seq.*), and Chapter 31 of the Administrative Code. A copy of said Motion is on file  
22 with the Clerk of the Board of Supervisors in File No. 170930, and is incorporated herein by  
23 reference. In accordance with the actions contemplated herein, this Board has reviewed the  
24 FEIR, concurs with its conclusions, affirms the Planning Commission's certification of the  
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1 FEIR, and finds that the actions contemplated herein are within the scope of the Project  
2 described and analyzed in the FEIR.

3 (2) In approving the Project at its hearing on August 24, 2017, by Resolution  
4 No. 19978, the Planning Commission also adopted findings under CEQA, including a  
5 statement of overriding consideration, and a Mitigation Monitoring and Reporting Program  
6 (MMRP). A copy of said Motion and MMRP are on file with the Clerk of the Board of  
7 Supervisors in File No. 170930, and is incorporated herein by reference. The Board hereby  
8 adopts and incorporates by reference as though fully set forth herein the Planning  
9 Commission's CEQA approval findings, including the statement of overriding considerations.  
10 The Board also adopts and incorporates by reference as though fully set forth herein the  
11 Project's MMRP.

12 (b) Planning Code Findings.

13 (1) Under San Francisco Charter Section 4.105 and Planning Code Section  
14 340, any amendments to the General Plan shall first be considered by the Planning  
15 Commission and thereafter recommended for approval or rejection by the Board of  
16 Supervisors. On August 24, 2017, by Resolution No. 19978, the Commission conducted a  
17 duly noticed public hearing on the General Plan Amendments pursuant to Planning Code  
18 Section 340, and found that the public necessity, convenience and general welfare required  
19 the proposed General Plan Amendments, adopted General Plan Amendments, and  
20 recommended them for approval to the Board of Supervisors. A copy of the Planning  
21 Commission Resolution No. 19978, is on file with the Clerk of the Board of Supervisors in File.  
22 No. 170930, and incorporated by reference herein.

23 (2) On August 24, 2017, the Planning Commission, in Resolution No. 19978,  
24 adopted findings that the actions contemplated in this ordinance are consistent, on balance,  
25 with the City's General Plan and eight priority policies of Planning Code Section 101.1. The

1 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of  
2 the Board of Supervisors in File No. 170930, and is incorporated herein by reference.

3 Section 2. The General Plan is hereby amended by revising Map 4 of the Urban  
4 Design Element (“Urban Design Guidelines for Height of Buildings”) as follows:

5 Add a reference that states, “See Pier 70 Mixed-Use Project Special Use District,  
6 Section 249.79 of the Planning Code, for buildings therein.”

7 Section 3. The General Plan is hereby amended by revising Map 5 of the Urban  
8 Design Element (“Urban Design Guidelines for Bulk of Buildings”) as follows:

9 Add a reference that states, “See Pier 70 Mixed-Use Project Special Use District,  
10 Section 249.79 of the Planning Code, for buildings therein.”

11 Section 4. The General Plan is hereby amended by revising the Land Use Index as  
12 follows:

13 The Land Use Index shall be updated as necessary to reflect the amendments set forth  
14 in Section 2, above.

15 Section 5. Effective Date. This ordinance shall become effective 30 days after  
16 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the  
17 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board  
18 of Supervisors overrides the Mayor’s veto of the ordinance.

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

22 By: \_\_\_\_\_  
23 MARLENA BYRNE  
24 Deputy City Attorney

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