



SAN FRANCISCO PLANNING DEPARTMENT

“Adjacent Parcels” and Western SoMa Cleanup Initiation Packet Table of Contents

HEARING DATE JULY 18, 2013

Date: July 11, 2013
Case No.: **2013.0671MZ**
General Plan and Zoning Map Amendments
Staff Contact: Corey Teague - (415) 575-9081
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415.558.6377

I. Executive Summary Materials

I-1 Executive Summary Memo

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III-2 Zoning Map Amendments Draft Ordinance



SAN FRANCISCO PLANNING DEPARTMENT

Exhibit I-1: “Adjacent Parcels” and Western SoMa Cleanup Initiation Packet Executive Summary HEARING DATE JULY 18, 2013

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Date: July 11, 2013
Case No.: **2013.0671MZ**
Initiation of Amendments to the General Plan and Zoning Maps
Staff Contact: Corey Teague - (415) 575-9081
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Reviewed By: Joshua Switzky – (415) 575-6815
joshua.switzky@sfgov.org
Recommendation: **Approval**

SUMMARY

The San Francisco Planning Department is seeking to 1) rezone a cluster of parcels along Mission and 10th Streets (the “Adjacent Parcels”) that were analyzed in the Western SoMa Community Plan, Rezoning of Adjacent Parcels, and 350 8th Street Project Final Environmental Impact Report (FEIR), but not included within the Western SoMa plan area or rezoning, 2) rezone two nearby properties on Mission and Jessie Streets that represent some of the last RSD zoning in the City, 3) correct the zoning for several parcels within the Western SoMa plan area that received incorrect zoning and/or height designations due to technical errors, and 4) amend the General Plan to extend the plan area boundaries of Market and Octavia and East SoMa to capture the “Adjacent Parcels.”

BACKGROUND

“Adjacent Parcels”

The “Adjacent Parcels” along Mission Street and 10th Street were left out of the Market and Octavia, and Eastern Neighborhoods plans and rezoning efforts because at the time these parcels were being considered for rezoning as part of planning efforts related to the then-proposed Mid-Market Redevelopment Plan.. Also, these parcels currently retain zoning designations, C-M and SLR, which have been phased out elsewhere. In recognition of their omission, the rezoning of these parcels was analyzed in the FEIR, which was certified by the Planning Commission on December 6, 2012. However, the “Adjacent Parcels” were not included as part of the Western SoMa rezoning, which only included those parcels within the Western SoMa plan area.

Parcels on Mission and Jessie Streets

Two additional parcels along Mission and Jessie Streets between 6th and 7th Streets were added to the rezoning proposal due to the fact that they are currently zoned RSD, which is one of the South of Market Mixed Use Districts established in 1990. The South of Market Area Plan was removed from the General Plan as part of the Western SoMa Area Plan adoption, and SoMa Mixed Use Districts are in the process of being phased out and replaced by other districts like Eastern Neighborhoods Mixed Use Districts and Neighborhood Commercial Districts.

These outliers are the only two parcels north of Mission Street for the entire stretch between the Embarcadero and South Van Ness that are not currently C-3.¹ They also are the only SoMa Mixed Use Districts located north of Mission Street. These two additional parcels are in a 160-F height and bulk district, which is also uncommon for South of Market Mixed Use Districts. Therefore, a C-3-G zoning designation is more appropriate for these two properties so that they better conform to the zoning that currently surrounds them between Mission and Market Streets.

Western SoMa Cleanup Zoning

The rezoning associated with the Western SoMa Area Plan was adopted by the Board of Supervisors on March 19, 2013. However, several parcels within the Western SoMa Plan Area received incorrect zoning and/or height designations due to technical errors in the Zoning Amendment Ordinance. The proposal is to correctly rezone the parcels to be consistent with what was proposed in the FEIR and final maps associated with the Western SoMa rezoning.

General Plan Amendment

The “Adjacent Parcels” between 7th and 9th Streets were originally located within the South of Market Plan area and zoned SLR, a South of Market Mixed Use District. They are proposed to be rezoned to MUO, which is an Eastern Neighborhoods Mixed Use District. Their location south of Mission Street, mixed use zoning designations, and immediate proximity makes these parcels a logical fit within Eastern Neighborhoods. More specifically, the boundaries of the East SoMa Area Plan are proposed to be extended to capture these parcels.

The “Adjacent Parcels” between 9th and 10th Streets, and those along 10th Street, are located just outside of the now-defunct South of Market Plan area and the current Western SoMa Plan area. They are proposed to be rezoned to C-3-G, which is consistent with the zoning of adjacent properties within the Market and Octavia Plan area. Their immediate proximity and proposed zoning make these parcels a logical fit within the Market and Octavia Plan area.

ENVIRONMENTAL REVIEW

As discussed above, the rezoning of the “Adjacent Parcels” was analyzed in the FEIR adopted by the Planning Commission on December 6, 2012. The proposed Western SoMa cleanup rezoning is also consistent with the FEIR. Copies of the FEIR and associated CEQA Findings are available for review at the Planning Department at 1650 Mission Street, Suite 400, San Francisco.

¹ With the exception of the public parcels zoned “P” and the parcels immediately fronting 6th Street, which are part of an NC district on 6th Street.

The Planning Department is currently preparing an addendum to the FEIR to analyze the rezoning of the two additional properties on Mission and Jessie Streets, as well as the proposed General Plan amendment. The addendum will be completed before the Planning Commission holds a public hearing to consider these Zoning Map and General Plan amendments.

REQUIRED COMMISSION ACTION

Prior to scheduling a hearing for the Commission to consider approving the General Plan and Zoning Map amendments, the Commission must act to "initiate" these amendments. The initiation action allows for the scheduling of a hearing to consider adoption of these amendments and for the Planning Department to provide the necessary public notification of the adoption hearing. If the Planning Commission approves the Resolutions of Intent on July 18, the Department would subsequently provide public notice for a public hearing on the proposed amendments on or after August 15, 2013.

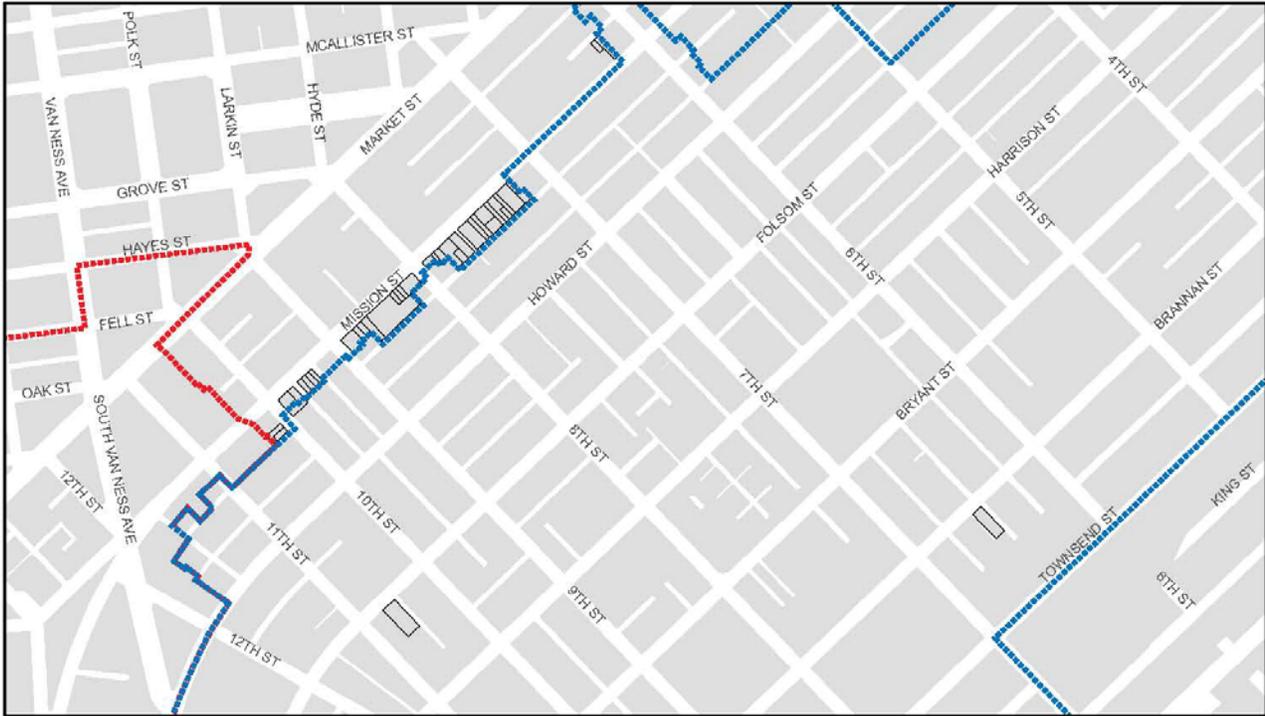
RECOMMENDATION

Staff recommends adoption of the draft Resolutions of Intent to the initiate proposed amendments to the General Plan and Zoning Maps.

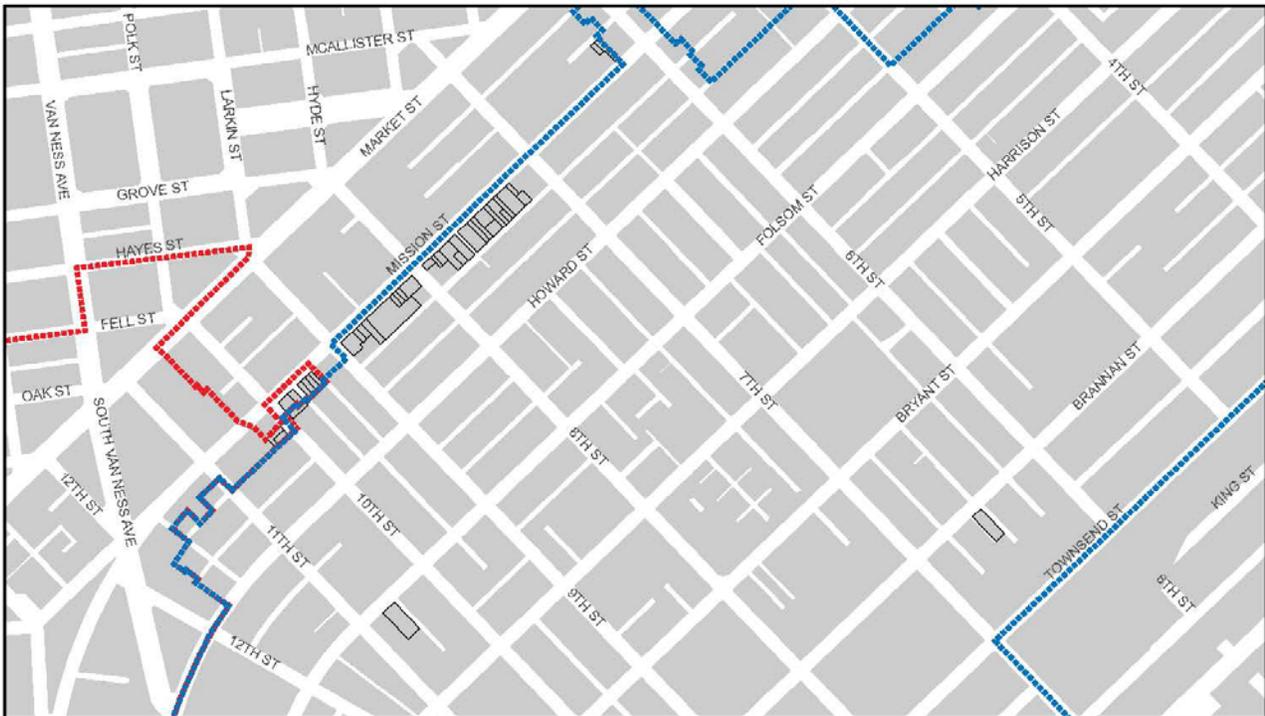
BASIS FOR RECOMMENDATION

These Zoning Map and General Plan amendments are necessary to continue the implementation of the recently adopted Western SoMa Area Plan and the continued phase-out of the South of Market Mixed Use Districts.

CURRENT



PROPOSED



ADJACENT PARCELS AND WESTERN SOMA CLEANUP
Plan Areas

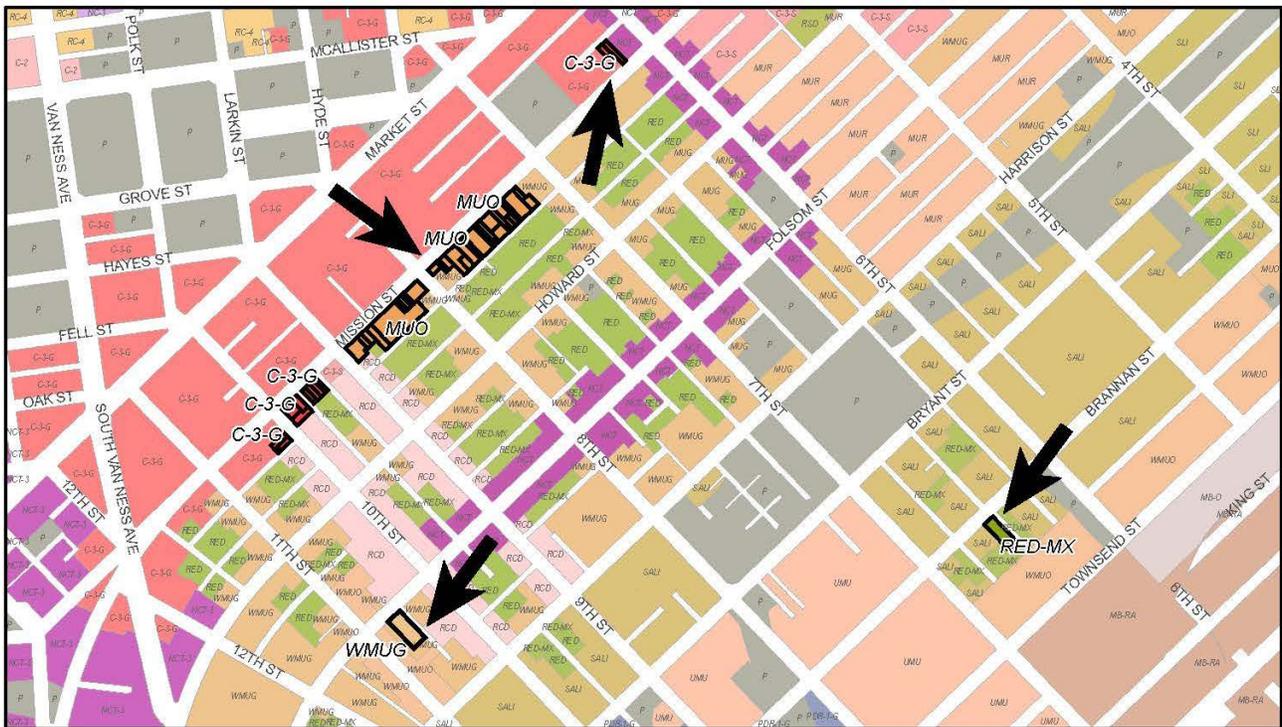
Legend:
Eastern Neighborhoods (blue dashed line)
Market/Octavia (red dashed line)
Proposed Rezoned Parcels (white rectangle)

Scale: 1,000 Feet

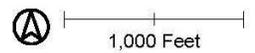
CURRENT



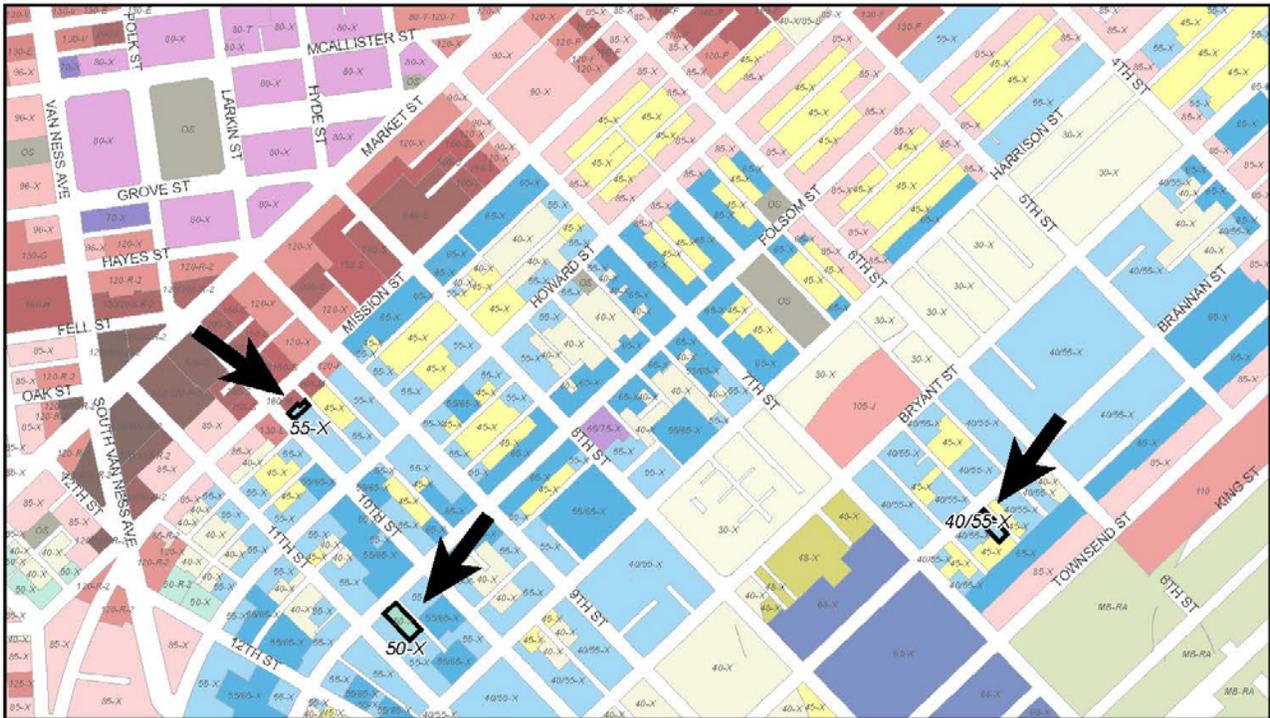
PROPOSED



ADJACENT PARCELS AND WESTERN SOMA CLEANUP
Zoning Districts



CURRENT



PROPOSED



ADJACENT PARCELS AND WESTERN SOMA CLEANUP
Height/Bulk Districts





SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. _____

HEARING DATE: JULY 18, 2013

Case No.: 2013.0671MZ

Project: "Adjacent Parcels" and Western SoMa Cleanup
General Plan Amendments

Staff Contact: Corey Teague - (415) 575-9081
corey.teague@sfgov.org

Recommendation: **Approval**

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ADOPTING A RESOLUTION OF INTENTION TO INITIATE AMENDMENTS TO THE SAN FRANCISCO GENERAL PLAN TO EXPAND THE BOUNDARIES OF THE EAST SOMA AND MARKET AND OCTAVIA PLAN AREAS TO INCLUDE NEARBY PARCELS ALONG MISSION STREET AND 10TH STREET.

PREAMBLE

WHEREAS, Section 4.105 of the Charter of the City and County of San Francisco mandates that the Planning Commission shall periodically recommend to the Board of Supervisors for approval or rejection of proposed amendments to the General Plan in response to changing physical, social, economic, environmental or legislative conditions; and

WHEREAS, the Planning Commission certified the Western SoMa Community Plan, Rezoning of Adjacent Parcels, and 350 8th Street Project Final Environmental Impact Report (FEIR) on December 6, 2012; and

WHEREAS, the FEIR analyzed the Western SoMa Community Plan, the rezoning of the "Adjacent Parcels" along Mission and 10th Streets, and a proposed development at 350 8th Street; and

WHEREAS, the Planning Commission adopted Resolution No. 18757 on December 6, 2012, making findings under the California Environmental Quality Act in support of the approval of the Western SoMa Area Plan and Adjacent Parcels amendments; and

WHEREAS, the Board of Supervisors adopted the Western SoMa Area Plan and associated General Plan, Zoning Map, Planning Code, and Administrative Code amendments on March 19, 2013; and

WHEREAS, while the "Adjacent Parcels" are not currently part of any adopted area plan, their small area, proposed zoning, and proximity make them ideal candidates for inclusion in the East SoMa and Market and Octavia Plan Areas; and

Resolution No.
Hearing Date: July 18, 2013

Case No 2013.0671MZ
“Adjacent Parcels” and Western SoMa Cleanup

WHEREAS, the proposed legislation is intended to include these “Adjacent Parcels” into the East SoMa and Market and Octavia Plan Areas; and

WHEREAS, all the pertinent documents may be found in the files of the Planning Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

WHEREAS, the Commission has reviewed the proposed Ordinance:

MOVED, that pursuant to Planning Code Section 340(c), the Planning Commission Adopts a Resolution of Intent to Initiate amendments to the General Plan of the City and County of San Francisco, including amendments to boundaries of the East SoMa and Market and Octavia Plan Areas.

AND BE IT FURTHER RESOLVED, That pursuant to Planning Code Section 306.3, the Planning Commission authorizes the Department to provide appropriate notice for a public hearing to consider the above referenced General Plan amendments contained in the draft ordinance, approved as to form by the City Attorney in **Exhibit II-2**, to be considered at a publicly noticed hearing on or after August 15, 2013.

I hereby certify that the foregoing Resolution was ADOPTED by the San Francisco Planning Commission on July 18, 2013.

Jonas P. Ionin
Acting Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED: July 18, 2013

[General Plan - Parcels Adjacent to the Western SoMa and Market and Octavia Area Plans.]

Ordinance amending the San Francisco General Plan by amending the boundaries of the East South of Market (East SoMa) Area Plan to incorporate 40 nearby parcels on Mission Street, generally bounded by 7th Street to the east, 9th Street to the west, and Minna Street to the south; amending the Market and Octavia Planning Area to incorporate 8 adjacent parcels along Mission Street and 10th Street, generally bound by Washburn Street to the east and Minna Street to the south; and making environmental findings and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.

NOTE: Additions are *single-underline italics Times New Roman*; deletions are ~~*strike-through italics Times New Roman*~~. Board amendment additions are double-underlined; Board amendment deletions are ~~strike-through normal~~.

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

Section 1. Findings.

A. Section 4.105 of the Charter of the City and County of San Francisco provides that the Planning Commission shall periodically recommend to the Board of Supervisors, for approval or rejection, proposed amendments to the General Plan.

B. On _____, the Board of Supervisors received from the Planning Department the proposed General Plan amendments, including the amendments to the boundaries of the East SoMa Area Plan and the Market and Octavia Area Plan (collectively, the Rezoning of Adjacent Parcels). These amendments are on file with the Clerk of the Board of Supervisors in File No. _____ and are incorporated herein by reference.

1 C. Section 4.105 of the City Charter further provides that if the Board of
2 Supervisors fails to Act within 90 days of receipt of the proposed General Plan amendments
3 related to the Rezoning of Adjacent Parcels, then the proposed amendments shall be deemed
4 approved.

5 D. San Francisco Planning Code Section 340 provides that the Planning
6 Commission may initiate an amendment to the General Plan by a resolution of intention,
7 which refers to, and incorporates by reference, the proposed General Plan amendments.
8 Section 340 further provides that Planning Commission shall adopt the proposed General
9 Plan amendments after a public hearing if it finds from the facts presented that the public
10 necessity, convenience and general welfare require the proposed amendment or any part
11 thereof. If adopted by the Commission in whole or in part, the proposed amendments shall be
12 presented to the Board of Supervisors, which may approve or reject the amendments by a
13 majority vote.

14 E. After a duly noticed public hearing on _____, 2013, in Motion No. _____
15 the Planning Commission initiated amendments to the General Plan related to the Rezoning
16 of Adjacent Parcels, in the File No. _____. Said motion is on file with the Clerk of
17 the Board of Supervisors and incorporated herein by reference.

18 F. On December 6, 2012 after a duly noticed public meeting, the Planning
19 Commission certified the Final Environmental Impact Report (EIR) for the Western SoMa
20 Community Plan and the Rezoning of Adjacent Parcels by Motion No. 18756, finding the
21 Final EIR reflects the independent judgment and analysis of the City and County of San
22 Francisco, is adequate, accurate and objective, contains no significant revisions to the Draft
23 EIR, and the content of the report and the procedures through which the Final EIR was
24 prepared, publicized and reviewed comply with the provisions of the California Environmental
25 Quality Act (CEQA) (California Public Resources Code Section 21000 et seq.), the CEQA

1 Guidelines (14 Cal. Code Regs. Section 15000 et seq.) and Chapter 31 of the San Francisco
2 Administrative Code. Copies of the Planning Commission Motion and Final EIR are on file
3 with the Clerk of the Board in File No. 130001 and are incorporated herein by reference.

4 G. The project evaluated in the Final EIR includes amendments to the General Plan
5 and Zoning Map related to the Rezoning of Adjacent Parcels that the Planning Department
6 has proposed. The Rezoning of Adjacent Parcels amendment is an action proposed by the
7 Planning Department that is within the scope of the project evaluated in the Final EIR.

8 H. At the same hearing during which the Planning Commission certified the Final
9 EIR, the Planning Commission adopted CEQA Findings with respect to the approval of the
10 Western SoMa Area Plan and the Rezoning of Adjacent Parcels in Motion 18757 and adopted
11 the Western SoMa Area Plan amendments in Resolution 18758, finding in accordance with
12 Planning Code Section 340 that the public necessity, convenience and general welfare
13 required the proposed amendments. The letter from the Planning Department transmitting the
14 proposed Western SoMa Area Plan amendments to the Board of Supervisors, the Final EIR,
15 the CEQA Findings adopted by the Planning Commission with respect to the approval of the
16 Western SoMa Area Plan amendments, including a mitigation monitoring and reporting
17 program and a statement of overriding considerations, the Western SoMa Area Plan
18 amendments and the Resolution approving the Western SoMa Area Plan Amendments are on
19 file with the Clerk of the Board in File No. 130001. These and any and all other documents
20 referenced in this Ordinance have been made available to the Board of Supervisors and may
21 be found in either the files of the Planning Department, as the custodian of records, at 1650
22 Mission Street in San Francisco, or in File No. 130001 with the Clerk of the Board of
23 Supervisors at 1 Dr. Carlton B. Goodlett Place, San Francisco and are incorporated herein by
24 reference.

1 I. The Board of Supervisors has reviewed and considered the Final EIR and the
2 environmental documents on file referred to herein. The Board of Supervisors has reviewed
3 and considered the CEQA Findings adopted by the Planning Commission in support of the
4 approval of the Western SoMa Area Plan amendments and Rezoning of Adjacent Parcels,
5 and hereby adopts as its own and incorporates the CEQA Findings contained in Planning
6 Commission Resolution No. _____ by reference as though such findings were fully set forth in
7 this Ordinance.

8 J. The Board of Supervisors endorses the implementation of the mitigation
9 measures identified in the Planning Commission's CEQA Findings including those for
10 implementation by other City Departments and recommends for adoption those mitigation
11 measures that are enforceable by agencies other than City agencies, all as set forth in the
12 CEQA Findings, including the mitigation monitoring and reporting program contained in the
13 referenced CEQA Findings.

14 K. The Board of Supervisors finds that no substantial changes have occurred
15 related to the parcels to be rezoned since the time the Final EIR was certified that will require
16 revisions in the Final EIR due to the involvement of new significant environmental effects or a
17 substantial increase in the severity of previously identified significant effects, no substantial
18 changes have occurred with respect to the circumstances under which the Rezoning of
19 Adjacent Parcels is undertaken which will require major revisions to the Final EIR due to the
20 involvement of new environmental effects or a substantial increase in the severity of effects
21 identified in the Final EIR and no new information of substantial importance to the Rezoning of
22 Adjacent Parcels as proposed for approval in the Ordinance has become available which
23 indicates that (1) the Project will have significant effects not discussed in the Final EIR, (2)
24 significant environmental effects will be substantially more severe, (3) mitigation measure or
25 alternatives found not feasible which would reduce one or more significant effects have

1 become feasible or (4) mitigation measures or alternatives which are considerably different
2 from those in the Final EIR would substantially reduce one or more significant effects on the
3 environment.

4 M. The Board of Supervisors finds, pursuant to Planning Code Section 340, that the
5 Rezoning of Adjacent Parcels set forth in the documents on file with the Clerk of the Board in
6 File No. _____ will serve the public necessity, convenience and general welfare for the
7 reasons set forth in Planning Commission Resolution No. _____ and incorporates those
8 reasons herein by reference.

9 N. The Board of Supervisors finds that the General Plan amendments related to the
10 Rezoning of Adjacent Parcels are, on balance, in conformity with the General Plan, as
11 amended by this Ordinance, and the priority policies of Planning Code Section 101.1 for the
12 reasons set forth in Planning Commission Resolution No. _____. The Board hereby
13 adopts the findings set forth in Planning Commission Resolution No. _____.

14 Section 2. The Board of Supervisors hereby approves the General Plan amendments
15 related to the Rezoning of Adjacent Parcels, as recommended by the Planning Commission in
16 Resolution No. _____, and directs the Planning Department to update the General Plan's
17 Land Use Index to reflect these Amendments. Said amendments are on file with the Clerk of
18 the Board of Supervisors in File No. _____ and are incorporated herein by reference.

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

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

23 By: _____
24 ANDREA RUIZ-ESQUIDE
25 Deputy City Attorney

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SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. _____

HEARING DATE: JULY 18, 2013

Case No.: 2013.0671MZ

Project: "Adjacent Parcels" and Western SoMa Cleanup
Zoning Map Amendments

Staff Contact: Corey Teague - (415) 575-9081
corey.teague@sfgov.org

Recommendation: **Approval**

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ADOPTING A RESOLUTION OF INTENTION TO INITIATE AMENDMENTS TO THE SAN FRANCISCO ZONING MAPS PURSUANT TO THE CERTIFICATION OF THE WESTERN SOMA COMMUNITY PLAN, REZONING OF ADJACENT PARCELS, AND 350 8TH STREET PROJECT FINAL ENVIRONMENTAL IMPACT REPORT AND ADOPTION OF THE WESTERN SOMA COMMUNITY PLAN.

PREAMBLE

WHEREAS, Section 4.105 of the Charter of the City and County of San Francisco mandates that the Planning Commission shall periodically recommend proposed amendments to the Zoning Maps to the Board of Supervisors;

WHEREAS, the Planning Commission certified the Western SoMa Community Plan, Rezoning of Adjacent Parcels, and 350 8th Street Project Final Environmental Impact Report (FEIR) on December 6, 2012; and

WHEREAS, the FEIR analyzed the Western SoMa Community Plan, the rezoning of the "Adjacent Parcels" along Mission and 10th Streets, and a proposed development at 350 8th Street; and

WHEREAS, the Board of Supervisors adopted the Western SoMa Area Plan and associated General Plan, Zoning Map, Planning Code, and Administrative Code amendments on March 19, 2013; and

WHEREAS, Zoning Map amendment Ordinance No. 43-13 included several technical errors; and

WHEREAS, the "Adjacent Parcels" are currently zoned C-M and SLR; and

WHEREAS, Block 3703, Lots 025 and 026, which front Mission and Jessie Streets are zoned RSD, but are within a 160-F height and bulk district and adjacent to a large cluster of properties zoned C-3-G and within 120-F and 160-F height and bulk districts; and

WHEREAS, an addendum to the FEIR to evaluate the proposed rezoning of Block 3703, Lots 025 and 026 is near completion; and

WHEREAS, aside from those properties within the "Adjacent Parcels" and Block 3703 Lots 025 and 026, there are very few other parcels within the City currently zoned C-M and RSD, and no other parcels in the City zoned SLR; and

WHEREAS, while the "Adjacent Parcels" are not currently part of any adopted area plan, their proximity to both the recently adopted East SoMa and Market and Octavia Plan Areas makes them ideal candidates for rezoning to allow the type of land uses that are envisioned within this part of the city; and

WHEREAS, the proposed legislation is intended to implement the rezoning of the "Adjacent Parcels" as analyzed in the Western SoMa FEIR, correct the technical errors included in Zoning Map amendment Ordinance No. 43-13, and continue the removal of the RSD zoning district within the City; and

WHEREAS, all the pertinent documents may be found in the files of the Planning Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

WHEREAS, the Commission has reviewed the proposed Ordinance:

MOVED, that pursuant to Planning Code Section 302(b), the Planning Commission Adopts a Resolution of Intent to Initiate amendments to the Zoning Map of the City and County of San Francisco, including amendments to Sectional Maps ZN1, ZN7, ZN8, HT7, and HT8.

AND BE IT FURTHER RESOLVED, That pursuant to Planning Code Section 306.3, the Planning Commission authorizes the Department to provide appropriate notice for a public hearing to consider the above referenced Zoning Map amendments contained in the draft ordinance, approved as to form by the City Attorney in **Exhibit III-2**, to be considered at a publicly noticed hearing on or after August 15, 2013.

I hereby certify that the foregoing Resolution was **ADOPTED** by the San Francisco Planning Commission on July 18, 2013.

Jonas P. Ionin
Acting Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED: July 18, 2013

1 [Planning Code – Adjacent Parcels and Western SoMa Cleanup; Zoning Map Amendments]

2

3 **Ordinance amending Sheets ZN01, ZN07, ZN08, HT07, and HT08 of the Zoning Map of**
4 **the City and County of San Francisco to revise use districts and height and bulk**
5 **districts for parcels adjacent to and within the Western SoMa Plan Area; and making**
6 **environmental findings, Planning Code Section 302 findings, and findings of**
7 **consistency with the General Plan and Planning Code Section 101.1.**

8

NOTE: Additions are *single-underline italics Times New Roman*;
9 deletions are ~~*strike-through italics Times New Roman*~~.
Board amendment additions are double-underlined;
10 Board amendment deletions are ~~strike-through normal~~.

9

10

11

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

12

13 Section 1. Findings.

13

14 (a) California Environmental Quality Act.

14

15 In accordance with the actions contemplated herein, this Board adopted Ordinance No.

15

16 _____, concerning findings pursuant to the California Environmental Quality Act

16

17 (California Public Resources Code sections 21000 et seq.) A copy of said Ordinance is on file

17

18 with the Clerk of the Board of Supervisors in File No. 130001 and is incorporated herein by

18

19 reference.

19

20 (b) General Plan Consistency and Other Findings.

20

21 (1) Pursuant to Planning Code Section 302, this Board of Supervisors finds that this

21

22 Ordinance will serve the public necessity, convenience, and welfare for the reasons set forth

22

23 in Planning Commission Resolution No. _____, and incorporates those reasons herein by

23

24 reference. A copy of Planning Commission Resolution No. _____ is on file with the Clerk of

24

25 the Board of Supervisors in File No. _____.

25

1 (2) This Board of Supervisors finds that this Ordinance is, on balance, consistent with
 2 the General Plan and the Priority Policies of Planning Code Section 101.1(b) for the reasons
 3 set forth in Planning Commission Resolution No. _____, and incorporates those reasons
 4 herein by reference.

5 Section 2. Under Sections 106 and 302(c) of the Planning Code, the following zoning
 6 use designation amendments to Sheets ZN01, ZN07, and ZN08 are hereby approved:

8	<u>Use District</u>	<u>Use District Hereby</u>	
9 <u>Block/Lot</u>	<u>To Be Superseded</u>	<u>Approved</u>	<u>Zoning Map Sheet</u>
10 3703025	RCD	C-3-G	1
11 3703026	RCD	C-3-G	1
12 3727134	SLR	MUO	1
13 3727117	SLR	MUO	1
14 3727118	SLR	MUO	1
15 3727109	SLR	MUO	1
16 3727108	SLR	MUO	1
17 3727120	SLR	MUO	1
18 3727103	SLR	MUO	1
19 3727102	SLR	MUO	1
20 3727101	SLR	MUO	1
21 3727168	SLR	MUO	1
22 3727173	SLR	MUO	1
23 3727174	SLR	MUO	1
24 3727175	SLR	MUO	1
25 3727176	SLR	MUO	1

1	3727177	SLR	MUO	1
2	3727178	SLR	MUO	1
3	3727179	SLR	MUO	1
4	3727180	SLR	MUO	1
5	3727181	SLR	MUO	1
6	3727182	SLR	MUO	1
7	3727183	SLR	MUO	1
8	3727184	SLR	MUO	1
9	3727097	SLR	MUO	1
10	3727096	SLR	MUO	1
11	3727095	SLR	MUO	1
12	3727094	SLR	MUO	1
13	3727091	SLR	MUO	1
14	3727130	SLR	MUO	1
15	3727089	SLR	MUO	1
16	3510059	C-M	C-3-G	7
17	3510003	C-M	C-3-G	7
18	3509042	C-M	C-3-G	7
19	3509040	C-M	C-3-G	7
20	3509018	C-M	C-3-G	7
21	3509019	C-M	C-3-G	7
22	3509036	C-M	C-3-G	7
23	3509037	C-M	C-3-G	7
24	3509041	RCD	C-3-G	7
25	3728072	SLR	MUO	7

1	3728103	SLR	MUO	7
2	3728075	SLR	MUO	7
3	3728076	SLR	MUO	7
4	3728089	SLR	MUO	7
5	3728081	SLR	MUO	7
6	3728082	SLR	MUO	7
7	3728083	SLR	MUO	7
8	3728001	SLR	MUO	7
9	3520031	SLR	WMUG	7
10	3784181	SALI	RED-MX	8
11	3784040	SLI	RED-MX	8
12	3784041	SLI	RED-MX	8
13	3784044	SLI	RED-MX	8

14 Section 3. Under Sections 106 and 302(c) of the Planning Code, the following height
15 and bulk designation amendments to the Zoning Map, Sheets HT07 and HT08 are hereby
16 approved.

17		<u>Height and Bulk</u>	<u>Height and Bulk</u>	
18	<u>Block/Lot</u>	<u>District To Be</u>	<u>District To Be</u>	<u>Zoning Map Sheet</u>
19		<u>Superseded</u>	<u>Approved</u>	
20	3520031	50-X	55-X	7
21	3509041	55-X	160-M	7
22	3784181	40/55-X	45-X	8
23	3784040	50-X	45-X	8
24	3784041	50-X	45-X	8
25	3784044	50-X	45-X	8

1 Section 4. Effective Date. This ordinance shall become effective 30 days from the
2 date of passage.

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4
5 APPROVED AS TO FORM:
6 DENNIS J. HERRERA, City Attorney

7 By: _____
8 ANDREA RUIZ-ESQUIDE
9 Deputy City Attorney

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