



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Zoning Map and General Plan Amendment

HEARING DATE: JANUARY 15, 2014

*Date:* January 8, 2014  
*Case No.:* **2013.1663ZM**  
*Project Address:* **133-135 GOLDEN GATE AVE.**  
*Current Zoning:* RC-4 (Residential-Commercial, High Density)  
80-T and 120-T Height and Bulk District  
*Proposed Zoning:* C-3-G (Downtown, General)  
80-T and 120-T Height and Bulk District  
*Block/Lot:* 0349/012 & 013  
*Project Sponsor:* Supervisor Kim  
*Staff Contact:* Aaron Starr – (415) 558-6362  
[aaron.starr@sfgov.org](mailto:aaron.starr@sfgov.org)  
*Recommendation:* **Recommend Approval**

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### PROJECT DESCRIPTION

The proposed Zoning Map Amendment Ordinance would rezone the subject property, 133-135 Golden Gate Avenue, from RC-4 (Residential-Commercial, High Density) to C-3-G (Downtown General Commercial) so that it may participate in the City's Transfer of Development Rights (TDR) program.

The proposed General Plan Amendment Ordinance would expand The Land Use and Density Plan (hereinafter Map 1) of the Downtown Area Plan to include 133-135 Golden Gate Avenue.

### SITE DESCRIPTION AND PRESENT USE

The subject property, known as St. Boniface, is located on the south side of Golden Gate Avenue between Leavenworth and Jones Street. The property is composed of two lots; one larger lot that is approximately 32,000 sq. ft. and one smaller lot that is approximately 2,000. The subject building is a Romanesque revival, reinforced masonry structure designated as an Article 10 Landmark (Landmark #172). St. Boniface's order has existed since 1887, and its website describes it as "a Franciscan peace parish in the Tenderloin." The church offers several ministries including the St. Vincent de Paul Society, the Filipino Community at St Boniface, and the Sacred Heart Gospel Choir. The church also lets the City's homeless sleep in the pews, even during Mass, and provides a host of services to hundreds of those who are required to leave when homeless shelters close in the morning.<sup>1</sup>

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<sup>1</sup> Mints, Zoe. "St. Boniface Church in San Francisco Lets Homeless People Sleep In Pews." HuffingtonPost.com, Published January 31, 2013, Accessed January 7, 2014.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The subject property is located in the Tenderloin districts about one block from Market Street. The neighborhood is made up mostly of midrise apartment buildings and converted industrial buildings, and is home to many charitable organizations and religious institutions, such as St. Boniface. The majority of the Tenderloin is zoned RC-4; however some blocks along the neighborhoods eastern edge and around St. Boniface are zoned C-3-G.

## **ENVIRONMENTAL REVIEW**

The proposal to amend the Planning Code would result in no physical impact on the environment. The proposed amendment is exempt from environmental review under Section 15061(b)(3) of the CEQA Guidelines.

## **PUBLIC COMMENT**

The Department received some email and phone call of inquiries about the proposed Ordinance, but as of the date of this report has not received any letters of support or opposition.

## **ISSUES AND OTHER CONSIDERATIONS**

1. The proposed rezoning will enable St. Boniface to participate in San Francisco's TDR program<sup>2</sup>. TDRs are units of gross floor area that may be transferred from one lot to another within C-3 Zoning District. Each one square foot of gross floor area is one unit of TDR. Transferring unused or excess TDR units allows a structure on a Development Lot to be built that exceeds the basic floor area ratio and, in return, enables the Transfer Lot (in this case St. Boniface) to sell "excess" TDR units as an extra financial incentive towards the preservation of that structure.

As part of the TDR application the Transfer Lot is required to submit for approval by the Department a Preservation, Rehabilitation, and Maintenance Plan that describes any proposed preservation and rehabilitation work and that guarantees the maintenance and upkeep of the Transfer Lot. This Plan is required to include a plan for the ongoing maintenance of the Transfer Lot; the information regarding the nature and cost of any rehabilitation, restoration or preservation work to be conducted on the Transfer Lot, including information about any required seismic, life safety, or disability access work; a construction schedule; and any other such information as the Department may require. All rehabilitation and maintenance work is required to comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

2. The maximum amount of TDR available for this property is 128,640. In addition to unused floor area, non-profits are allowed to sell used floor area if the space is open to the public. How much of the 128,640 sq. ft. is open to the public will be decided when the TDR application is filed.

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<sup>2</sup> St. Boniface has not yet submitted a TDR application, but if this rezoning passes, we have been told that such an application would be filed.

3. Allowing the church to participate in the TDR program will provide it with needed funds for the restoration and upkeep of the church. The Church has several million dollars' worth of deferred maintenance and upkeep expenses, including restoration of their stained glass windows.
4. A Zoning Map Amendment and General Plan Amendment for this exact purpose were done for Old St. Mary's in 2010, case # 2009.1180TDM
5. In order for the proposed rezoning to be consistent with the General Plan, Map 1 of the Downtown Area Plan must be modified to include the subject lots. General Plan amendments can only be initiated by the Planning Commission and cannot be initiated by elected officials<sup>3</sup>.

## REQUIRED COMMISSION ACTION

The Commission may approve, or approve in part, or disapprove the proposed map change.

## BASIS FOR RECOMMENDATION

The Planning Commission is scheduled to initiate the proposed General Plan Amendment at its January 9, 2013 hearing. Following that at its January 23, 2014 hearing, the Planning Commission's will review and vote on Supervisor Kim's Ordinance as well as the proposed General Plan Amendment. Both Amendments are required for St. Boniface to be able to participate in the City's TDR program. In addition, The Historic Preservation Commission (HPC) is also required per the City Charter to weigh in on issues that directly impact Article 10 Buildings. Because St. Boniface is an Article 10 Building, the proposed Zoning Map and General Plan Amendments are being presented to the HPC so that they can review and comment on both items.

The Department developed the following criteria to use when evaluating these types of cases. The criteria proposed for evaluation of a new TDR opportunity are intended to be rigorous in order to guarantee that the rezoning is within the public interest. Based on the Department's review, this case meets all of the proposed criteria.

### Proposed key considerations for designation of new TDR opportunity:

- 1) Is the parcel adjacent/contiguous with other C-3 zoned parcels?

*Yes, the property is located adjacent to a C-3-G zoned property. In addition, three blocks that face the subject block also contains properties zoned C-3-G.*

- 2) Would the rezoning increase development potential in FAR or height? If so, what are the urban design implications of additional FAR or height?

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<sup>3</sup> Planning Code Section 340(c) states, "[A General Plan] amendment may be initiated by a resolution of intention by the Planning Commission in response to a request by a member of the Planning Commission, the Board of Supervisors, or an application by one or more property owners, residents or commercial lessees or their authorized agents. A resolution of intention adopted by the Planning Commission shall refer to, and incorporate by reference, the proposed General Plan amendment.

*While changing the zoning of St. Boniface from RC-4 to C-3-G is technically an up-zoning, after the TDR is sold the building will effectively be downzoned. The site's existing zoning of RC-4 allows much taller and larger structures than the existing church and rectory. Although St. Boniface is subject to restrictions on alteration and demolition due to its landmark status, if St. Boniface were to be destroyed by fire or earthquake, with RC-4 zoning a much larger structure in terms of height, bulk and density could be developed in its place. Once rezoned to C-3-G and after the TDR are sold, the resulting permanent limitations on re-development of the site, imposed on all Transfer Lots, would be even more restrictive than those in place today.*

- 3) Are there potential impacts of the rezoning due to adjacency to sensitive parcels uses?

*The Department has not identified or been made aware of any sensitive uses that could be impacted by this change. However, given that the proposed Ordinance will allow the existing use to continue, and help preserve an existing historic building, it's doubtful that it will have any negative impact on the surrounding neighborhood.*

- 4) Has the subject parcel been part of a recent rezoning or community planning effort?

*No, the subject property has been zoned RC-4 for several decades.*

- 5) Does the property need both a rezoning and a new historic designation? If so, does the Department believe that the subject building is significant enough to either be an individual City Landmark or a Category 11 Building?

*No, the subject property was designated as a Historic Landmark in 1984.*

<b>RECOMMENDATION:</b> <b>Approval</b>
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**Attachments:**

- Exhibit A:        Draft Resolution
- Exhibit B:        Zoning Map Amendment Ordinance
- Exhibit C:        General Plan Amendment Ordinance
- Exhibit D:        Zoning Map
- Exhibit E:        Map 1 of the Downtown Area Plan
- Exhibit F:        Site Photograph



Exhibit A

# SAN FRANCISCO PLANNING DEPARTMENT

## Draft Historic Preservation Commission Resolution No. XXXXX

HEARING DATE JANUARY 15, 2014

*Date:* January 8, 2014  
*Case No.:* **2013.1663ZM**  
*Project Address:* **133-135 GOLDEN GATE AVE.**  
*Current Zoning:* RC-4 (Residential-Commercial, High Density)  
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**RECOMMENDING THAT THE BOARD OF SUPERVISORS APPROVE A PROPOSED ORDINANCE TO AMEND THE ZONING MAP THAT WOULD REZONE 133-135 GOLDEN GATE AVENUE FROM RC-4 (RESIDENTIAL-COMMERCIAL, HIGH DENSITY) TO C-3-G (DOWNTOWN GENERAL), AND A PROPOSED ORDINANCE TO AMEND MAP 1 OF THE DOWNTOWN AREA PLAN TO INCLUDE 133-135 GOLDEN GATE AVENUE; TO MAKE AND ADOPT ENVIRONMENTAL FINDINGS; AND FINDINGS OF CONSISTENCY WITH THE PRIORITY POLICIES OF PLANNING CODE SECTION 101.1 AND THE GENERAL PLAN.**

WHEREAS, on October 8, 2013, Supervisor Kim introduced an Ordinance under Board of Supervisors (hereinafter “Board”) File Number 130999 for a Zoning Map Amendment to rezone 133-135 Golden Gate Avenue (APN 0349/012 & 013) also known as St. Boniface (hereinafter Subject Property) from RC-4 (Residential-Commercial, High Density) to C-3-G (Downtown, General) in order to provide for the eligibility to sell transferable development rights; and

WHEREAS, on January 9, 2014, the Planning Commission initiated a General Plan Amendment to expand The Land Use and Density Plan (hereinafter Map 1) of the Downtown Area Plan to include the Subject Property; and

WHEREAS, the Subject Property is Landmark #172, which puts any proposed changes to the Subject Property under the purview of the Historic Preservation Commission (hereinafter Commission); and

WHEREAS, an exemption from Environmental Review under the General Rule Exclusion found in the State CEQA Guidelines Section 15061 (b)(3) was issued for the Project on January 2, 2014; and

WHEREAS, the Commission has heard and considered the testimony presented to it at the public hearing

and has further considered written materials and oral testimony presented by Department staff and other interested parties; and

WHEREAS, the Commission has reviewed the proposed Ordinances; and

**MOVED**, that the Commission hereby recommends that the Board of Supervisors *approve the proposed Ordinances* and adopts this Resolution to that effect.

## FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. Allowing St. Boniface to participate in the TDR program will provide it with needed funds for the restoration and upkeep of the church, a designated historic landmark.
2. A Zoning Map Amendment and a General Plan Amendment for this same purpose were done for Old St. Mary's Church in 2010 (Case # 2009.1180TZM) also a designated historic landmark.
3. In order for the proposed rezoning to be consistent with the General Plan, Map 1 of the Downtown Area Plan must be modified to include the Subject Property.
4. The proposed rezoning will maintain a contiguous zoning district.
5. The proposed rezoning along with the sale of TDR will not increase the development potential for the subject site.
6. The proposed rezoning will not have adverse effects to adjacent properties.
7. The Subject Property was not part of a recent rezoning effort.
8. The Subject Property is already a designated historic landmark; therefore it will not need a new historic designation in addition to the proposed rezoning.
9. **General Plan Compliance.** The proposed Ordinance is consistent with the following Objectives and Policies of the General Plan:

## DOWNTOWN AREA PLAN

### OBJECTIVE 2

MAINTAIN AND IMPROVE SAN FRANCISCO'S POSITION AS A PRIME LOCATION FOR FINANCIAL, ADMINISTRATIVE, CORPORATE, AND PROFESSIONAL ACTIVITY.

#### Policy 2.2

Guide location of office development to maintain a compact downtown core and minimize displacement of other uses.

*The proposed rezoning and inclusion in the Downtown Area Plan will not displace other use or significantly increase the boundaries of the downtown core. It will help maintain a compact downtown core by allowing more commercial and residential development in other parts of the downtown.*

**OBJECTIVE 6**

WITHIN ACCEPTABLE LEVELS OF DENSITY, PROVIDE SPACE FOR FUTURE OFFICE, RETAIL, HOTEL, SERVICE AND RELATED USES IN DOWNTOWN SAN FRANCISCO.

**Policy 6.1**

Adopt a downtown land use and density plan which establishes subareas of downtown with individualized controls to guide the density and location of permitted land use.

*The proposed General Plan Amendment will maintain consistency between the City's zoning maps and Map 1 of the Downtown Area Plan.*

**OBJECTIVE 12**

CONSERVE RESOURCES THAT PROVIDE CONTINUITY WITH SAN FRANCISCO'S PAST.

**Policy 12.1**

Preserve notable landmarks and areas of historic, architectural, or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

*The proposed project will help preserve a designated historic landmark.*

10. The proposed project is consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

*The proposed Ordinances will not have an adverse effect on neighborhood-serving businesses.*

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

*The proposed Ordinances will not displace existing housing, nor will it have a negative effect on existing neighborhood character. Allowing the Subject Property to participate in the City's TDR program will allow the church to acquire funds that will, in part, be used to help preserve a designated historic landmark, helping to conserve neighborhood character. Further, the continued operation of the church's mission in the exiting building will help maintain the cultural and economic diversity of the neighborhood.*

- C) The City's supply of affordable housing will be preserved and enhanced:

*The proposed Ordinances will not adversely affect the City's supply of affordable housing.*

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

*The proposed Ordinances would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.*

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

*The proposed Ordinances will not adversely affect the industrial or service sectors or future opportunities for resident employment or ownership in these sectors.*

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

*Preparedness against injury and loss of life in an earthquake is unaffected by the proposed Ordinances. Any new construction or alteration associated with a use would be executed in compliance with all applicable construction and safety measures.*

- G) That landmark and historic buildings will be preserved:

*Rezoning the Subject Property so that it can take part in the City's TDR program will allow the church to acquire funds that will be used, in part, to help preserve one of the City's designated historic landmarks.*

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

*The City's parks and open space and their access to sunlight and vistas would be unaffected by the proposed Ordinances. Any additional development caused by the sale of TDR will also be subject to the City's Proposition K shadow requirements.*

NOW THEREFORE BE IT RESOLVED that the Commission hereby recommends that the Board APPROVE the proposed Ordinances as described in this Resolution to rezoned the Subject Property from RC-4 to C-3-G and expand Map 1 of the Downtown Area Plan to include the Subject Property.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on January 15, 2014.

Jonas P. Ionin  
Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED: January 15, 2014

1 [Zoning Map - Transferable Development Right Sale Eligibility - 133-135 Golden Gate Avenue  
2 (St. Boniface Church and Rectory)]

3 **Ordinance amending the Planning Code, Zoning Use District Map ZN01, to provide for**  
4 **eligibility to sell transferable development rights for property at 133-135 Golden Gate**  
5 **Avenue (St. Boniface Church and Rectory); and making environmental findings, and**  
6 **findings of consistency with the General Plan, and the eight priority policies of**  
7 **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. The Board of Supervisors of the City and County of San Francisco hereby  
17 finds and determines that:

18 (a) The Planning Department has determined that the actions contemplated in this  
19 ordinance comply with the California Environmental Quality Act (California Public Resources  
20 Code Sections 21000 et seq.) and this Board adopts this determination as its own. Said  
21 determination is on file with the Clerk of the Board of Supervisors in File No. \_\_\_\_\_ and  
22 is incorporated herein by reference.

23 (b) On \_\_\_\_\_, the Planning Commission, in Resolution No. \_\_\_\_\_,  
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  
Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of  
the Board of Supervisors in File No. \_\_\_\_\_, and is incorporated herein by reference.

1 (c) On \_\_\_\_\_, the Planning Commission, in Resolution No. \_\_\_\_\_,  
2 adopted findings pursuant to Planning Code Section 302 that the proposed zoning  
3 reclassification and map amendment will serve the public necessity, convenience and welfare.  
4 The Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk  
5 of the Board of Supervisors in File No. \_\_\_\_\_, and is incorporated herein by reference.

6 (d) This Board proposes the following Zoning Map amendments to allow the property  
7 located at 133-135 Golden Gate Avenue, St. Boniface Church and Rectory, designated as  
8 City Landmark No. 172, (Assessor's Block No. 349, Lot Nos. 12 and 13), to be eligible for the  
9 City's transferable development rights program.

10  
11 Section 2. In accordance with Planning Code Sections 106 and 302, the following  
12 changes are hereby adopted as amendments to Zoning Use District Map ZN01 of the Zoning  
13 Map of the City and County of San Francisco:

14

<b>Description of Property</b>	<b>Use District To Be Superseded</b>	<b>Use District Hereby Approved</b>
133-135 Golden Gate Avenue (St. Boniface Church and Rectory), Assessor's Block No. 0349, Lot Nos. 12 and 13	RC-4	C-3-G

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23 Section 3. Effective Date. This ordinance shall become effective 30 days after  
24 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the  
25

1 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board  
2 of Supervisors overrides the Mayor's veto of the ordinance.

3  
4 Section 4. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors  
5 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,  
6 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal  
7 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment  
8 additions, and Board amendment deletions in accordance with the "Note" that appears under  
9 the official title of the ordinance.

10  
11 APPROVED AS TO FORM:  
12 DENNIS J. HERRERA, City Attorney

13 By: \_\_\_\_\_  
14 MARLENA BYRNE  
15 Deputy City Attorney

16 n:\legana\as2013\1400113\00877973.docx

Exhibit C

[General Plan—Downtown Area Plan Amendments for 133-135 Golden Gate Avenue (St. Boniface Church and Rectory) for Transferable Development Rights Sale Eligibility]

**Ordinance amending the San Francisco General Plan to allow the sale of transferable development rights for 133-135 Golden Gate Avenue (St. Boniface Church and Rectory) by amending Map 1 of the Downtown Area Plan; and making environmental findings and findings of consistency with the General Plan and the 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 ~~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) This Board proposes the following General Plan amendment to allow the property located at 133-135 Golden Gate Avenue, St. Boniface Church and Rectory, designated as City Landmark No. 172, (Assessor’s Block No. 349, Lot Nos. 12 and 13), to be eligible for the City’s transferable development rights program.

(b) The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.), and this Board of Supervisors hereby affirms this determination. Said determination is on file with the Clerk of the Board of Supervisors in File No. \_\_\_\_\_ and is incorporated herein by reference.

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

4 (d) On \_\_\_\_\_, the Board of Supervisors received from the Planning  
5 Department this proposed General Plan amendment.

6 (e) Section 4.105 of the City Charter further provides that if the Board of Supervisors  
7 fails to Act within 90 days of receipt of the proposed the General Plan amendment, then the  
8 proposed amendment shall be deemed approved.

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

17 (g) After a duly noticed public hearing on hearing on January 9, 2014, in Resolution  
18 No. \_\_\_\_\_, the Planning Commission initiated this amendment to the General Plan.  
19 Said resolution is on file with the Clerk of the Board of Supervisors and incorporated herein by  
20 reference.

21 (h) On \_\_\_\_\_, the Planning Commission adopted this amendment by  
22 Resolution No. \_\_\_\_\_, finding in accordance with Planning Code Section 340 that  
23 the public necessity, convenience and general welfare required the proposed amendments.  
24 Said Resolution is on file with the Clerk of the Board in File No. \_\_\_\_\_. These and  
25 any and all other documents referenced in this Ordinance have been made available to the

1 Board of Supervisors and may be found in either the files of the Planning Department, as the  
2 custodian of records, at 1650 Mission Street in San Francisco, or in File No. \_\_\_\_\_  
3 with the Clerk of the Board of Supervisors at 1 Dr. Carlton B. Goodlett Place, San Francisco  
4 and are incorporated herein by reference.

5 (i) The Board of Supervisors finds, pursuant to Planning Code Section 340, that the  
6 amendment set forth in this ordinance will serve the public necessity, convenience and  
7 general welfare for the reasons set forth in Planning Commission Resolution No.  
8 \_\_\_\_\_ and incorporates those reasons herein by reference.

9 (j) The Board of Supervisors finds that this amendment is, on balance, in conformity  
10 with the General Plan, as amended by this ordinance, and the priority policies of Planning  
11 Code Section 101.1 for the reasons set forth in Planning Commission Resolution No.  
12 \_\_\_\_\_. The Board hereby adopts the findings set forth in Planning Commission  
13 Resolution No. \_\_\_\_\_.

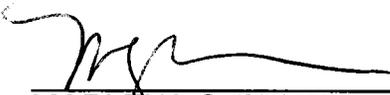
14  
15 Section 2. The San Francisco General Plan is hereby amended by amending Map 1 of  
16 the Downtown Area Plan to include the property located at 133-135 Golden Gate Avenue (St.  
17 Boniface Church and Rectory), Assessor's Block No. 0349, Lot Nos. 12 and 13, within the C-  
18 3-G area, as recommended to the Board of Supervisors by the Planning Commission in  
19 Resolution No. \_\_\_\_\_, and directs the Planning Department to update the General  
20 Plan to reflect this amendment.

21  
22 Section 3. Effective Date. This ordinance shall become effective 30 days after  
23 enactment, or, under Section 4.105 of the City Charter, if the Board of Supervisors fails to act  
24 within 90 days of receipt of this amendment, then this proposed amendments shall be  
25 deemed approved. Enactment occurs when the Mayor signs the ordinance, the Mayor returns

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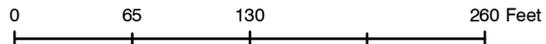
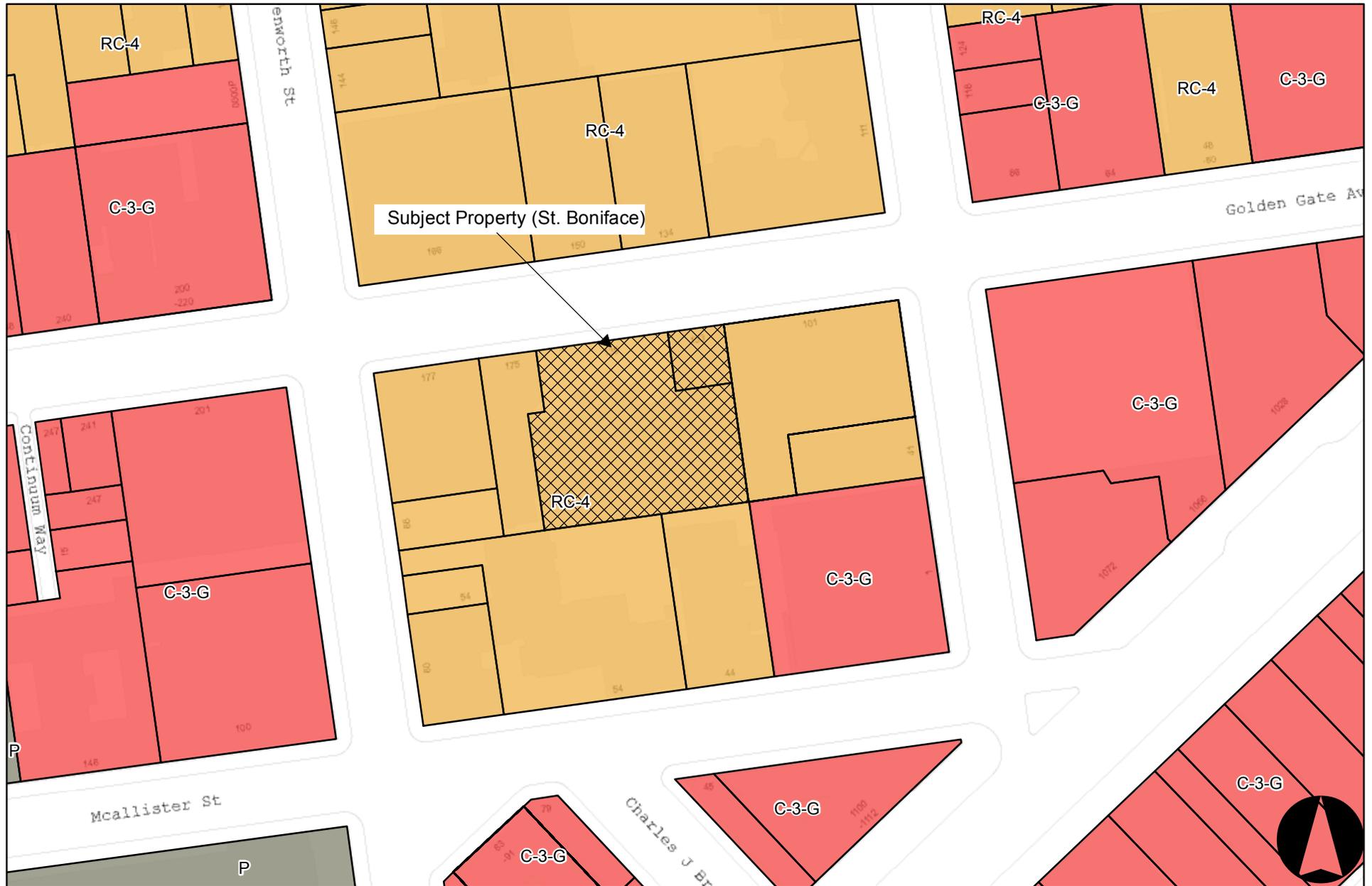
the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

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

By:   
MARLENA G. BYRNE  
Deputy City Attorney

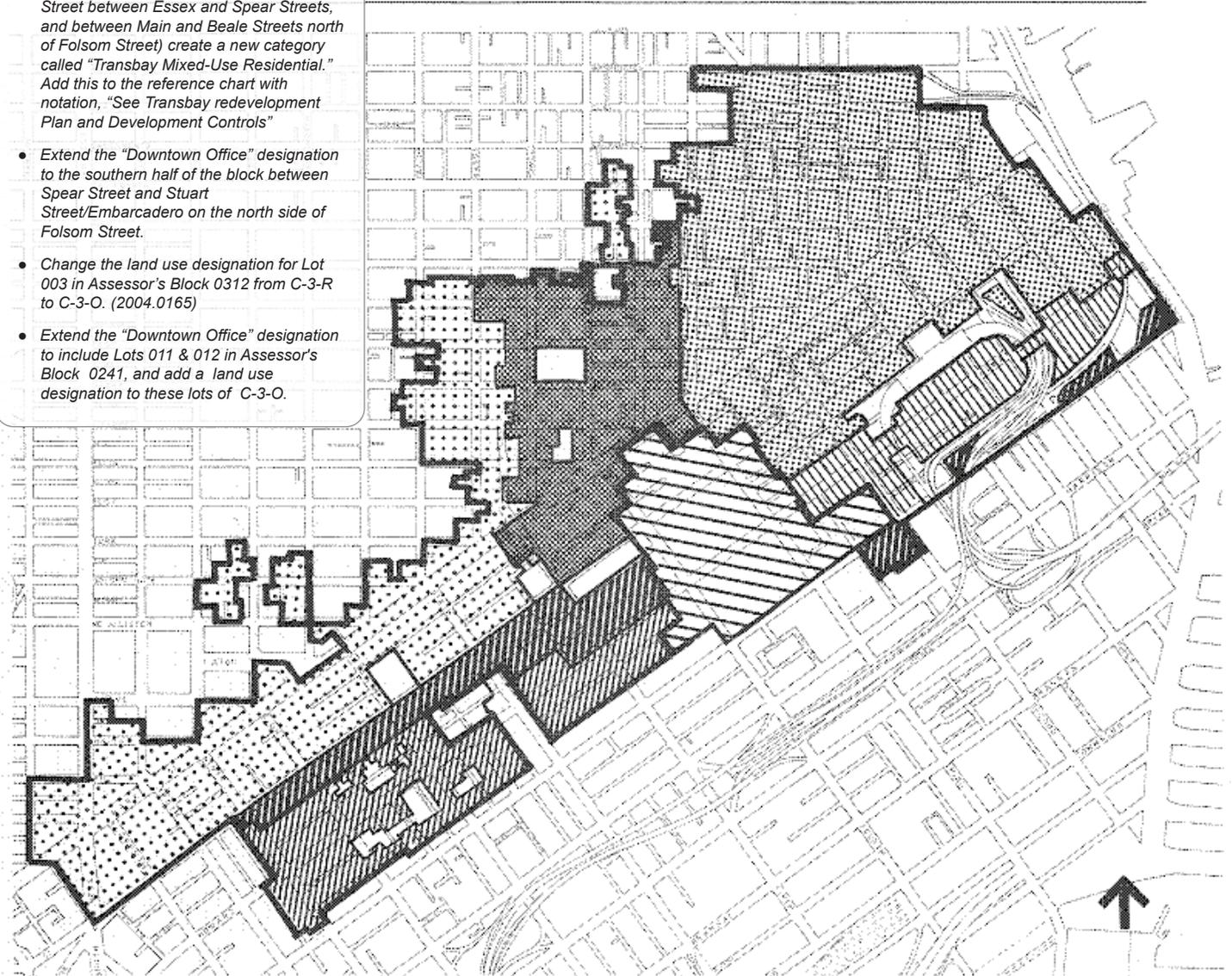
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# St. Boniface Rezoning



**MAP TO BE EDITED**

- For public parcels on former freeway ramps in the Transbay (along Folsom Street between Essex and Spear Streets, and between Main and Beale Streets north of Folsom Street) create a new category called "Transbay Mixed-Use Residential." Add this to the reference chart with notation, "See Transbay redevelopment Plan and Development Controls"
- Extend the "Downtown Office" designation to the southern half of the block between Spear Street and Stuart Street/Embarcadero on the north side of Folsom Street.
- Change the land use designation for Lot 003 in Assessor's Block 0312 from C-3-R to C-3-O. (2004.0165)
- Extend the "Downtown Office" designation to include Lots 011 & 012 in Assessor's Block 0241, and add a land use designation to these lots of C-3-O.



**DOWNTOWN LAND USE AND DENSITY PLAN**

0 400FT  
**Map 1**

Predominant Commercial Use Type	Building Commercial Intensity Density*	Height	Appropriate Zoning District
Downtown Office	FAR 9:1		C-3-O
Downtown Office	6:1		C-3-O (SD)
Downtown Retail	6:1		C-3-R
Downtown General Commercial	6:1		C-3-G
Downtown Service	5:1		C-3-S
Downtown Service, Industrial, Housing Conservation	2:1 office, 5:1 other		C-3-S (SU)
Mixed Use	See Yerba Buena Center Redevelopment Plan		

\*Unused FAR may be transferred from preservation sites to development sites up to a maximum FAR of 18:1 in the C-3-O and C-3-O (SD) districts and up to one and one half times the basic FAR in the C-3-R, C-3-G and C-3-S districts. See Preservation of the Past Chapter.

**NOTE:** The notations shown in italics represent recent amendments to the General Plan. This map is intended only as a temporary placeholder, and will be replaced by final maps illustrating these amendments in graphic form.

# St. Boniface

