



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 18092

**Initiation of Planning Code Text Change,
Zoning Map Amendment, and General Plan Amendment**
HEARING DATE: MAY 20, 2010, CONTINUED FROM: APRIL 22 AND MARCH 25, 2010

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Project Name: 660-680 California Street, aka Old St. Mary's Church, Landmark #2
T Case: Amending Section 128 – Transfer of Development Rights
Z Case: Rezoning 660-680 California Street
M Case: Amendments to the Chinatown & Downtown Elements of
General Plan

Case Number: 2009.1180TZM

Initiated by: Luce Forward Hamilton & Scripps LLP / Filed 12/22/09

Staff Contact: Tara Sullivan, Legislative Affairs
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INITIATING PROJECT-SPONSORED AMENDMENTS TO PLANNING CODE SECTION 128 (TRANSFER OF DEVELOPMENT RIGHTS), SAN FRANCISCO ZONING MAP ZN01, AND THE CHINATOWN AND DOWNTOWN ELEMENTS OF THE GENERAL PLAN.

PREAMBLE

Whereas, on December 30, 2009, Luce Forward, on behalf of The Roman Catholic Archbishop of San Francisco, applied to the Planning Department for a Planning Code text change and a Zoning Map amendment under Case Number 2009.1180TZM; and

Whereas, the proposed Planning Code text change would amend the Planning Code by amending Section 128 (Transfer of Development Rights in C-3 Districts) to require that the net proceeds from the sale of TDR after July 1, 2010 be first used to pay for or finance the preservation, rehabilitation, and/or maintenance of the building on the Transfer Lot, as well as to correct any City Notices of Violation(s); to allow the transfer of TDR from a parcel that is an individual landmark pursuant to Article 10 and located within the C-3 District to a Development Lot that is located in any C-3 District but is not located within a Redevelopment Agency Plan Area; and to establish "Maintenance and Repair Requirements for Transfer Lots", which will include mandating that proceeds from the sale of TDR after July 1, 2010 be used to correct any city violations, and for property owners submit a work plan/maintenance report to the Department; and

Whereas, the proposed San Francisco map change would amend Zoning Map ZN01 to rezone the parcel on block 0241, lots 011 and 012 (660-680 California Street, aka Old St. Mary's Church) from CVR (Chinatown Visitor Retail) to C-3-O (Downtown Commercial, Office); and

Whereas, the proposed General Plan amendments would amend the Chinatown Land Use and Density Plan map and the Downtown Land Use and Density Map to reflect the rezoning of the parcel on block 0241, lots 011 and 012 (660-680 California Street, aka Old St. Mary’s Church) from CVR (Chinatown Visitor Retail) to C-3-O (Downtown Commercial, Office); and

WHEREAS, the Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting to consider the initiation of the proposed Ordinance on May 20, 2010; and

WHEREAS, the proposed Ordinance has been determined to be categorically exempt from environmental review under the California Environmental Quality Act Section 15060(c); 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 on behalf of Department staff and other interested parties; and

WHEREAS, the all pertinent documents may be found in the files of the 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 Planning Code.

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 Planning Code amendments contained in the draft ordinance, approved as to form by the City Attorney in **Exhibit A**, to be considered at a publicly noticed hearing on or after June 10, 2010.

I hereby certify that the foregoing Resolution was ADOPTED by the San Francisco Planning Commission on May 20, 2010.

Linda D. Avery
Commission Secretary

AYES: Miguel, Olague, Moore, Sugaya, Lee, Antonini, Borden

NOES:

ABSENT: