Clerical Correction
3/26/09

FILE NO. 090178 ORDINANCE NO. 59-09

[Zoning Map Amendments in connection with the Balboa Park Station Area Plan.]

Ordinance amending Sheets ZN11, ZN12, HT11, HT12 and SU12 of the City and County of San Francisco Zoning Map to revise use districts and height and bulk districts within the Balboa Park Station Area Plan and to delete the Ocean Avenue Fast Food Restricted Use Subdistrict in its entirety; and making various findings, including CEQA findings and findings of consistency with the General Plan and 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 ~~strikethrough normal~~.

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

Section 1. Findings.

(a) Pursuant to Planning Code Section 302, this Board of Supervisors finds that this Ordinance will serve the public necessity, convenience, and welfare for the reasons set forth in Planning Commission Resolution No. 17778, and incorporates those reasons herein by reference. A copy of said Planning Commission Resolution is on file with the Clerk of the Board of Supervisors in File No. 090178.

(b) The Board of Supervisors finds that this Ordinance is, on balance, consistent with the General Plan and the Priority Policies of Planning Code Section 101.1(b) for the reasons set forth in Planning Commission Resolution No. 17778, and incorporates those reasons herein by reference.

(c) In accordance with the actions contemplated herein, this Board adopted Ordinance No. 60-09, concerning findings pursuant to the California Environmental Quality Act (California Public Resources Code sections 21000 et seq.). A copy of said Ordinance is on

3/26/09

~~Ordinance is on~~ file with the Clerk of the Board of Supervisors in File No. 090180 and is incorporated by reference herein.

Section 2. Under Sections 106 and 302(c) of the Planning Code, the following amendments to the Zoning Map, Sheets ZN11 and ZN12, are hereby approved.

Assessor Block/Lot	To Be Superseded	Hereby Approved	Notes
3180001	P/NC-2	Ocean Avenue NCT/P	That portion south of a line running parallel to and approximately 160' north of Ocean Avenue excluding the portion zoned "P" under the jurisdiction of the SFFD
3180003	NC-2	Ocean Avenue NCT	
3191010	NC-2	Ocean Avenue NCT	
3196004	NC-2	Ocean Avenue NCT	
3196005	NC-2	Ocean Avenue NCT	
3196006	NC-2	Ocean Avenue NCT	
3196010	NC-2	Ocean Avenue NCT	
3196011	NC-2	Ocean Avenue NCT	
3196017	NC-2	Ocean Avenue NCT	
3196028	NC-2	Ocean Avenue NCT	
3196029	NC-2	Ocean Avenue NCT	
3197006	NC-2	Ocean Avenue NCT	
3197007	NC-2	Ocean Avenue NCT	
3197008	NC-2	Ocean Avenue NCT	

1	3197010	NC-2	Ocean Avenue NCT
2	3198011	NC-2	Ocean Avenue NCT
3	3198012	NC-2	Ocean Avenue NCT
4	3198013	NC-2	Ocean Avenue NCT
5	6915034A	NC-2	Ocean Avenue NCT
6	3198014	NC-2	Ocean Avenue NCT
7	3198015	NC-2	Ocean Avenue NCT
8	3198016	NC-2	Ocean Avenue NCT
9	3199017	NC-2	Ocean Avenue NCT
10	3279012	NC-2	Ocean Avenue NCT
11	3279012A	NC-2	Ocean Avenue NCT
12	3280018	NC-2	Ocean Avenue NCT
13	3281020B	NC-2	Ocean Avenue NCT
14	3281020C	NC-2	Ocean Avenue NCT
15	3281020D	NC-2	Ocean Avenue NCT
16	3281020E	NC-2	Ocean Avenue NCT
17	3281035	NC-2	Ocean Avenue NCT
18	3281036	NC-2	Ocean Avenue NCT
19	3281037	NC-2	Ocean Avenue NCT
20	3281038	NC-2	Ocean Avenue NCT
21	3281039	NC-2	Ocean Avenue NCT
22	3281040	NC-2	Ocean Avenue NCT
23	3281041	NC-2	Ocean Avenue NCT
24	6915037	NC-2	Ocean Avenue NCT
25	3281042	NC-2	Ocean Avenue NCT

1	3281043	NC-2	Ocean Avenue NCT
2	3281044	NC-2	Ocean Avenue NCT
3	3281045	NC-2	Ocean Avenue NCT
4	3281046	NC-2	Ocean Avenue NCT
5	3281047	NC-2	Ocean Avenue NCT
6	3281048	NC-2	Ocean Avenue NCT
7	3281049	NC-2	Ocean Avenue NCT
8	3281050	NC-2	Ocean Avenue NCT
9	3281051	NC-2	Ocean Avenue NCT
10	3281052	NC-2	Ocean Avenue NCT
11	3281053	NC-2	Ocean Avenue NCT
12	3281054	NC-2	Ocean Avenue NCT
13	3281055	NC-2	Ocean Avenue NCT
14	3281056	NC-2	Ocean Avenue NCT
15	3282027	NC-2	Ocean Avenue NCT
16	3282027A	NC-2	Ocean Avenue NCT
17	3282027B	NC-2	Ocean Avenue NCT
18	3282028	NC-2	Ocean Avenue NCT
19	3282029	NC-2	Ocean Avenue NCT
20	3282030	NC-2	Ocean Avenue NCT
21	3282031	NC-2	Ocean Avenue NCT
22	3282032	NC-2	Ocean Avenue NCT
23	3282033	NC-2	Ocean Avenue NCT
24	3282034	NC-2	Ocean Avenue NCT
25	3282035	NC-2	Ocean Avenue NCT

1	3282036	NC-2	Ocean Avenue NCT
2	3282037	NC-2	Ocean Avenue NCT
3	3282038	NC-2	Ocean Avenue NCT
4	3282039	NC-2	Ocean Avenue NCT
5	3282040	NC-2	Ocean Avenue NCT
6	3283087	NC-2	Ocean Avenue NCT
7	3283124	NC-2	Ocean Avenue NCT
8	3283125	NC-2	Ocean Avenue NCT
9	3283126	NC-2	Ocean Avenue NCT
10	3283127	NC-2	Ocean Avenue NCT
11	3283128	NC-2	Ocean Avenue NCT
12	3283129	NC-2	Ocean Avenue NCT
13	3283130	NC-2	Ocean Avenue NCT
14	3283131	NC-2	Ocean Avenue NCT
15	3283132	NC-2	Ocean Avenue NCT
16	3283133	NC-2	Ocean Avenue NCT
17	3283134	NC-2	Ocean Avenue NCT
18	3283135	NC-2	Ocean Avenue NCT
19	3283136	NC-2	Ocean Avenue NCT
20	3283137	NC-2	Ocean Avenue NCT
21	3283138	NC-2	Ocean Avenue NCT
22	3283139	NC-2	Ocean Avenue NCT
23	3283140	NC-2	Ocean Avenue NCT
24	3283141	NC-2	Ocean Avenue NCT
25	3283142	NC-2	Ocean Avenue NCT

1	3283143	NC-2	Ocean Avenue NCT
2	3283144	NC-2	Ocean Avenue NCT
3	3283145	NC-2	Ocean Avenue NCT
4	3283146	NC-2	Ocean Avenue NCT
5	3283147	NC-2	Ocean Avenue NCT
6	3283148	NC-2	Ocean Avenue NCT
7	3283149	NC-2	Ocean Avenue NCT
8	3283150	NC-2	Ocean Avenue NCT
9	3283151	NC-2	Ocean Avenue NCT
10	3283152	NC-2	Ocean Avenue NCT
11	3283153	NC-2	Ocean Avenue NCT
12	3283154	NC-2	Ocean Avenue NCT
13	3283155	NC-2	Ocean Avenue NCT
14	3283156	NC-2	Ocean Avenue NCT
15	3283157	NC-2	Ocean Avenue NCT
16	3283158	NC-2	Ocean Avenue NCT
17	3283159	NC-2	Ocean Avenue NCT
18	3283160	NC-2	Ocean Avenue NCT
19	3283161	NC-2	Ocean Avenue NCT
20	3283162	NC-2	Ocean Avenue NCT
21	3283163	NC-2	Ocean Avenue NCT
22	3283164	NC-2	Ocean Avenue NCT
23	3283165	NC-2	Ocean Avenue NCT
24	3283166	NC-2	Ocean Avenue NCT
25	3283167	NC-2	Ocean Avenue NCT

1	3283168	NC-2	Ocean Avenue NCT
2	3283169	NC-2	Ocean Avenue NCT
3	3283170	NC-2	Ocean Avenue NCT
4	3283171	NC-2	Ocean Avenue NCT
5	3283172	NC-2	Ocean Avenue NCT
6	3283173	NC-2	Ocean Avenue NCT
7	3283174	NC-2	Ocean Avenue NCT
8	3283175	NC-2	Ocean Avenue NCT
9	3283176	NC-2	Ocean Avenue NCT
10	3283177	NC-2	Ocean Avenue NCT
11	3283178	NC-2	Ocean Avenue NCT
12	3283179	NC-2	Ocean Avenue NCT
13	3283180	NC-2	Ocean Avenue NCT
14	3283195	NC-2	Ocean Avenue NCT
15	3283197	NC-2	Ocean Avenue NCT
16	3283198	NC-2	Ocean Avenue NCT
17	3283199	NC-2	Ocean Avenue NCT
18	3283200	NC-2	Ocean Avenue NCT
19	3283201	NC-2	Ocean Avenue NCT
20	3283202	NC-2	Ocean Avenue NCT
21	3283203	NC-2	Ocean Avenue NCT
22	3283204	NC-2	Ocean Avenue NCT
23	3283205	NC-2	Ocean Avenue NCT
24	3283206	NC-2	Ocean Avenue NCT
25	3283207	NC-2	Ocean Avenue NCT

1	3283208	NC-2	Ocean Avenue NCT
2	3283209	NC-2	Ocean Avenue NCT
3	3283210	NC-2	Ocean Avenue NCT
4	3283211	NC-2	Ocean Avenue NCT
5	3283212	NC-2	Ocean Avenue NCT
6	3283213	NC-2	Ocean Avenue NCT
7	3283214	NC-2	Ocean Avenue NCT
8	3283215	NC-2	Ocean Avenue NCT
9	3283216	NC-2	Ocean Avenue NCT
10	3283217	NC-2	Ocean Avenue NCT
11	3283218	NC-2	Ocean Avenue NCT
12	3283219	NC-2	Ocean Avenue NCT
13	3283220	NC-2	Ocean Avenue NCT
14	3283221	NC-2	Ocean Avenue NCT
15	3283222	NC-2	Ocean Avenue NCT
16	6915001	NC-2	Ocean Avenue NCT
17	6915017	NC-2	Ocean Avenue NCT
18	6915018	NC-2	Ocean Avenue NCT
19	6915019	NC-2	Ocean Avenue NCT
20	6915020	NC-2	Ocean Avenue NCT
21	6915022	NC-2	Ocean Avenue NCT
22	6915024	NC-2	Ocean Avenue NCT
23	6915025	NC-2	Ocean Avenue NCT
24	6915027	NC-2	Ocean Avenue NCT
25	6915029	NC-2	Ocean Avenue NCT

1	6915032	NC-2	Ocean Avenue NCT	
2	6915034	NC-2	Ocean Avenue NCT	
3	6915035	RH-1(D)/NC-2	Ocean Avenue	Only that portion zoned
4			NCT/RH-1	NC-2
5	6915036	NC-2	Ocean Avenue NCT	
6	6933032	NC-2	Ocean Avenue NCT	
7	6933034	NC-2	Ocean Avenue NCT	
8	6934001A	NC-2	Ocean Avenue NCT	
9	6933035	NC-2	Ocean Avenue NCT	
10	6933040	NC-2	Ocean Avenue NCT	
11	6934001	NC-2	Ocean Avenue NCT	
12	6934022	NC-2	Ocean Avenue NCT	
13	6934025	NC-2	Ocean Avenue NCT	
14	6934027	NC-2	Ocean Avenue NCT	
15	6935001	NC-2	Ocean Avenue NCT	
16	6935020	NC-2	Ocean Avenue NCT	
17	6935021	NC-2	Ocean Avenue NCT	
18	6935026	NC-2	Ocean Avenue NCT	
19	6935027	NC-2	Ocean Avenue NCT	
20	6936001	NC-2	Ocean Avenue NCT	
21	6936010	NC-2	Ocean Avenue NCT	
22	6936011	NC-2	Ocean Avenue NCT	
23	6936012	NC-2	Ocean Avenue NCT	
24	6936013	NC-2	Ocean Avenue NCT	
25	6936014	NC-2	Ocean Avenue NCT	

1	6936015	NC-2	Ocean Avenue NCT	
2	6936016	NC-2	Ocean Avenue NCT	
3	6936017	NC-2	Ocean Avenue NCT	
4	6941058	NC-2	Ocean Avenue NCT	
5	6941059	NC-2	Ocean Avenue NCT	
6	6941060	NC-2	Ocean Avenue NCT	
7	6942050	NC-2	Ocean Avenue NCT	
8	6942054	NC-2	Ocean Avenue NCT	
9	6942055	NC-2	Ocean Avenue NCT	
10	6942058	NC-2	Ocean Avenue NCT	
11	6943049	NC-2	Ocean Avenue NCT	
12	6943054	RH-2/NC-2	Ocean Avenue	Only that portion zoned
13			NCT/RH-2	NC-2
14	6944001	NC-2	Ocean Avenue NCT	
15	6944040	NC-2	Ocean Avenue NCT	
16	6944043	NC-2	Ocean Avenue NCT	
17	6944044	RH-2/NC-2	Ocean Avenue	Only that portion zoned
18			NCT/RH-2	NC-2
19	6945034	NC-2	Ocean Avenue NCT	
20	6945035	NC-2	Ocean Avenue NCT	
21	6945036	NC-2	Ocean Avenue NCT	
22	6945041	NC-2	Ocean Avenue NCT	
23	6945043	NC-2	Ocean Avenue NCT	
24	6945045	NC-2	Ocean Avenue NCT	
25	6946030	NC-2	Ocean Avenue NCT	

6944046	NC-2	Ocean Avenue NCT
6944047	NC-2	Ocean Avenue NCT
6944048	NC-2	Ocean Avenue NCT
6944049	NC-2	Ocean Avenue NCT
6944050	NC-2	Ocean Avenue NCT
6944051	NC-2	Ocean Avenue NCT
6944052	NC-2	Ocean Avenue NCT
6944053	NC-2	Ocean Avenue NCT
6944054	NC-2	Ocean Avenue NCT
6944055	NC-2	Ocean Avenue NCT
6944056	NC-2	Ocean Avenue NCT
6944057	NC-2	Ocean Avenue NCT
6941061	NC-2	Ocean Avenue NCT
6941062	NC-2	Ocean Avenue NCT
6941063	NC-2	Ocean Avenue NCT
6941064	NC-2	Ocean Avenue NCT
6941065A	NC-2	Ocean Avenue NCT
6941068	NC-2	Ocean Avenue NCT
3212023	NC-1	NCT-1
3212023A	NC-1	NCT-1
3212023B	NC-1	NCT-1
3212023E	NC-1	NCT-1
6962006B	RH-1	NCT-1
6962006C	RH-1	NCT-1

6962006D	RH-1	NCT-1
6962006E	RH-1	NCT-1
6962007	RH-1	NCT-1
6964007	NC-1	NCT-1
6964008	RH-1	NCT-1
6964009	RH-1	NCT-1
6964009A	RH-1	NCT-1
6964010	RH-1	NCT-1
6964011	RH-1	NCT-1
6964012	RH-1	NCT-1
6964013	RH-1	NCT-1
6964013A	RH-1	NCT-1
6964014	RH-1	NCT-1
6964025	NC-1	NCT-1
6962006F	RH-1	NCT-1
6950004	NC-1	NCT-2
6973038	P	NCT-2
6973039	P	NCT-2

Section 3. Under Sections 106 and 302(c) of the Planning Code, the following amendments to the Zoning Map, Sheets HT11 and HT12, are hereby approved.

Assessor Block/Lot	To Be Superseded	Hereby Approved	Notes
3282036	40-X	45-X	

1	3282037	40-X	45-X
2	3282038	40-X	45-X
3	3282039	40-X	45-X
4	3282040	40-X	45-X
5	3283087	40-X	45-X
6	3283124	40-X	45-X
7	3283125	40-X	45-X
8	3283126	40-X	45-X
9	3283127	40-X	45-X
10	3283128	40-X	45-X
11	3283129	40-X	45-X
12	3283130	40-X	45-X
13	3283131	40-X	45-X
14	3283132	40-X	45-X
15	3283133	40-X	45-X
16	3283134	40-X	45-X
17	3283135	40-X	45-X
18	3283136	40-X	45-X
19	3283137	40-X	45-X
20	3283138	40-X	45-X
21	3283139	40-X	45-X
22	3283140	40-X	45-X
23	3283141	40-X	45-X
24	3283142	40-X	45-X
25	3283143	40-X	45-X

1	3283144	40-X	45-X
2	3283145	40-X	45-X
3	3283146	40-X	45-X
4	3283147	40-X	45-X
5	3283148	40-X	45-X
6	3283149	40-X	45-X
7	3283150	40-X	45-X
8	3283151	40-X	45-X
9	3283152	40-X	45-X
10	3283153	40-X	45-X
11	3283154	40-X	45-X
12	3283155	40-X	45-X
13	3283156	40-X	45-X
14	3283157	40-X	45-X
15	3283158	40-X	45-X
16	3283159	40-X	45-X
17	3283160	40-X	45-X
18	3283161	40-X	45-X
19	3283162	40-X	45-X
20	3283163	40-X	45-X
21	3283164	40-X	45-X
22	3283165	40-X	45-X
23	3283166	40-X	45-X
24	3283167	40-X	45-X
25	3283168	40-X	45-X

1	3283169	40-X	45-X
2	3283170	40-X	45-X
3	3283171	40-X	45-X
4	3283172	40-X	45-X
5	3283173	40-X	45-X
6	3283174	40-X	45-X
7	3283175	40-X	45-X
8	3283176	40-X	45-X
9	3283177	40-X	45-X
10	3283178	40-X	45-X
11	3283179	40-X	45-X
12	3283180	40-X	45-X
13	3283195	40-X	45-X
14	3283197	40-X	45-X
15	3283198	40-X	45-X
16	3283199	40-X	45-X
17	3283200	40-X	45-X
18	3283201	40-X	45-X
19	3283202	40-X	45-X
20	3283203	40-X	45-X
21	3283204	40-X	45-X
22	3283205	40-X	45-X
23	3283206	40-X	45-X
24	3283207	40-X	45-X
25	3283208	40-X	45-X

1	3283209	40-X	45-X
2	3283210	40-X	45-X
3	3283211	40-X	45-X
4	3283212	40-X	45-X
5	3283213	40-X	45-X
6	3283214	40-X	45-X
7	3283215	40-X	45-X
8	3283216	40-X	45-X
9	3283217	40-X	45-X
10	3283218	40-X	45-X
11	3283219	40-X	45-X
12	3283220	40-X	45-X
13	3283221	40-X	45-X
14	3283222	40-X	45-X
15	6915001	40-X	45-X
16	6915017	40-X	45-X
17	6915018	40-X	45-X
18	6915019	40-X	45-X
19	6915020	40-X	45-X
20	6915022	40-X	45-X
21	6915024	40-X	45-X
22	6915025	40-X	45-X
23	6915027	40-X	45-X
24	6915029	40-X	45-X
25	6915032	40-X	45-X

1	6915034	40-X	45-X
2	6915035	40-X	45-X
3	6915036	40-X	45-X
4	6933032	40-X	45-X
5	6933034	40-X	45-X
6	6933035	40-X	45-X
7	6933040	40-X	45-X
8	6962006F	40-X	45-X
9	6934001	40-X	45-X
10	6934022	40-X	45-X
11	6934025	40-X	45-X
12	6934027	40-X	45-X
13	6935001	40-X	45-X
14	6935020	40-X	45-X
15	6935021	40-X	45-X
16	6935026	40-X	45-X
17	6935027	40-X	45-X
18	6936001	40-X	45-X
19	6936010	40-X	45-X
20	6936011	40-X	45-X
21	6936012	40-X	45-X
22	6936013	40-X	45-X
23	6936014	40-X	45-X
24	6936015	40-X	45-X
25	6936016	40-X	45-X

1	6936017	40-X	45-X
2	6941058	40-X	45-X
3	6941059	40-X	45-X
4	6941060	40-X	45-X
5	6950004	40-X	45-X
6	6942050	40-X	45-X
7	6942054	40-X	45-X
8	6942055	40-X	45-X
9	6942058	40-X	45-X
10	6943049	40-X	45-X
11	6943054	40-X	45-X
12	6944001	40-X	45-X
13	6944040	40-X	45-X
14	6944043	40-X	45-X
15	6944044	40-X	45-X
16	6945034	40-X	45-X
17	6945036	40-X	45-X
18	6945041	40-X	45-X
19	6945043	40-X	45-X
20	6945045	40-X	45-X
21	6946030	40-X	45-X
22	6962006B	40-X	45-X
23	6962006C	40-X	45-X
24	6962006D	40-X	45-X
25	6962006E	40-X	45-X

6962007	40-X	45-X	
6964007	40-X	45-X	
6964008	40-X	45-X	
6964009	40-X	45-X	
6964009A	40-X	45-X	
6964010	40-X	45-X	
6964011	40-X	45-X	
6964012	40-X	45-X	
6964013	40-X	45-X	
6964013A	40-X	45-X	
6964014	40-X	45-X	
6964025	40-X	45-X	
6973038	40-X/105-E	45-X/85-B	
6973039	40-X/105-E	45-X/85-B	
6941061	40-X	45-X	
6941062	40-X	45-X	
6941063	40-X	45-X	
6941064	40-X	45-X	
6941065A	40-X	45-X	
6941068	40-X	45-X	
6934001A	40-X	45-X	
3180001	40-X/65-A	40-X/55-X/65-A	Only that portion that is zoned Ocean Avenue NCT

3180003	65-A	55-X	
3179010	OS/65-A/105-E	OS/40-X/65-A/105-E	The easternmost 200' width portion of the lot under City College of San Francisco jurisdiction.
3180001	40-X/65-A	40-X/55-X/65-A	Only that portion east of a line running north/south 366' west of Phelan Ave and south of a line running east/west approximately 1,300' north of Ocean Avenue (at Phelan Ave) intersection.
6973038	40-X/105-E	45-X/85-B	
6973039	40-X/105-E	45-X/85-B	

Section 4. Under Sections 106 and 302(c) of the Planning Code, the Board hereby amends the Zoning Map of the City and County of San Francisco, Sheet SU12, to delete the Ocean Avenue Fast Food Restricted Use Subdistrict in its entirety.

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

By: John D. Malamut
Deputy City Attorney

City and County of San Francisco

Tails

Ordinance

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 090178 **Date Passed:**

Ordinance amending Sheets ZN11, ZN12, HT11, HT12 and SU12 of the City and County of San Francisco Zoning Map to revise use districts and height and bulk districts within the Balboa Park Station Area Plan and to delete the Ocean Avenue Fast Food Restricted Use Subdistrict in its entirety; and making various findings, including CEQA findings and findings of consistency with the General Plan and Planning Code Section 101.1.

March 31, 2009 Board of Supervisors — PASSED ON FIRST READING

Ayes: 11 - Alioto-Pier, Avalos, Campos, Chiu, Chu, Daly, Dufty, Elsbernd, Mar, Maxwell, Mirkarimi

April 7, 2009 Board of Supervisors — FINALLY PASSED

Ayes: 11 - Alioto-Pier, Avalos, Campos, Chiu, Chu, Daly, Dufty, Elsbernd, Mar, Maxwell, Mirkarimi

File No. 090178

I hereby certify that the foregoing Ordinance was FINALLY PASSED on April 7, 2009 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

4/17/09
Date Approved

Mayor Gavin Newsom