

FILE NO. 040974

ORDINANCE NO. 221-04

Humanity

[Zoning Map Amendment in connection with Habitat For Humanities Project.]

Ordinance amending Zoning Map Sheet 12 of the City and County of San Francisco for property located at 101 Head Street, 105 Head Street, 110 Head Street, 310 DeLong Avenue, 479 DeLong Avenue, 495 DeLong Avenue, 491 DeLong Avenue, 487 DeLong Avenue, 409 DeLong Avenue, 36 Santa Cruz Avenue, 48 Santa Cruz Avenue, 50 Santa Cruz Avenue (Assessor's Block 7153 Lots 008, 008A, 009, 010, 011, 012, 013, 014; Block 7154, Lot 023; Block 7174 Lots 004, 007, 008, 009, 025, 026, 027, 028, 029, 030, 031, 047, 048, 052) to change the zone classification from P, Public Use, to RH-1, Residential House, One Family; adopting findings pursuant to the California Environmental Quality Act; and making 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 ~~*strikethrough 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. The Board of Supervisors of the City and County of San Francisco hereby finds and determines that:

(a) Pursuant to Planning Code Section 302, this Board of Supervisors finds that this ordinance approving a zoning map amendment in connection with a project sponsored by Habitat for Humanity for a proposed rezoning of 23 undeveloped parcels to create 12 building sites to develop 12 single-family dwellings for families earning no more than 60% of the area median income (the "Project") will serve the public necessity, convenience and welfare for the reasons set forth in Planning Commission Resolution No. 16798 recommending approval of this Zoning Map amendment, and incorporates such reasons by this reference thereto. A

Supervisor Sandoval
Planning Department
BOARD OF SUPERVISORS

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1 copy of said resolution is on file with the Clerk of the Board of Supervisors in File No.
2 040974.

3 (b) Pursuant to Planning Code Section 101.1, this Board of Supervisors finds that this
4 ordinance is consistent with the priority policies of Section 101.1(b) of the Planning Code and
5 the General Plan and hereby adopts the findings of the Planning Commission, as set forth in
6 Planning Commission Resolution No. 16799, and incorporates said findings by this reference
7 herein. A copy of said resolution is on file with the Clerk of the Board of Supervisors in File
8 No. 040974.

9 (c) On May 27, 2004, the Planning Commission reviewed and considered the
10 Mitigated Negative Declaration for the Project ("Neg Dec") and, by Motion No. 16798, found
11 that the contents of the Neg Dec and the procedures through which the Neg Dec was
12 prepared, publicized, and reviewed complied with the provisions of the California
13 Environmental Quality Act ("CEQA"), the CEQA Guidelines, and Chapter 31 of the San
14 Francisco Administrative Code. A copy of said motion is on file with the Clerk of the Board of
15 Supervisors in File No. 040974.

16 (d) The Board of Supervisors hereby certifies that it has reviewed and considered the
17 Neg Dec and the concurs with the Planning Commission's findings and conclusions in Motion
18 No. 16798. The Board finds that the Neg Dec reflects the City's independent judgment and
19 analysis and, on the basis of the whole record before it, finds that the Neg Dec is adequate
20 and complete, and there is no substantial evidence that the Project would have a significant
21 impact on the environment, and adopts the Neg Dec. Any and all documents referenced
22 herein have been made available to and reviewed by the Board of Supervisors and may be
23 found either in the files of the City Planning Department, as the custodian of records at 1660
24 Mission Street in San Francisco, or in File No. 040974 with the Clerk of the Board of
25 Supervisors at 1 Dr. Carlton B. Goodlett Place, San Francisco.

1 (e) On May 27, 2004, the Planning Commission held a duly noticed public hearing and
 2 in Resolution No. 16798, the Planning Commission recommended zoning map amendments
 3 associated with the Project. Said amendments and the Zoning Map change, a copy of which
 4 are on file with the Clerk of the Board of Supervisors in File No. 040974, are incorporated
 5 herein by reference as though fully set forth.

6 Section 2. Amendment of Sheet 12 of the Zoning Map. The following change in height
 7 district and adjustment of the boundary between this height district and the OS District, as
 8 shown on the Zoning Map attached hereto at Attachment 1, are hereby adopted as an
 9 amendment to Zoning Map Sheet 12 of the City and County of San Francisco:

<u>Description of Property</u>	<u>District to be Superseded</u>	<u>District to be Approved</u>
101 Head St, 105 Head St, 110 Head St , 310 DeLong Ave., 479 DeLong Ave., 495 DeLong Ave., 491 DeLong Ave., 487 DeLong Ave., 409 DeLong Ave., 36 Santa Cruz Ave., 48 Santa Cruz Ave., 50 Santa Cruz Ave., Assessor's Block 7153 Lots 008, 008A, 009, 010, 011, 012, 013, 014; Block 7154, Lot 023; Block 7174 Lots 004, 007, 008, 009, 025, 026, 027, 028, 029, 030, 031, 047, 048, 052	P (Public Use)	RH-1 (Residential House, One Family)

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

By: 
Susan Cleveland-Knowles
Deputy City Attorney



City and County of San Francisco

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

Tails Ordinance

File Number: 040974

Date Passed:

Ordinance amending Zoning Map Sheet 12 of the City and County of San Francisco for property located at 101 Head Street, 105 Head Street, 110 Head Street, 310 DeLong Avenue, 479 DeLong Avenue, 495 DeLong Avenue, 491 DeLong Avenue, 487 DeLong Avenue, 409 DeLong Avenue, 36 Santa Cruz Avenue, 48 Santa Cruz Avenue, 50 Santa Cruz Avenue (Assessor's Block 7153 Lots 008, 008A, 009, 010, 011, 012, 013, 014; Block 7154, Lot 023; Block 7174 Lots 004, 007, 008, 009, 025, 026, 027, 028, 029, 030, 031, 047, 048, 052) to change the zone classification from P, Public Use, to RH-1, Residential House, One Family; adopting findings pursuant to the California Environmental Quality Act; and making findings of consistency with the General Plan and the priority policies of Planning Code Section 101.1.

August 10, 2004 Board of Supervisors — AMENDED

Ayes: 11 - Alioto-Pier, Ammiano, Daly, Dufty, Elsbernd, Gonzalez, Ma, Maxwell, McGoldrick, Peskin, Sandoval

August 10, 2004 Board of Supervisors — PASSED ON FIRST READING AS AMENDED

Ayes: 11 - Alioto-Pier, Ammiano, Daly, Dufty, Elsbernd, Gonzalez, Ma, Maxwell, McGoldrick, Peskin, Sandoval

August 17, 2004 Board of Supervisors — FINALLY PASSED


Ayes: 11 - Alioto-Pier, Ammiano, Daly, Dufty, Elsbernd, Gonzalez, Ma, Maxwell, McGoldrick, Peskin, Sandoval

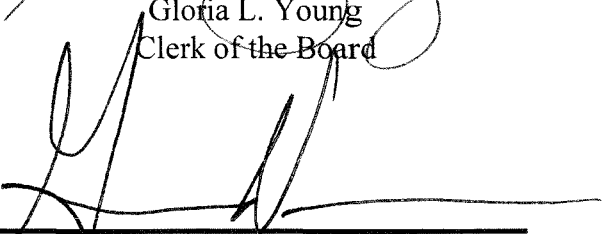
File No. 040974

I hereby certify that the foregoing Ordinance was **FINALLY PASSED** on August 17, 2004 by the Board of Supervisors of the City and County of San Francisco.

8/25/04

Date Approved


Gloria L. Young
Clerk of the Board


Mayor Gavin Newsom