

[Zoning Map Amendment – Southeast corner of Howard and Hawthorne Streets, Block 3735, Lot 047.]

Ordinance amending Zoning Map Sheet IH of the City and County of San Francisco for property located at Block 3735, Lot 047, to change the height and bulk district classification from 150-S to 250-S; adopting findings pursuant to the California Environmental Quality Act; and adopting 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) On February 22, 2006, the Planning Department issued a Final Mitigated Negative Declaration encompassing this Zoning Map Amendment, on file with the Department (File No. 2004.0852E), in compliance with the California Environmental Quality Act ("CEQA") (California Public Resources Code section 21000 et seq.), the State CEQA Guidelines (California Code of Regulations Title 14 sections 15000 et seq.) and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"). The Negative Declaration was prepared for a proposed residential project with ground floor retail space and underground parking at One Hawthorne Street ("Project"). The Planning Commission adopted Motion No. 17211 and Resolution No. 17213 adopting findings related to a determination of compliance with CEQA for the Project and the Zoning Map Amendment, and this Board of Supervisors

1 hereby affirms and adopts said findings based on the reasons set forth therein, and
2 incorporates such reasons by reference.

3 (b) On MARCH 23, 2006 the Planning Commission held a duly noticed public
4 hearing and in Resolution No. 17213, the Planning Commission approved and
5 recommended adoption by the Board of an amendment to the Zoning Map of the City and
6 County of San Francisco to change the Height and Bulk classification for Block 3735, Lot 047
7 from 150-S to 250-S.

8 (c) Pursuant to Planning Code Section 302, this Board of Supervisors finds that this
9 Zoning Map Amendment will serve the public necessity, convenience and welfare for the
10 reasons set forth in Planning Commission Motion No. 17215 approving the conditional
11 use application for the Project, and Motion No. 17214 adopting findings relating to a
12 determination of compliance under Planning Code Section 309 for the Project, and Resolution
13 No. 17213 adopting environmental findings and recommending that the Board of
14 Supervisors approve this Zoning Map Amendment, and incorporates such reasons by
15 reference herein.

16 (d) Pursuant to Planning Code Section 101.1, this Board of Supervisors finds that
17 this Zoning Map Amendment is consistent with the priority policies of Section 101.1(b) of the
18 Planning Code and the General Plan, and hereby adopts the findings of the Planning
19 Commission, as set forth in Planning Commission Motion Nos. 17215 and 17214,
20 and Planning Commission Resolution No. 17213, and incorporates said findings by
21 reference herein.

22 Section 2. Pursuant to Sections 106 and 302(c) of the Planning Code, the following
23 change in height classification, duly approved and recommended to the Board of Supervisors
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1 by the Planning Commission, is hereby adopted as an amendment to Zoning Map Sheet IH of
2 the City and County of San Francisco.

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Description of Property	Height and Bulk District to be Superseded	Height and Bulk District to be Approved
Assessor's Block 3735, Lot 047	<i>150-S</i>	<u>250-S</u>

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

11 By:

Judith A. Boyajian
12 JUDITH A. BOYAJIAN
13 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: 060479

Date Passed:

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May 23, 2006 Board of Supervisors — PASSED ON FIRST READING

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

June 6, 2006 Board of Supervisors — FINALLY PASSED


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

File No. 060479

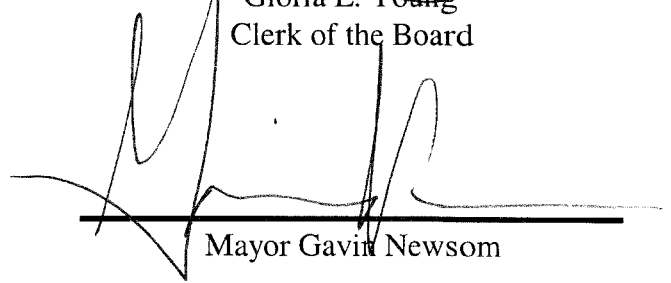
I hereby certify that the foregoing Ordinance
was **FINALLY PASSED** on June 6, 2006 by
the Board of Supervisors of the City and
County of San Francisco.

JUN 14 2006

Date Approved



Gloria L. Young
Clerk of the Board



Mayor Gavin Newsom