

1 [General Plan Amendment – Southeast corner of Howard and Hawthorne Streets, Block 3735,
2 Lot 047.]

3 **Ordinance amending Map 5 (Proposed Height and Bulk Districts) of the Downtown Area**
4 **Plan of the General Plan of the City and County of San Francisco to change the height**
5 **and bulk district classification of the property located at Block 3735, Lot 047 from 150-S**
6 **to 250-S; adopting findings pursuant to the California Environmental Quality Act; and**
7 **adopting findings of consistency with the Priority Policies of Planning Code Section**
8 **101.1.**

9 Note: This entire section is new.

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

11 Section 1. Findings. The Board of Supervisors of the City and County of San
12 Francisco hereby finds and determines that:

13 (a) On February 22, 2006, the Planning Department issued a Final Mitigated
14 Negative Declaration encompassing this General Plan Amendment, on file with the
15 Department (File No. 2004.0852E), in compliance with the California Environmental Quality
16 Act ("CEQA") (California Public Resources Code section 21000 et seq.), the State CEQA
17 Guidelines (California Code of Regulations Title 14 sections 15000 et seq.) and Chapter 31 of
18 the San Francisco Administrative Code ("Chapter 31"). The Negative Declaration was
19 prepared for a proposed residential project with ground floor retail space and underground
20 parking at One Hawthorne Street ("Project"). The Planning Commission adopted Motion No.
21 17211 and Resolution No. 17212 adopting findings related to a determination
22 of compliance with CEQA for the Project and the General Plan Amendment, and this Board of
23 Supervisors hereby affirms and adopts said findings based on the reasons set forth therein,
24 and incorporates such reasons by reference.
25

1 (b) On March 23, 2006 the Planning Commission held a duly noticed public
2 hearing and in Resolution No. 17212, the Planning Commission approved and
3 recommended adoption by the Board of an amendment to the General Plan of the City and
4 County of San Francisco to change the Height and Bulk classification for Block 3735, Lot 047
5 on Map 5 of the Downtown Area Plan from 150-S to 250-S.

6 (c) Pursuant to Planning Code Section 302, this Board of Supervisors finds that the
7 General Plan Amendment will serve the public necessity, convenience and welfare for the
8 reasons set forth in Planning Commission Motion No. 17215 approving the
9 conditional use application for the Project, and Motion No. 17214 adopting findings
10 relating to a determination of compliance under Planning Code Section 309 for the Project,
11 and Resolution No. 17212 adopting environmental findings and recommending
12 that the Board of Supervisors approve this General Plan Amendment, and incorporates such
13 reasons by reference herein.

14 (d) Pursuant to Planning Code Section 101.1, this Board of Supervisors finds that
15 the General Plan Amendment is consistent with the priority policies of Section 101.1(b) of the
16 Planning Code and the General Plan, and hereby adopts the findings of the Planning
17 Commission, as set forth in Planning Commission Motion Nos. 17215 and 17214,
18 and Planning Commission Resolution No. 17212, and incorporates said findings by
19 reference herein.

20 (e) Planning Code Section 340 requires that the Planning Commission consider any
21 proposed amendments to the City's General Plan and make a recommendation for approval
22 or rejection to the Board of Supervisors before the Board of Supervisors acts on the proposed
23 amendments. The Planning Commission has recommended approval of the General Plan
24 Amendment.

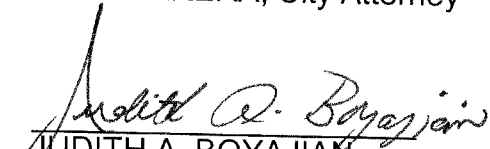
1 (f) Pursuant to Planning Code Section 340, this Board of Supervisors finds that this
2 General Plan Amendment will serve the public necessity, convenience and general welfare for
3 the reasons set forth in Planning Commission ^{Resolution} Motion No. 17212 adopting findings
4 relating to the approval and recommendation for adoption by the Board of Supervisors of this
5 General Plan Amendment, and incorporates such reasons by reference herein.

6 (g) Pursuant to Planning Code Section 101.1, this Board of Supervisors finds that
7 this ordinance is consistent with the General Plan and with the eight priority policies of
8 Planning Code Section 101.1(b), and hereby adopts the findings of the Planning Commission,
9 as set forth in Planning Commission ^{Resolution} Motion No. 17212 and incorporates said
10 findings by reference herein. A copy of said motion is on file with the Clerk of the Board of
11 Supervisors in File No. 060480.

12 Section 2. The Board of Supervisors hereby approves an amendment to the General
13 Plan as follows: Map 5 (Proposed Height and Bulk Districts) of the Downtown Area Plan of the
14 General Plan of the City and County of San Francisco shall be amended to change the height
15 and bulk district classification of the property located at Block 3735, Lot 047 from 150-S to
16 250-S.

17
18 APPROVED AS TO FORM:
19 DENNIS J. HERRERA, City Attorney

20
21 By:


22 JUDITH A. BOYAJIAN
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: 060480

Date Passed:

Ordinance amending Map 5 (Proposed Height and Bulk Districts) of the Downtown Area Plan of the General Plan of the City and County of San Francisco to change the height and bulk district classification of the property located at Block 3735, Lot 047 from 150-S to 250-S; adopting findings pursuant to the California Environmental Quality Act; and adopting findings of consistency with the Priority Policies of Planning Code Section 101.1.

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

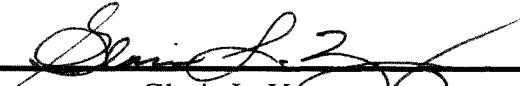
Ayes: 11 - Alioto-Pier, Ammiano, Daly, Dufty, Elsbernd, Ma, Maxwell,
McGoldrick, Mirkarimi, Peskin, Sandoval

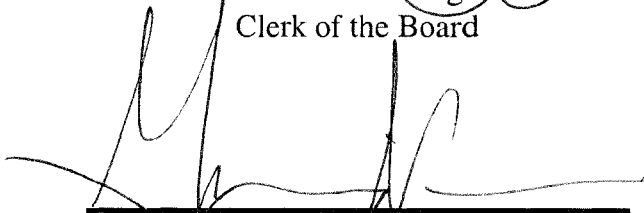
File No. 060480

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 21 2006

Date Approved


Gloria L. Young
Clerk of the Board


Mayor Gavin Newsom