

1 [General Plan Amendment - 302 Silver Avenue - Urban Design Element Map 5]

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3 **Ordinance amending the General Plan by revising Map 5 of the Urban Design Element**
4 **to change the bulk designation shown on the Map for 302 Silver Avenue, Assessor's**
5 **Block No. 5952, Lot No. 002; adopting and making findings regarding the Mitigated**
6 **Negative Declaration prepared in compliance with the California Environmental Quality**
7 **Act; and making findings of consistency with the General Plan, and the eight priority**
8 **policies of Planning Code, Section 101.1.**

9 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
10 **Additions to Codes** are in *single-underline italics Times New Roman font*.
11 **Deletions to Codes** are in ~~*italics Times New Roman font*~~.
12 **Board amendment additions** are in Arial font.
13 **Board amendment deletions** are in ~~Arial font~~.
14 **Asterisks (* * * *)** indicate the omission of unchanged Code
15 subsections or parts of tables.

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

17 Section 1. Findings.

18 (a) On May 27, 2015, the Planning Department's Environmental Review Officer
19 finalized the Mitigated Negative Declaration ("MND") for the Jewish Home of San Francisco
20 for this General Plan Amendment, Planning Code and Zoning Map Amendments and
21 determined that the MND was adequate, accurate and complete and reflected the
22 independent judgment of the Planning Department. An appeal was filed on June 17, 2015,
23 and on August 13, 2015 the Planning Commission conducted a duly noticed public hearing
24 and reviewed and considered the MND and the appeal thereon. The Planning Commission
25 found that, based on the whole record, there was no relevant information to support a fair
argument that the proposed project could have a significant effect on the environment and
that the MND was adequate, accurate and complete and reflected the Planning Department's

1 independent judgment and analysis in Motion No. 19435. A copy of the MND and this Motion
2 is on file with the Clerk of the Board of Supervisors in File No. 150845 and is incorporated
3 herein by reference. At the same hearing, the Planning Commission adopted the MND and a
4 Mitigation Monitoring and Reporting Program in its Resolution No. 19436 and Motion No.
5 19435. In accordance with the actions contemplated herein, this Board has reviewed the
6 MND and the record as a whole, and adopts and incorporates by reference, as though fully
7 set forth herein, the findings, including the Mitigation Monitoring and Reporting Program,
8 pursuant to the California Environmental Quality Act (California Public Resources Code
9 Section 21000 et seq.), adopted by the Planning Commission on August 13, 2015, in
10 Resolution No. 19436 and Motion No. 19435. Copies of Resolution No. 19436 and Motion
11 No. 19435 are on file with the Clerk of the Board of Supervisors in File No. 150845. The
12 Planning Department, Jonas Ionin, is the custodian of records, located in Planning
13 Department File No.2011.1323E, at 1650 Mission Street, 4th Floor, San Francisco, California.

14 (b) Pursuant to Charter Section 4.105 and Planning Code Section 340, any
15 amendments to the General Plan shall first be considered by the Planning Commission and
16 thereafter recommended for approval or rejection by the Board of Supervisors. On August 13,
17 2015, by Resolution No. 19436, the Planning Commission found that the public necessity,
18 convenience and general welfare required this Amendment, adopted this Amendment and
19 recommended it for approval to the Board of Supervisors. A copy of Planning Commission
20 Resolution No. 19436 is on file with the Clerk of the Board of Supervisors in File No. 150845,
21 and the Board incorporates these findings herein by reference.

22 (c) The Board of Supervisors finds that this ordinance is, on balance, in conformity
23 with the priority policies of Planning Code Section 101.1 and consistent with the General Plan
24 as it is proposed for amendment herein for the reasons set forth in Planning Commission
25 Resolution No. 19436, and the Board hereby incorporates these findings herein by reference.

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Section 2. The San Francisco General Plan is hereby amended by revising Map 5 of the Urban Design Element to delete Assessor's Block 5952, Lot 002 from the shaded portion of Map 5 showing the Urban Design Guidelines for Bulk of Buildings and adding a Note to Map 5 to read as follows: See Jewish Home of San Francisco Special Use District, Planning Code Section 249.73, and San Francisco Zoning Map SU011.

Section 3. Effective Date. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

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

By:


KATE H. STACY
Deputy City Attorney

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City and County of San Francisco
Tails
Ordinance

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

File Number: 150845

Date Passed: October 27, 2015

Ordinance amending the General Plan by revising Map 5 of the Urban Design Element to change the bulk designation shown on the Map for 302 Silver Avenue, Assessor's Block No. 5952, Lot No. 002; adopting and making findings regarding the Mitigated Negative Declaration prepared in compliance with the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

October 19, 2015 Land Use and Transportation Committee - RECOMMENDED AS COMMITTEE REPORT

October 20, 2015 Board of Supervisors - PASSED, ON FIRST READING

Ayes: 11 - Avalos, Breed, Campos, Christensen, Cohen, Farrell, Kim, Mar, Tang, Wiener and Yee

October 27, 2015 Board of Supervisors - FINALLY PASSED

Ayes: 9 - Breed, Campos, Christensen, Cohen, Farrell, Kim, Tang, Wiener and Yee
Excused: 2 - Avalos and Mar

File No. 150845

I hereby certify that the foregoing Ordinance was FINALLY PASSED on 10/27/2015 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

Mayor

11/4/15
Date Approved