

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 \_\_\_\_\_ and Resolution No. \_\_\_\_\_ 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.  
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1 (b) On \_\_\_\_\_, 2006 the Planning Commission held a duly noticed public  
2 hearing and in Resolution No. \_\_\_\_\_, 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. \_\_\_\_\_ approving the  
9 conditional use application for the Project, and Motion No. \_\_\_\_\_ adopting findings  
10 relating to a determination of compliance under Planning Code Section 309 for the Project,  
11 and Resolution No. \_\_\_\_\_ 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. \_\_\_\_\_ and \_\_\_\_\_,  
18 and Planning Commission Resolution No. \_\_\_\_\_, 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.

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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 Motion No. \_\_\_\_\_ 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 Motion No. \_\_\_\_\_ 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. \_\_\_\_\_.

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.

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

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By: \_\_\_\_\_  
JUDITH A. BOYAJIAN  
Deputy City Attorney

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