

1 [Ordinance Approving a Zoning Map Amendment in association with the proposed Project at
2 420 29th Avenue.]

3 **Ordinance amending Sheet ZN04 of the Zoning Maps of the City and County of San**
4 **Francisco for the real property located at 420 29th Avenue (Assessor's Block 1460/Lot**
5 **015) and known as St. Peter's Church between Geary Boulevard and Clement Street, to**
6 **reclassify the property from an RH-2 (Residential House, Two-Family) District to an RM-**
7 **1 (Residential Mixed, Low Density) District, in order to permit the development of a**
8 **proposed affordable housing project for developmentally disabled adults; and adopting**
9 **General Plan, Planning Code, and environmental findings.**

10 Note: Additions are single-underline italics Times New Roman;
11 deletions are ~~strikethrough italics Times New Roman~~.
12 Board amendment additions are double underlined.
13 Board amendment deletions are ~~strikethrough normal~~.

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

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

17 (a) Pursuant to Planning Code Section 302, this Board of Supervisors finds that this
18 ordinance will serve the public necessity, convenience, and welfare for the reasons set forth in
19 Planning Commission Resolution No. _____, and incorporates said reasons herein by
20 reference. A copy of said Planning Commission Resolution is on file with the Clerk of the
21 Board of Supervisors in File No. _____.

22 (b) The Board of Supervisors finds that this ordinance is in conformity with the
23 General Plan and the Priority Policies of Planning Code Section 101.1 for the reasons set for
24 in Planning Commission Resolution No. _____, and hereby incorporates those reasons by
25 reference.

1 (c) The Planning Department has determined that the actions contemplated
2 in this ordinance are in compliance with the California Environmental Quality Act (California
3 Public Resources Code sections 21000 et seq.). On December 18, 2008, by Motion No.
4 _____, the Planning Commission certified the Environmental Impact Report for the
5 development of a proposed affordable housing project for developmentally disabled adults
6 and associated actions at 420-430 29th Street (the "Project") and made corresponding
7 findings. This determination is on file with the Clerk of the Board of Supervisors in File No.
8 _____ and is incorporated herein by reference. In addition, the Board of
9 Supervisors adopts the findings made by the Planning Commission in Motion No. _____
10 under the California Environmental Quality Act, entitled "California Environmental Quality Act
11 Findings," on file with the Clerk of the Board of Supervisors in File _____, and which are
12 incorporated herein by reference.

13 (d) On December 18, 2008, at a duly noticed public hearing, the Planning
14 Commission in Resolution No. _____ approved the proposed Zoning Map Amendments
15 and recommended that the Board of Supervisors adopt the proposed Zoning Map
16 amendments to change the San Francisco Zoning Map Sheet ZN04 and zoning district
17 classification. .

18 (e) The letter from the Planning Department transmitting the proposed Zoning Map
19 amendments to the Board of Supervisors and the determination of the EIR with respect to
20 approval of the Project are on file with the Clerk of the Board in File No. _____. These and
21 any and all other documents referenced in this Ordinance have been made available to, and
22 have been reviewed by, the Board of Supervisors, and may be found in the files of the City
23 Planning Department, as the custodian of records, at 1650 Mission Street in San Francisco,
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1 and in File No. _____, with the Clerk of the Board of Supervisors at One Dr. Carlton B.
2 Goodlett Place, San Francisco and are incorporated herein by reference.

3 Section 2. Pursuant to Sections 106 and 302(c) of the Planning Code, the following
4 change in zoning classifications, duly approved by resolution of the Planning Commission, is
5 hereby adopted as an amendment to Sheet ZN04 of the Zoning Map of the City and County of
6 San Francisco:

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<u>Description of Property</u>	<u>Zoning</u>	<u>Zoning</u>
<u>District to be Superseded</u>	<u>District to be</u>	
<u>Approved</u>		
Assessor's Block 1460, Lot 015, 420 29 th Avenue	RH-2	RM-1

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14
15 APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

16 By: _____
17 Susan Cleveland-Knowles
18 Deputy City Attorney