

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

3 **Ordinance amending Zoning Map Sheet IH of the City and County of San Francisco for**  
4 **property located at Block 3735, Lot 047, to change the height and bulk district**  
5 **classification from 150-S to 250-S; adopting findings pursuant to the California**  
6 **Environmental Quality Act; and adopting findings of consistency with the General Plan**  
7 **and the priority policies of Planning Code Section 101.1.**

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

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

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

16 (a) On February 22, 2006, the Planning Department issued a Final Mitigated  
17 Negative Declaration encompassing this Zoning Map Amendment, on file with the Department  
18 (File No. 2004.0852E), in compliance with the California Environmental Quality Act (“CEQA”)  
19 (California Public Resources Code section 21000 et seq.), the State CEQA Guidelines  
20 (California Code of Regulations Title 14 sections 15000 et seq.) and Chapter 31 of the San  
21 Francisco Administrative Code (“Chapter 31”). The Negative Declaration was prepared for a  
22 proposed residential project with ground floor retail space and underground parking at One  
23 Hawthorne Street (“Project”). The Planning Commission adopted Motion No. \_\_\_\_\_  
24 and Resolution No. \_\_\_\_\_ adopting findings related to a determination of compliance  
25 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 \_\_\_\_\_, 2006 the Planning Commission held a duly noticed public  
4 hearing and in Resolution No. \_\_\_\_\_, 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. \_\_\_\_\_ approving the conditional  
11 use application for the Project, and Motion No. \_\_\_\_\_ adopting findings relating to a  
12 determination of compliance under Planning Code Section 309 for the Project, and Resolution  
13 No. \_\_\_\_\_ 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. \_\_\_\_\_ and \_\_\_\_\_,  
20 and Planning Commission Resolution No. \_\_\_\_\_, 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	<del>150-S</del>	<u>250-S</u>

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

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