

1 [Ordinance Approving Zoning Map Amendments in Connection with the 1500 Page Street  
2 Residential Care Special Use District.]

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4 **Ordinance amending Section Maps 6H and 6SU of the Zoning Maps of the City and**  
5 **County of San Francisco for the real property located at 1500 Page Street (Assessor's**  
6 **Block 1223/Lot 004) at the northwest corner of Masonic Avenue and Page Street, to**  
7 **reclassify the property from a 40-X Height and Bulk District to a 55-X Height and Bulk**  
8 **District, and to map the 1500 Page Street Residential Care Special Use District in order**  
9 **to permit the expansion of an existing building used for residential care and other**  
10 **considerations; and adopting General Plan, Planning Code and environmental findings.**

11 Note: Additions are *single-underline italics Times New Roman*;  
12 deletions are *strikethrough italics Times New Roman*.  
13 Board amendment additions are double underlined.  
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  
24 forth in Planning Commission Resolution No. \_\_\_\_\_, and hereby incorporates those  
25 reasons by reference.

1 (c) The Planning Department issued a Certificate of Determination of categorical  
2 exemption from environmental review on October 16, 2008 finding that the Project is  
3 categorically exempt from environmental review as a Class 1 and 31 [State CEQA Guidelines  
4 Section 15301(e) and 15331] exemption, in compliance with the California Environmental  
5 Quality Act (California Public Resources Code sections 21000 et seq., "CEQA"), the State  
6 CEQA Guidelines (California Code of Regulations Title 14 sections 15000 et seq.), and  
7 Chapter 31 of the San Francisco Administrative Code ("Chapter 31"). Said determination is  
8 on file with the Clerk of the Board of Supervisors in File No. \_\_\_\_\_ and is  
9 incorporated herein by reference.

10 (d) This proposed Ordinance is being undertaken in combination with a companion  
11 ordinance creating the 1500 Page Street Residential Care Special Use District, on file with the  
12 Clerk of the Board of Supervisors in File No. \_\_\_\_\_. Disapproval of the text and/or map  
13 amendments will invalidate all legislation pertaining to the subject project at 1500 Page Street.

14 (e) The City wishes to ensure the rehabilitation and continued use of the Property  
15 as a publicly funded residential care use, and to ensure an appropriate development of the  
16 Project Site.

17 (f) On \_\_\_\_\_, 2009, at a duly noticed public hearing, the Planning Commission  
18 adopted the proposed Zoning Map amendments to change the San Francisco Zoning Maps  
19 6SU and 6H and height and bulk district classification in Resolution No. \_\_\_\_\_.

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

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

<u>Description of Property</u>	<u>Height and Bulk District to be Superseded</u>	<u>Height and Bulk District to Be Approved</u>
Assessor's Block 1223, Lot 004 1500 Page Street_____.	40-X	55-X

13 Section 3. Pursuant to Sections 106 and 302(c) of the Planning Code, and as duly  
14 approved by resolution of the Planning Commission, Section Map 6SU of the Zoning Map of  
15 the City and County of San Francisco shall designate the following real property as the 1500  
16 Page Street Residential Care Special Use District:

<u>Description of Property</u>	<u>Special Use District to be Approved</u>
Assessor's Block 1223, Lot 004 1500 Page Street	1500 Page Street Residential Care Special Use District

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

22 By: \_\_\_\_\_  
23 Kate Herrmann Stacy  
24 Deputy City Attorney

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