

1 [General Plan Amendments – 888 Howard Street Hotel.]

2 **Ordinance amending the San Francisco General Plan in connection with approval of**
3 **the 888 Howard Street Hotel Project by amending Map 1 (Downtown Land Use and**
4 **Density Plan) and Map 5 of the Downtown Area Plan of the General Plan to reclassify**
5 **the use designation of the property located at 888 Howard Street, Lot 066 in Assessor’s**
6 **Block 3724, from C-3-S to C-3-S(SU) and the height and bulk of the property from 160-F**
7 **to 320-S; adopting findings.**

8 Note: This section is entirely new.

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

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

12 (a) San Francisco Charter Section 4.105 requires that the Planning Commission
13 (“Commission”) consider any proposed amendments to the City’s General Plan and make a
14 recommendation for approval or rejection to the Board of Supervisors before the Board acts
15 on the proposed amendments.

16 (b) Approval of the Hotel Project located at 888 Howard Street requires an
17 amendment to Map 1 (Downtown Land Use and Density Plan) and Map 5 of the Downtown
18 Area Plan of the City’s General Plan to reclassify the use designation of the property from C-
19 3-S to C-3-S(SU) and the height and bulk of the property from 160-F to 320-S.

20 (c) On January 10, 2002, the Commission reviewed and considered the Final
21 Environmental Impact Report (“FEIR”) and Addendum for the 888 Howard Street Hotel Project
22 and by Resolution No. 16435, a copy of which is on file with the Clerk of the Board of
23 Supervisors in File No. _____, certified the FEIR as adequate and complete
24 under the California Environmental Quality Act (“CEQA”), the State CEQA Guidelines, and
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1 Chapter 31 of the San Francisco Administrative Code. This Board has reviewed and
2 considered the FEIR and hereby affirms the Commission's certification of the FEIR and
3 Addendum thereto and further finds that there have been no substantial changes in the
4 Project, no substantial changes in Project circumstances, and no new information of
5 substantial importance that would change the conclusions set forth in the FEIR, as amended
6 by the Addendum.

7 (d) On June 6, 2002, the Commission conducted a duly noticed public hearing on
8 this proposed amendments to the General Plan. Following the hearing, the Commission
9 adopted Resolution 16437, approving the proposed General Plan amendments and
10 recommending ~~its~~ their approval to the Board. A copy of Commission Resolution No. 16437 is
11 on file with the Clerk of the Board in File No. _____.

12 e) This Board finds that ~~this~~ these amendments to the General Plan will serve the
13 public necessity, convenience and welfare for the reasons set forth in Commission Resolution
14 No. 16437, which reasons are incorporated herein by reference as though fully set forth.

15 (f) These ~~This~~ amendments to the General Plan ~~is~~ are in conformity with the
16 Priority Policies of Planning Code Section 101.1 and ~~is~~ are consistent with the General Plan
17 as it is proposed to be amended for the reasons set forth in Commission Resolution No.
18 16437, which reasons are incorporated herein by reference as though fully set forth.

19 Section 2. The Board of Supervisors hereby approves the following amendments to
20 Map 1 (Downtown Land Use and Density Plan) of the Downtown Area Plan of the City's
21 General Plan:

<u>Description of Property</u>	<u>Use District to be Superseded</u>	<u>Use District Hereby Approved</u>
Assessor's Block 3724, Lot 066	C-3-S	C-3-S(SU)

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Section 3. Section 2. The Board of Supervisors hereby approves the following amendments to Map 5 (Downtown Land Use and Density Plan) of the Downtown Area Plan of the City's General Plan:

<u>Description of Property</u>	<u>Height and Bulk District to be Superseded</u>	<u>Height and Bulk District Hereby Approved</u>
<u>Assessor's 3724, Lot 066</u>	<u>160-F</u>	<u>320-S</u>

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

By: _____
JUDITH A. BOYAJIAN
Deputy City Attorney