

1 [General Plan Amendment - San Francisco Conservatory of Music Project - 200-214 Van
2 Ness Avenue]

3 **Ordinance amending the General Plan to revise the Map of Proposed Height and Bulk**
4 **Districts in the Downtown Area Plan for the San Francisco Conservatory of Music**
5 **Project at 200-214 Van Ness Avenue; affirming the Planning Department’s**
6 **determination under the California Environmental Quality Act; and making findings of**
7 **consistency with the General Plan, and the eight priority policies of Planning Code,**
8 **Section 101.1.**

9 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
10 **Additions to Codes** are in *single-underline italics Times New Roman font*.
11 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
12 **Board amendment additions** are in double-underlined Arial font.
13 **Board amendment deletions** are in ~~strikethrough Arial font~~.
14 **Asterisks (* * * *)** indicate the omission of unchanged Code
15 subsections or parts of tables.

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

17 Section 1. Findings.

18 (a) At its hearing on February 8, 2018, and prior to its action recommending to the
19 Board of Supervisors the proposed General Plan amendment set forth in this ordinance, the
20 Planning Commission (by Motion No. 20107) approved a Mitigated Negative Declaration
21 (“MND”) for the San Francisco Conservatory of Music project at 200-214 Van Ness Avenue
22 (“Project”) pursuant to the California Environmental Quality Act (California Public Resources
23 Code Section 21000 et seq.), the CEQA Guidelines (14 California Code of Regulations,
24 Section 15000 et seq.), and Chapter 31 of the Administrative Code. A copy of Planning
25 Commission Motion No. 20107 is on file with the Clerk of the Board of Supervisors in File No.
180151 and is incorporated herein by reference. The Board of Supervisors has

1 reviewed the MND in connection with the actions contemplated herein and concurs with its
2 conclusions, affirms the Planning Commission’s approval of the MND, and finds that the
3 actions contemplated in this ordinance are within the scope of the Project described and
4 analyzed in the MND.

5 (b) On February 8, 2018, in Resolution No. 20104, the Planning Commission found
6 that the actions contemplated in this ordinance are consistent, on balance, with the City’s
7 General Plan, as it is proposed to be amended, and with the eight priority policies of Planning
8 Code Section 101.1. The Board adopts these findings as its own. A copy of said Resolution
9 is on file with the Clerk of the Board of Supervisors in File No. 180151, and is incorporated
10 herein by reference.

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12 Section 2. The General Plan is hereby amended by revising Map 5, Proposed Height
13 and Bulk Districts, in the Downtown Area Plan, to change the height of Assessor’s Block 811,
14 Lots 10 and 12, from 96-X to 120-X.

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16 Section 3. Effective and Operative Dates.

17 (a) This ordinance shall become effective 30 days after enactment. Enactment occurs
18 when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not
19 sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the
20 Mayor’s veto of the ordinance.

21 (b) This ordinance shall become operative on, and no rights or duties effected until,
22 the later of (1) its effective date or (2) the date that the ordinance approving the Development
23 Agreement for the Project and the ordinance approving amendments to Section 260 of the
24 Planning Code and the Zoning Map have both become effective. Copies of said ordinances
25 are on file with the Clerk of the Board of Supervisors in File Nos. 180114 and 180115.

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Section 4. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors intends to amend only those words, phrases, paragraphs, subsections, sections, articles, numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal Code that are explicitly shown in this ordinance as additions, deletions, Board amendment additions, and Board amendment deletions in accordance with the “Note” that appears under the official title of the ordinance.

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

By: _____
JUDITH A. BOYAJIAN
Deputy City Attorney

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