

1 [Zoning Map - Transferable Development Right Sale Eligibility - 133-135 Golden Gate Avenue
2 (St. Boniface Church and Rectory)]

3 **Ordinance amending the Planning Code, Zoning Use District Map ZN01, to provide for**
4 **eligibility to sell transferable development rights for property at 133-135 Golden Gate**
5 **Avenue (St. Boniface Church and Rectory); and making environmental findings, and**
6 **findings of consistency with the General Plan, and the eight priority policies of**
7 **Planning Code, Section 101.1.**

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

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

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

18 (a) The Planning Department has determined that the actions contemplated in this
19 ordinance comply with the California Environmental Quality Act (California Public Resources
20 Code Sections 21000 et seq.) and this Board adopts this determination as its own. Said
21 determination is on file with the Clerk of the Board of Supervisors in File No. _____ and
22 is incorporated herein by reference.

23 (b) On _____, the Planning Commission, in Resolution No. _____,
24 adopted findings that the actions contemplated in this ordinance are consistent, on balance,
25 with the City's General Plan and eight priority policies of Planning Code Section 101.1. The
Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of
the Board of Supervisors in File No. _____, and is incorporated herein by reference.

1 (c) On _____, the Planning Commission, in Resolution No. _____,
2 adopted findings pursuant to Planning Code Section 302 that the proposed zoning
3 reclassification and map amendment will serve the public necessity, convenience and welfare.
4 The Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk
5 of the Board of Supervisors in File No. _____, and is incorporated herein by reference.

6 (d) This Board proposes the following Zoning Map amendments to allow the property
7 located at 133-135 Golden Gate Avenue, St. Boniface Church and Rectory, designated as
8 City Landmark No. 172, (Assessor's Block No. 349, Lot Nos. 12 and 13), to be eligible for the
9 City's transferable development rights program.

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11 Section 2. In accordance with Planning Code Sections 106 and 302, the following
12 changes are hereby adopted as amendments to Zoning Use District Map ZN01 of the Zoning
13 Map of the City and County of San Francisco:

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Description of Property	Use District To Be Superseded	Use District Hereby Approved
133-135 Golden Gate Avenue (St. Boniface Church and Rectory), Assessor's Block No. 0349, Lot Nos. 12 and 13	RC-4	C-3-G

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23 Section 3. Effective Date. This ordinance shall become effective 30 days after
24 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
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1 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
2 of Supervisors overrides the Mayor's veto of the ordinance.

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

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

13 By: _____
14 MARLENA BYRNE
15 Deputy City Attorney

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