

1 [General Plan Amendment - Downtown Area Plan Map 5]

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3 **Ordinance amending the General Plan by revising the height designation for**
 4 **Assessor's Parcel Block No. 3701, Lot Nos. 20 and 21, on Map 5 of the Downtown Area**
 5 **Plan from 120-X to 200-X; adopting and making findings regarding the Mitigated**
 6 **Negative Declaration prepared in compliance with the California Environmental Quality**
 7 **Act; and making findings of consistency with the General Plan, and the eight priority**
 8 **policies of Planning Code, 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.

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

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16 Section 1. Findings. The Board of Supervisors hereby finds and determines that:

17 (a) Pursuant to Charter Section 4.105 and Planning Code Section 340, any

18 amendments to the General Plan shall first be considered by the Planning Commission and
 19 thereafter recommended for approval or rejection by the Board of Supervisors. On October
 20 27, 2016, by Resolution No. 19766, the Planning Commission conducted a duly noticed public
 21 hearing on this General Plan Amendment pursuant to Planning Code Section 340, found that
 22 the public necessity, convenience and general welfare required the General Plan Amendment,
 23 adopted the General Plan Amendment, and recommended it for approval to the Board of
 24 Supervisors. A copy of Planning Commission Resolution No. 19766 is on file with the Clerk of

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1 the Board of Supervisors in File No. 161184, and the Board hereby incorporates these
2 findings herein by reference.

3 (b) The Board of Supervisors finds that this ordinance is, on balance, in conformity
4 with the priority policies of Planning Code Section 101.1 and consistent with the General Plan
5 as it is proposed for amendment herein for the reasons set forth in Planning Commission
6 Resolution No. 19766, and the Board hereby incorporates these findings herein by reference.

7 (c) On August 24, 2016, the Planning Department's Environmental Review Officer
8 finalized the Mitigated Negative Declaration ("MND") for the 1270 Mission Street Project,
9 including this General Plan Amendment, and Planning Code and Zoning Map Amendments
10 and determined that the MND was adequate, accurate and complete and reflected the
11 independent judgment of the Planning Department. A copy of the MND and this
12 Determination is on file with the Clerk of the Board of Supervisors in File No. 161184 and is
13 incorporated herein by reference. The Planning Commission adopted the MND and a
14 Mitigation Monitoring and Reporting Program in its Motion No. 19768 on October 27, 2016. In
15 accordance with the actions contemplated herein, this Board has reviewed the MND and the
16 record as a whole, and adopts and incorporates by reference, as though fully set forth herein,
17 the findings, including the Mitigation Monitoring and Reporting Program, pursuant to the
18 California Environmental Quality Act (California Public Resources Code Section 21000 et
19 seq.), adopted by the Planning Commission on October 27, 2016, in Motion No. 19768. A
20 copy of said Motion No. 19768 is on file with the Clerk of the Board of Supervisors in File No.
21 161184 and is incorporated herein by reference. The Planning Department, Jonas Ionin, is
22 the custodian of records, located in File No.2014.0926ENV, at 1650 Mission Street, Fourth
23 Floor, San Francisco, California.

1 Section 2. The San Francisco General Plan is hereby amended by revising Map 5 of
2 the Downtown Area Plan to reclassify the height and bulk limits of Assessor’s Block 3701,
3 Lots 20 and 21 from 120-X to 200-X.

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5 Section 3. Effective Date. This ordinance shall become effective 30 days after
6 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
7 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
8 of Supervisors overrides the Mayor’s veto of the ordinance.

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

12 By: _____
13 AUDREY PEARSON
14 Deputy City Attorney