

1 **[Zoning Map Amendment – 1717-17<sup>th</sup> Street to Conform with Lot Line Adjustment]**

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3 **Ordinance amending the San Francisco Zoning Map by amending the lot reference**  
4 **applicable to 1717-17<sup>th</sup> Street, and an adjacent property, referred to as 495 DeHaro**  
5 **Street, so that the height district applicable to each lot in its entirety is 48-X and 45-X,**  
6 **respectively, in conformance with a lot line adjustment between the subject properties;**  
7 **and making various findings, including environmental findings and findings of**  
8 **consistency with the General Plan and priority policies of Planning Code Section 101.1.**

9 Note: Additions are single-underline italics Times New Roman;  
10 deletions are ~~strikethrough italics Times New Roman~~.  
11 Board amendment additions are double underlined.  
Board amendment deletions are ~~strikethrough normal~~.

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

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

15 (a) Under Planning Code Section 302, the Board of Supervisors finds that this  
16 Ordinance will serve the public necessity, convenience and welfare for the reasons set forth in  
17 Planning Commission Resolution No. \_\_\_\_\_ recommending the approval of this  
18 Planning Code Amendment and incorporates such reasons by this reference thereto. A copy  
19 of said Resolution is on file with the Clerk of the Board of Supervisors in File No. \_\_\_\_\_  
20 and is incorporated here by reference.

21 (b) Under Planning Code Section 101.1, the Board of Supervisors finds that this  
22 Ordinance is consistent with the Priority Policies of Planning Code Section 101.1(b) of the  
23 Planning Code and with the General Plan as proposed to be amended in companion  
24 legislation and hereby adopts the findings of the Planning Commission, as set forth in  
25 Planning Commission Resolution No. \_\_\_\_\_. A copy of said Resolution is on file with

1 the Clerk of the Board of Supervisors in File No. \_\_\_\_\_ and is incorporated herein by  
2 reference.

3 (c) The Planning Department also determined that the actions contemplated in this  
4 Ordinance are in compliance with the California Environmental Quality Act (California Public  
5 Resources Code sections 21000 et seq.). A copy of said determination is on file with the Clerk  
6 of the Board of Supervisors in File No. \_\_\_\_\_ and is incorporated by reference herein.

7 (d) The purpose of this legislation is to ensure that the height districts applicable to two  
8 properties commonly known as 1717 17<sup>th</sup> Street (Assessor Block 3980, Lot 08) and 495  
9 DeHaro Street or portion thereof (Assessor Block 3980, Lot 09) conform with the underlying  
10 lot pattern that resulted from a lot line adjustment between the subject properties.

11 Section 2. Under Sections 106 and 302(c) of the Planning Code, the Zoning Map of  
12 the City and County of San Francisco is amended as follows:

| <u>Assessor Block/Lot</u> | <u>Applicable Height District</u> | <u>Sheet</u> |
|---------------------------|-----------------------------------|--------------|
| 3980/0609                 | 45-X                              | 8            |
| 3980/0708                 | 48-X                              | 8            |

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

21 By: \_\_\_\_\_  
22 John D. Malamut  
23 Deputy City Attorney