

1 [Planning Code—Amending Article 11 Designation of 583-587 Howard Street.]

2

3 **Ordinance amending the designation of 583-587 Howard Street from “Unrated—**  
4 **Category V” to “Contributory—Category III” under Planning Code Article 11; and**  
5 **adopting General Plan, Planning Code Section 101.1(b) and environmental findings**

6 Note: Additions are *single-underline italics Times New Roman*;  
7 deletions are ~~*strikethrough italics Times New Roman*~~.  
8 Board amendment additions are double underlined.  
9 Board amendment deletions are ~~strikethrough normal~~.

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

10 Section 1. Findings.

11 (a) On \_\_\_\_\_, at a duly noticed public hearing, the Planning Commission  
12 in Resolution No. \_\_\_\_\_ found that the proposed amendment to the Article 11  
13 designation of 583-587 Howard Street was consistent with the City’s General Plan and with  
14 Planning Code Section 101.1(b). In addition, the Planning Commission recommended that  
15 the Board of Supervisors adopt the Article 11 designation amendment. A copy of said  
16 Resolution is on file with the Clerk of the Board of Supervisors in File No. \_\_\_\_\_ and  
17 is incorporated herein by reference. The Board finds that the proposed amendment to the  
18 Article 11 designation is consistent with the City’s General Plan and with Planning Code  
19 Section 101.1(b) for the reasons set forth in said Resolution.

20 (b) Pursuant to Planning Code Section 302, the Board finds that the proposed  
21 amendment to the Article 11 designation will serve the public necessity, convenience and  
22 welfare for the reasons set forth in Planning Commission Resolution No. \_\_\_\_\_,  
23 which reasons are incorporated herein by reference as though fully set forth. A copy of said  
24 Resolution is on file with the Clerk of the Board of Supervisors in File No. \_\_\_\_\_.

25

1 (c) The Planning Department has determined that the actions contemplated in this  
2 Ordinance are in compliance with the California Environmental Quality Act (California Public  
3 Resources Code section 21000 et seq.). Said determination is on file with the Clerk of the  
4 Board of Supervisors in File No. \_\_\_\_\_ and is incorporated herein by reference.

5 (d) The Board of Supervisors hereby finds that 583-587 Howard Street (Lot 099 in  
6 Assessor's Block 3736) is located outside of a Conservation District, is at least 40 years old, is  
7 judged to be of Individual Importance, and is rated Very Good in Relationship to the  
8 Environment, and that amending its designation from "Unrated—Category V" to  
9 "Contributory—Category III" will further the purposes of and conform to the standards set forth  
10 in Article 11 of the San Francisco Planning Code.

11 Section 2: Designation. Pursuant to Sections 1102 and 1106 of the Planning Code,  
12 the designation of 583-587 Howard Street (Lot 099 in Assessor's Block 3736) is hereby  
13 changed from "Unrated—Category V" to "Contributory—Category III". Appendix C of Article  
14 11 is hereby amended to include this property. This amendment to the Article 11 designation  
15 were initiated by application of the owner and by Resolution No. 606 of the Landmarks  
16 Preservation Advisory Board on November 15, 2006 and by Resolution No. \_\_\_\_\_  
17 of the Planning Commission, which Resolutions are on file with the Clerk of the Board of  
18 Supervisors in File No. \_\_\_\_\_ and which Resolutions are incorporated herein by  
19 reference as though fully set forth.

20 Section 3. The properties shall be subject to further controls and procedures pursuant  
21 to the San Francisco Planning Code and Article 11.

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

24 By: \_\_\_\_\_  
25 Marlena G. Byrne  
Deputy City Attorney