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[General Plan Amendments – 888 Howard Street Hotel.]

Ordinance amending the San Francisco General Plan in connection with approval of the 888 Howard Street Hotel Project by amending Map 1 (Downtown Land Use and Density Plan) and Map 5 of the Downtown Area Plan of the General Plan to reclassify the use designation of the property located at 888 Howard Street, Lot 066 in Assessor's Block 3724, from C-3-S to C-3-S(SU) and the height and bulk of the property from 160-F to 320-S; adopting findings.

Note: This section is entirely new.

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

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

- (a) San Francisco Charter Section 4.105 requires that the Planning Commission ("Commission") consider any proposed amendments to the City's General Plan and make a recommendation for approval or rejection to the Board of Supervisors before the Board acts on the proposed amendments.
- (b) Approval of the Hotel Project located at 888 Howard Street requires an amendment to Map 1 (Downtown Land Use and Density Plan) and Map 5 of the Downtown Area Plan of the City's General Plan to reclassify the use designation of the property from C-3-S to C-3-S(SU) and the height and bulk of the property from 160-F to 320-S.
- (c) On January 10, 2002, the Commission reviewed and considered the Final Environmental Impact Report ("FEIR") and thereafter an Addendum thereto for the 888 Howard Street Hotel Project and by Motion No. 16323 and Resolution No. 16435, a copy copies of which is are on file with the Clerk of the Board of Supervisors in File No.

 021575 and are incorporated herein by reference, certified the FEIR as

adequate and complete under the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code and adopted CEQA findings. This Board has reviewed and considered the FEIR and hereby affirms the Commission's certification of the FEIR and Addendum thereto and adopts the CEQA findings, and further finds that there have been no substantial changes in the Project, no substantial changes in Project circumstances, and no new information of substantial importance that would change the conclusions set forth in the FEIR, as amended by the Addendum.

- (d) On May 23 and June 6, 2002, the Commission conducted a duly noticed public hearings on this these proposed amendments to the General Plan. Following the hearings, the Commission adopted Resolution 16437 and 16420, approving the proposed General Plan amendments and recommending its their approval to the Board. A copy of Commission Resolution Nos. 16420 and 16437 is are on file with the Clerk of the Board in File No.
- e) This Board finds that this these amendments to the General Plan will serve the public necessity, convenience and welfare for the reasons set forth in Commission Resolution No. 16437, which reasons are incorporated herein by reference as though fully set forth.
- (f) <u>These This amendments</u> to the General Plan is <u>are</u> in conformity with the Priority Policies of Planning Code Section 101.1 and is <u>are</u> consistent with the General Plan as it is proposed to be amended for the reasons set forth in Commission Resolution Nos. <u>16420 and</u> 16437, which reasons are incorporated herein by reference as though fully set forth.
- Section 2. The Board of Supervisors hereby approves the following amendments to Map 1 (Downtown Land Use and Density Plan) of the Downtown Area Plan of the City's General Plan:

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Description of Property	Use District to be Superseded	Use District Hereby Approved
Assessor's Block 3724,	C-3-S	C-3-S(SU)
Lot 066		

Section 3. Section 2. The Board of Supervisors hereby approves the following amendments to Map 5 (Downtown Land Use and Density Plan) of the Downtown Area Plan of the City's General Plan:

Description of Property	Height and Bulk District	Height and Bulk District
	to be Superseded	Hereby Approved
Assessor's 3724,	160-F	320-S
Lat 066		

APPROVED AS TO FORM:

DENNIS J. HERRERA, City Attorney

JUDITH A. BOYAJIAN

Deputy City Attorney



City and County of San Francisco Tails

City Hall 1 Dr. Carlton B. Goodlett Place San Francisco, CA 94102-4689

Ordinance

File Number:

021575

Date Passed:

Ordinance amending the San Francisco General Plan in connection with approval of the 888 Howard Street Hotel Project by amending Map 1 (Downtown Land Use and Density Plan) and Map 5 of the Downtown Area Plan of the General Plan to reclassify the use designation of the property located at 888 Howard Street, Lot 066 in Assessor's Block 3724, from C-3-S to C-3-S(SU) and the height and bulk of the property from 160-F to 320-S; adopting findings.

November 18, 2003 Board of Supervisors — SUBSTITUTED

November 25, 2003 Board of Supervisors — PASSED ON FIRST READING

Ayes: 9 - Dufty, Gonzalez, Hall, Ma, Maxwell, McGoldrick, Newsom, Peskin,

Sandoval

Noes: 1 - Ammiano Excused: 1 - Daly

December 9, 2003 Board of Supervisors — FINALLY PASSED

Ayes: 9 - Ammiano, Dufty, Gonzalez, Hall, Ma, Maxwell, McGoldrick, Peskin,

Sandoval

Absent: 1 - Daly Excused: 1 - Newsom File No. 021575

I hereby certify that the foregoing Ordinance was FINALLY PASSED on December 9, 2003 by the Board of Supervisors of the City and County of San Francisco.

Gloria L. Young

Clerk of the Board

Mayor Willie L. Brown Jr.

DEC 1 0 2003

Date Approved