

FILE NO. 021575

ORDINANCE NO. 273-03

1 [General Plan Amendments – 888 Howard Street Hotel.]

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

8 Note: This section is entirely new.

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

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

12 (a) San Francisco Charter Section 4.105 requires that the Planning Commission
 13 ("Commission") consider any proposed amendments to the City's General Plan and make a
 14 recommendation for approval or rejection to the Board of Supervisors before the Board acts
 15 on the proposed amendments.

16 (b) Approval of the Hotel Project located at 888 Howard Street requires an
 17 amendment to Map 1 (Downtown Land Use and Density Plan) and Map 5 of the Downtown
 18 Area Plan of the City's General Plan to reclassify the use designation of the property from C-
 19 3-S to C-3-S(SU) and the height and bulk of the property from 160-F to 320-S.

20 (c) On January 10, 2002, the Commission reviewed and considered the Final
 21 Environmental Impact Report ("FEIR") and thereafter an Addendum thereto for the 888
 22 Howard Street Hotel Project and by Motion No. 16323 and Resolution No. 16435, a copy
 23 copies of which is are on file with the Clerk of the Board of Supervisors in File No.
 24 021575 and are incorporated herein by reference, certified the FEIR as
 25

SUPERVISORS DALY, SANDOVAL, MCGOLDRICK, MAXWELL
 PLANNING DEPARTMENT
 BOARD OF SUPERVISORS

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

8 (d) On May 23 and June 6, 2002, the Commission conducted a duly noticed public
9 hearings on this these proposed amendments to the General Plan. Following the hearings,
10 the Commission adopted Resolution 16437 and 16420, approving the proposed General Plan
11 amendments and recommending its their approval to the Board. A copy of Commission
12 Resolution Nos. 16420 and 16437 is are on file with the Clerk of the Board in File No.
13 021575.

14 e) This Board finds that this these amendments to the General Plan will serve the
15 public necessity, convenience and welfare for the reasons set forth in Commission Resolution
16 No. 16437, which reasons are incorporated herein by reference as though fully set forth.

17 (f) These This amendments to the General Plan is are in conformity with the
18 Priority Policies of Planning Code Section 101.1 and is are consistent with the General Plan
19 as it is proposed to be amended for the reasons set forth in Commission Resolution Nos.
20 16420 and 16437, which reasons are incorporated herein by reference as though fully set
21 forth.

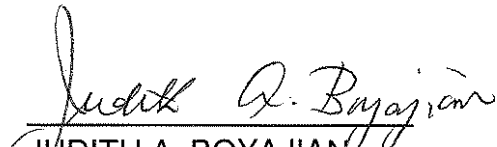
22 Section 2. The Board of Supervisors hereby approves the following amendments to
23 Map 1 (Downtown Land Use and Density Plan) of the Downtown Area Plan of the City's
24 General Plan:

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

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:

<u>Description of Property</u>	<u>Height and Bulk District to be Superseded</u>	<u>Height and Bulk District Hereby Approved</u>
<u>Assessor's 3724, Lot 066</u>	<u>160-F</u>	<u>320-S</u>

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

By: 
JUDITH A. BOYAJIAN
Deputy City Attorney



City and County of San Francisco

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

Tails 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.

DEC 10 2003
Date Approved

Kay Lullberg
for Gloria L. Young
Clerk of the Board

Willie L. Brown Jr.
Mayor Willie L. Brown Jr.