

1 [Planning Code - Zoning Map Amendment]

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3 **Ordinance amending the Zoning Map to change the zoning district on Assessor's**  
4 **Parcel Block No. 6954, Lot No. 039, from RH-1 (Residential, House District, One Family)**  
5 **and Excelsior Outer Mission Street Neighborhood Commercial District to Excelsior**  
6 **Outer Mission Street Neighborhood Commercial District; and to change the zoning**  
7 **district on Assessor's Parcel Block No. 6954, Lot No. 011C, from RH-1 to Excelsior**  
8 **Outer Mission Street Neighborhood Commercial District; affirming the Planning**  
9 **Department's California Environmental Quality Act findings; making findings of**  
10 **consistency with the General Plan, and the eight priority policies of Planning Code,**  
11 **Section 101; and making findings of public convenience, necessity, and welfare under**  
12 **Planning Code, Section 302.**

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14 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.  
15 **Additions to Codes** are in *single-underline italics Times New Roman font*.  
16 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.  
17 **Board amendment additions** are in double-underlined Arial font.  
18 **Board amendment deletions** are in ~~strikethrough Arial font~~.  
19 **Asterisks (\* \* \* \*)** indicate the omission of unchanged Code  
20 subsections or parts of tables.

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

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24 Section 1. Environmental and Land Use Findings.

25 (a) On April 11, 2019, the Planning Department's Environmental Review Officer  
finalized a Mitigated Negative Declaration ("MND") for the 915 Cayuga Project, including this  
Zoning Map amendment, and determined that the MND was adequate, accurate and  
complete and reflected the independent judgment of the Planning Department. A copy of the  
MND and this Determination is on file with the Clerk of the Board of Supervisors in

1 File No. 190250 and is incorporated herein by reference. The Planning Commission adopted  
2 the MND and a Mitigation Monitoring and Reporting Program in its Resolution No. 20418 on  
3 April 11, 2019. In accordance with the actions contemplated herein, the Board of Supervisors  
4 has reviewed the MND and the record as a whole, and adopts and incorporates by reference,  
5 as though fully set forth herein, the findings, including the Mitigation Monitoring and Reporting  
6 Program, pursuant to the California Environmental Quality Act (California Public Resources  
7 Code Section 21000 et seq.), adopted by the Planning Commission on April 11, 2019, in  
8 Resolution No. 20418. A copy of said Resolution No. 20418 is on file with the Clerk of the  
9 Board of Supervisors in File No. 190251 and is incorporated herein by reference. The  
10 Planning Department, Jonas Ionin, is the custodian of records, located in File No. 2016-  
11 013850ENV, at 1650 Mission Street, Fourth Floor, San Francisco, California.

12 (b) On April 11, 2019, the Planning Commission, in Resolution No. 20420, adopted  
13 findings that the actions contemplated in this ordinance are consistent, on balance, with the  
14 City's General Plan and eight priority policies of Planning Code Section 101.1. The Board  
15 adopts these findings as its own. A copy of said Resolution No. 20420 is on file with the Clerk  
16 of the Board of Supervisors in File No. 190251, and is incorporated herein by reference.

17 (c) Pursuant to Planning Code Section 302, the Board finds that the actions  
18 contemplated in this ordinance will serve the public necessity, convenience, and welfare for  
19 the reasons set forth in Planning Commission Resolution No. 20420 and the Board  
20 incorporates such reasons herein by reference. A copy of Planning Commission Resolution  
21 No. 20420 is on file with the Clerk of the Board of Supervisors in File No. 190251.

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1 Section 2. The Planning Code is hereby amended by revising Sheet SU11 of the  
 2 Zoning Map as follows:

Description of Property	Use District to be Superseded	Use District Hereby Approved
Assessor's Block 6954, Lot 039	Excelsior Outer Mission Street Neighborhood Commercial District and RH-1	Excelsior Outer Mission Street Neighborhood Commercial District
Assessor's Block 6954, Lot 011C	RH-1	Excelsior Outer Mission Street Neighborhood Commercial District

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 15 Section 3. Effective Date. This ordinance shall become effective 30 days after  
 16 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the  
 17 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board  
 18 of Supervisors overrides the Mayor's veto of the ordinance.

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

22 By: \_\_\_\_\_  
 23 AUDREY PEARSON  
 24 Deputy City Attorney  
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