

1 [Zoning Map Amendment – 5050 Mission Street, corner of Seneca Ave.]

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3 **Ordinance amending the San Francisco Planning Code by amending Zoning Map ZN 12**
4 **of the Zoning Map of the City and County of San Francisco to change the use**
5 **classification of Block 6969, Lot 11, located at the southwest corner of Mission and**
6 **Seneca Streets, from RH-1 (Residential, House, One Family) District to NC-3 (Moderate-**
7 **scale Neighborhood Commercial) District; adopting findings, including environmental**
8 **findings and findings of consistency the General Plan and the Priority Policies of**
9 **Planning Code Section 101.1.**

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

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

14 Section 1. Findings.

15 A. On _____, at a duly noticed public hearing, the Planning
16 Commission in Motion No. _____ found that the proposed zoning reclassification
17 and map amendment were consistent with the City’s General Plan and with Planning Code
18 Section 101.1(b). In addition, the Planning Commission, in Resolution No. _____,
19 recommended that the Board of Supervisors adopt the zoning map amendment. Copies of
20 said Resolution and Motion are on file with the Clerk of the Board of Supervisors in File No.
21 _____ and are incorporated herein by reference. The Board finds that the proposed
22 zoning reclassification and map amendment are consistent with the City’s General Plan and
23 with Planning Code Section 101.1(b) for the reasons set forth in said Resolution and Motion.

24 B. Pursuant to Planning Code Section 302, the Board finds that the proposed
25 zoning reclassification and map amendment will serve the public necessity, convenience and

1 welfare for the reasons set forth in Planning Commission Resolution No. _____,
2 which reasons are incorporated herein by reference as though fully set forth.

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

7 Section 2. In accordance with Planning Code Sections 106 and 302, the following
8 changes are hereby adopted as amendments to Zoning Map ZN 12 of the Zoning Map of the
9 City and County of San Francisco:

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Description of Property	Use District to be Superceded	Use District Hereby Approved
Assessor's Block No. 6969, Lot 11	RH-1	NC-3

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

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18 By: _____
ANDREA RUIZ-ESQUIDE
19 Deputy City Attorney
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