

1 [Zoning Map Amendment – 2400 Irving Street]

2 **Ordinance amending the San Francisco Planning Code by amending the Zoning Map of**  
3 **the City and County of San Francisco by amending Sheet ZN05 and Sheet SU05 to**  
4 **change the zoning classification of the northern portion of the property located at 2400**  
5 **Irving Street, Block 1725, Assessor’s Lot No. 053, from RH-2 (Residential House, Two-**  
6 **Family) to NC-2 ( Small-Scale Neighborhood Commercial District) and include it within**  
7 **the Irving Street Restaurant & Fast Food Restricted Use SUD; adopting findings,**  
8 **including environmental findings, Section 302 findings, and findings of consistency**  
9 **with the General Plan and Priorities of Planning Code Section 101.1(b).**  
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11 Note: Additions are *single-underline italics Times New Roman*;  
12 deletions are *strikethrough italics Times New Roman*.  
13 Board amendment additions are double underlined.  
Board amendment deletions are ~~strikethrough normal~~.

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

15 Section 1. Findings. The Board of Supervisors hereby finds and determines as follows:

16 (a) Pursuant to Planning Code Section 302, the Board finds that this ordinance will  
17 serve the public necessity, convenience and welfare for the reasons set forth in Planning  
18 Commission Resolution No. 17811, and incorporates such reasons by this reference thereto.

19 (b) The Board finds that this ordinance is in conformity with the Priority Policies of  
20 Section 101.1(b) of the Planning Code and the General Plan for the reasons set forth in  
21 Planning Commission Resolution No. 17811 and hereby incorporates said findings by this  
22 reference as if fully set forth herein.

23 (c) On January 13, 2009, the Planning Department issued a General Rule Exclusion  
24 determining that the proposal is exempt from further review under the California  
25 Environmental Quality Act (“CEQA”) (California Public Resources Code Sections 21000 et

1 seq.), the State CEQA Guidelines (California Code of Regulations Title 14 sections 15000 et  
2 seq.), and Chapter 31 of the San Francisco Administrative Code (“Chapter 31”), and this  
3 Board hereby affirms said determination and incorporates it herein by reference.

4 (d) On February 5, 2009, the Planning Commission held a duly noticed public hearing  
5 and in Resolution No. 17811, the Planning Commission recommended amendments to the  
6 Zoning Map of the City and County of San Francisco for 2400 Irving Street, Block 1725,  
7 Assessor’s Lot No. 053, copies of which are on file with the Clerk of the Board of Supervisors  
8 in File No. 090210.

9 Section 2. Pursuant to Planning Code Sections 106 and 302(c), the following change in  
10 zoning classification, duly approved and recommended to the Board of Supervisors by the  
11 Planning Commission, is hereby adopted as an amendment to Sheets ZN05 and SU05 of the  
12 Zoning Map of the City and County of San Francisco.

<u>Description of Property</u>	Zoning District to be Superseded	Zoning District to be Approved
Northern portion of Assessor’s Lot No. 053 in Block 1725	RH-2	NC-2, Irving Street Restaurant & Fast Food Restricted Use SUD

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

By: \_\_\_\_\_  
JUDITH A. BOYAJIAN  
Deputy City Attorney