

1 [Planning Code - Valencia Street Neighborhood Commercial Transit District]

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3 **Ordinance amending the San Francisco Code, Section 726.52, of the Zoning Control**  
4 **Table, for the Valencia Street Neighborhood Commercial Transit District to: 1) permit a**  
5 **personal service use on the third story and above with a Conditional Use**  
6 **Authorization; and 2) making environmental findings, Planning Code Section 302**  
7 **findings, and findings of consistency with General Plan and the Priority Policies of**  
8 **Planning Code Section 101.1.**

9 NOTE: Additions are *single-underline italics Times New Roman*;  
10 deletions are ~~*strike-through italics Times New Roman*~~.  
11 Board amendment additions are double-underlined;  
12 Board amendment deletions are ~~strike-through normal~~.

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

14 Section 1 Findings.

15 (a) The Planning Department has determined that the actions contemplated in this  
16 ordinance comply with the California Environmental Quality Act (California Public Resources  
17 Code Section 21000 et seq.). Said determination is on file with the Clerk of the Board of  
18 Supervisors in File No. \_\_\_\_\_ and is incorporated herein by reference.

19 (b) Pursuant to Planning Code Section 302, this Board finds that these Planning Code  
20 amendments will serve the public necessity, convenience and welfare for the reasons set forth  
21 in Planning Commission Resolution No. \_\_\_\_\_ and the Board hereby incorporates such  
22 reasons herein by reference. A copy of Planning Commission Resolution No. \_\_\_\_\_ is on  
23 file with the Clerk of the Board of Supervisors in File No. \_\_\_\_\_.

24 (c) This Board finds that these Planning Code amendments are consistent with the  
25 General Plan and with the Priority Policies of Planning Code Section 101.1 for the reasons set

1 forth in Planning Commission Resolution No. \_\_\_\_\_ and the Board hereby  
2 incorporates such reasons herein by reference.

3 Section 2. The San Francisco Planning Code is hereby amended by amending Section  
4 726.1, to read as follows:

5 **SEC. 726.1. VALENCIA STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.**

6 The Valencia Street Commercial Transit District is located near the center of San  
7 Francisco in the Mission District. It lies along Valencia Street between 14th and Cesar Chavez  
8 (Army) Street, and includes a portion of 16th Street extending west toward Dolores Street.  
9 The commercial area provides a limited selection of convenience goods for the residents of  
10 sections of the Mission and Dolores Heights. Valencia Street also serves a wider trade area  
11 with its retail and wholesale home furnishings and appliance outlets. The commercial district  
12 also has several automobile-related businesses. Eating and drinking establishments  
13 contribute to the street's mixed-use character and activity in the evening hours. A number of  
14 upper-story professional and business offices are located in the district, some in converted  
15 residential units.

16 The Valencia Street District has a pattern of large lots and businesses, as well as a  
17 sizable number of upper-story residential units. Controls are designed to permit moderate-  
18 scale buildings and uses, protecting rear yards above the ground story and at residential  
19 levels. New neighborhood-serving commercial development is encouraged mainly at the  
20 ground story. While offices and general retail sales uses may locate at the second story of  
21 new buildings under certain circumstances, most commercial uses are prohibited above the  
22 second story. In order to protect the balance and variety of retail uses and the livability of  
23 adjacent uses and areas, most eating and drinking and entertainment uses at the ground  
24 story are limited. Continuous retail frontage is promoted by prohibiting drive-up facilities, some  
25 automobile uses, and new nonretail commercial uses. Parking is not required, and any new

1 parking is required to be set back or below ground. Active, pedestrian-oriented ground floor  
 2 uses are required.

3 Housing development in new buildings is encouraged above the ground story. Housing  
 4 density is not controlled by the size of the lot but by requirements to supply a high percentage  
 5 of larger units and by physical envelope controls. Existing residential units are protected by  
 6 prohibitions on upper-story conversions and limitations on demolitions, mergers, and  
 7 subdivisions. Given the area's central location and accessibility to the City's transit network,  
 8 accessory parking for residential uses is not required.

9 **SEC. 726. VALENCIA STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT**  
 10 **ZONING CONTROL TABLE**

No.	Zoning Category	§ References	Valencia Street Transit		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
§ 726.52	Personal Service	§ 790.116	P	C	<u>C</u>

17 Section 3. Effective Date. This ordinance shall become effective 30 days from the  
 18 date of passage.

19 Section 4. This section is uncodified. In enacting this Ordinance, the Board intends to  
 20 amend only those words, phrases, paragraphs, subsections, sections, articles, numbers,  
 21 punctuation, charts, diagrams, or any other constituent part of the Planning Code that are  
 22 explicitly shown in this legislation as additions, deletions, Board amendment additions, and  
 23

1 Board amendment deletions in accordance with the "Note" that appears under the official title  
2 of the legislation.

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

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7 By: \_\_\_\_\_  
8 JUDITH A. BOYAJIAN  
9 Deputy City Attorney

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