

1 [Zoning – Parking Requirements and Garage Installation in Existing Residential Buildings in  
2 Telegraph Hill, North Beach and Chinatown.]

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4 **Ordinance amending the San Francisco Planning Code by amending Sections 714.94,**  
5 **722.94, 803.2, and Tables 810, 811 and 812 to require a conditional use to install a**  
6 **garage in an existing residential structure in the Broadway Neighborhood Commercial**  
7 **District (“NCD”), the North Beach NCD, and the Chinatown Mixed-Use and Community**  
8 **Business Districts; adding Section 249.496 and amending Section SU01 of the Zoning**  
9 **Map to establish the Telegraph Hill – North Beach Residential Special Use District to**  
10 **include the residentially-zoned areas bounded by Bay Street to the North, Sansome**  
11 **Street and the Embarcadero to the East, Broadway to the South, and Columbus Avenue**  
12 **to the West, and require a conditional use to install a garage in an existing residential**  
13 **structure; amending Section 151 to reduce the minimum parking requirements in the**  
14 **Broadway and North Beach NCDs, and the Telegraph Hill – North Beach Residential**  
15 **Special Use District, and the Chinatown Mixed-Use Districts; amending Section 155 to**  
16 **add Columbus Avenue between Washington and North Point Streets, Broadway from**  
17 **the Embarcadero on the east to Polk Street on the west, and all alleyways in the**  
18 **Chinatown Mixed-Use Districts to the list of streets where garage entries, driveways, or**  
19 **other vehicular access to offstreet parking or loading are prohibited; amending Section**  
20 **161 to require a conditional use to install a garage in an existing residential structure;**  
21 **amending the Public Works Code by amending Section 723.2 to prohibit the issuance**  
22 **of minor sidewalk encroachment permit that would facilitate the installation of parking**  
23 **in a residential structure; adopting findings, including environmental findings,**  
24 **Planning Code Section 302 findings, and findings of consistency with the General Plan**  
25 **and the priority policies of Planning Code Section 101.1.**

1                   NOTE:        Additions are single-underline italics Times New Roman;  
2                                    deletions are ~~strike-through italics Times New Roman~~.  
3                                    Board amendment additions are double-underlined;  
                                      Board amendment deletions are ~~strikethrough normal~~.

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

5                   Section 1. General Findings. This Board of Supervisors hereby finds that:

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

10                  (b)        Pursuant to Planning Code Section 302, these Planning Code amendments will  
11 serve the public necessity, convenience, and welfare for the reasons set forth in Planning  
12 Commission Resolution No. \_\_\_\_\_, and the Board incorporates those reasons herein  
13 by reference. A copy of Planning Commission Resolution No. \_\_\_\_\_ is on file with the  
14 Clerk of the Board of Supervisors in File No. \_\_\_\_\_.

15                  (c)        These Planning Code amendments are consistent with the San Francisco  
16 General Plan and with the priority policies of Planning Code Section 101.1 for the reasons set  
17 forth in Planning Commission Resolution No. \_\_\_\_\_, and the Board incorporates those  
18 reasons herein by reference.

19                  (d)        Additional Findings by the Board of Supervisors.

20                  (1)        San Francisco's General Plan supports and prioritizes the preservation of  
21 housing in our densest neighborhoods over the addition of parking facilities. San Francisco's  
22 General Plan further supports the activation, protection, and accessibility of street frontages,  
23 as a general matter.

24                  (2)        Specifically, the Urban Design Element:  
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1 (i) encourages recognizing, protecting, and reinforcing the existing street pattern,  
2 especially as it relates to topography (Policy 1.2, Urban Design Element);

3 (ii) expresses that new blank facades introduced into areas of older, more detailed  
4 buildings detract from neighborhood character (Conservation Principle #3B, Urban Design  
5 Element);

6 (iii) recognizes that street space provides an important form of public open space,  
7 especially in areas of high density that are deficient in other amenities, and that street space  
8 provides light, air, space for utilities and access to property (Conservation Principles #12 and  
9 #13, Urban Design Element);

10 (iv) states parking garages lack visual interest if they have extensive rows of doors,  
11 blank walls or exposed vehicles, and that extensive curb cuts prevent planting and other  
12 enhancement of the street, eliminate curb-side parking, and are potentially dangerous to  
13 pedestrians (Neighborhood Environment Principle #10, Urban Design Element); and

14 (v) expresses that alleys and small streets which are usable as part of the general  
15 network of pedestrian and service ways are potential areas of activity and interest  
16 (Neighborhood Environment Principle #18, Urban Design Element).

17 (3) The Transportation Element:

18 (i) calls for minimizing the construction of new curb cuts in areas where on-street  
19 parking is in short supply and locate them in a manner such that they retain or minimally  
20 diminish the number of existing on-street parking spaces (Policy 34.5, Transportation  
21 Element);

22 (ii) calls for the preservation of pedestrian-oriented building frontages (Policy 24.4,  
23 Transportation Element);

(iii) encourages retention of streets and alleys not required for traffic, or portions thereof, for through pedestrian circulation and open space use (Policy 26.1, Transportation Element); and

(iv) lists as an objective ensuring that the provision of new or enlarged parking facilities does not adversely affect the livability and desirability of the city and its various neighborhoods (Objective 30, Transportation Element).

(4) Every major area planning process since 2005, from Rincon Hill, C-3, Market Octavia, Eastern Neighborhoods, and most recently, Balboa Park, have put in place new controls for curb cuts that minimize the usability of our street.

Section 2. The San Francisco Planning Code is hereby amended by amending Section 714, to read as follows:

**SEC. 714. BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT  
ZONING CONTROL TABLE**

			Broadway
No.	Zoning Category	§ References	Controls
<b>BUILDING STANDARDS</b>			
714.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250-252, 260, 270, 271	P up to 40 ft. C 40 to 65 ft. § 253.1
714.11	Lot Size [Per Development]	§§ 790.56, 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
714.12	Rear Yard	§§ 130, 134, 136	Required at residential level only § 134(a) (e)
714.13	Street Frontage		Required § 145.1
714.14	Awning	§ 790.20	P § 136.1(a)

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714.15	Canopy	§ 790.26	P § 136.1(b)
714.16	Marquee	§ 790.58	P § 136.1(c)
714.17	Street Trees		Required § 143
<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
714.20	Floor Area Ratio	§§ 102.9, 102.11, 123	2.5 to 1 § 124(a) (b)
714.21	Use Size [Non-Residential]	§ 790.130	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2
714.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153--157, 159--160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
714.23	Off-Street Freight Loading	§§ 150, 153--155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
714.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
714.25	Drive-Up Facility	§ 790.30	
714.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
714.27	Hours of Operation	§ 790.48	P 6 a.m.--2 a.m.; C 2 a.m.--6 a.m.
714.30	General Advertising Sign	§§ 262, 602--604, 608, 609	
714.31	Business Sign	§§ 262, 602--604, 608, 609	P § 607.1(f)2
714.32	Other Signs	§§ 262, 602--604, 608, 609	P § 607.1(c) (d) (g)
No.	Zoning Category	§ References	Broadway
			Controls by Story

1		§ 790.118	1st	2nd	3rd+
2	714.38	Residential Conversion	§ 790.84	P	C
3	714.39	Residential Demolition	§ 790.86	P	C
4	Retail Sales and Services				
5	714.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P#	P #
6	714.41	Bar	§ 790.22	P	P
7	714.42	Full-Service Restaurant	§ 790.92	P	P
8	714.43	Large Fast Food Restaurant	§ 790.90		
9	714.44	Small Self-Service Restaurant	§ 790.91	C	C
10	714.45	Liquor Store	§ 790.55	C	
11	714.46	Movie Theater	§ 790.64	P	P
12	714.47	Adult Entertainment	§ 790.36	C	C
13	714.48	Other Entertainment	§ 790.38	P	P
14	714.49	Financial Service	§ 790.110	C	
15	714.50	Limited Financial Service	§ 790.112	C	
16	714.51	Medical Service	§ 790.114	P	P
17	714.52	Personal Service	§ 790.116	P	P
18	714.53	Business or Professional Service	§ 790.108	P	P
19	714.54	Massage Establishment	§ 790.60, § 1900 Health Code	P	C

1	714.55	Tourist Hotel	§ 790.46	C	C	C
2	714.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
3	714.57	Automotive Gas Station	§ 790.14			
4	714.58	Automotive Service Station	§ 790.17			
5	714.59	Automotive Repair	§ 790.15			
6	714.60	Automotive Wash	§ 790.18			
8	714.61	Automobile Sale or Rental	§ 790.12			
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10	714.62	Animal Hospital	§ 790.6	C		
11	714.63	Ambulance Service	§ 790.2			
12	714.64	Mortuary	§ 790.62			
13	714.65	Trade Shop	§ 790.124	P#	C #	
14	714.66	Storage	§ 790.117			
15	714.67	Video Store	§ 790.135	C	C	
16	714.68	Fringe Financial Service	§ 790.111			
17	714.69	Tobacco Paraphernalia Establishments	§ 790.123	C		
18	714.69A	Self-Service Specialty Food	§ 790.93	C	C	
19	714.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.04	C		
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21	Institutions and Non-Retail Sales and Services					
22	714.70	Administrative Service	§ 790.106			
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1	714.80	Hospital or Medical Center	§ 790.44			
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3	714.81	Other Institutions, Large	§ 790.50	P	C	C
4	714.82	Other Institutions, Small	§ 790.51	P	P	P
5	714.83	Public Use	§ 790.80	C	C	C
6	714.84	Medical Cannabis Dispensary	§ 790.141	P		
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8	RESIDENTIAL STANDARDS AND USES					
9	714.90	Residential Use	§ 790.88	P	P	P
10	714.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 400 sq. ft. lot area § 207.4		
11						
12	714.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 140 sq. ft. lot area § 208		
13						
14	714.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 60 sq. ft if private, or 80 sq. ft. if common § 135(d)		
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16	714.94	Off-Street Parking, Residential	§§ 150, <u>151.1</u> , 153--157, 159--160, 204.5	<i>Generally, P up to one car + space for each two dwelling units; C up to .75 cars for each dwelling unit, subject to the criteria and procedures of Section 151.1(f); NP above 0.75 cars for each dwelling unit. §§ 151.1, 161(a) (g)</i>		
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23	714.95	Community Residential Parking	§ 790.10	C	C	C
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SPECIFIC PROVISIONS FOR THE BROADWAY  
NEIGHBORHOOD COMMERCIAL DISTRICT



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Article 7 Code Section	Other Code Section	Zoning Controls
§ 714.10	§ 253.1	65-A-1 HEIGHT AND BULK DISTRICT Boundaries: Applicable for all of the Broadway NCD from Columbus Avenue to Osgood Place as mapped on Sectional Map 1H Controls: Building height and bulk limits are P up to 40 feet; C between 40 feet and 65 feet
§ 714.40	§ 790.102(n)	BROADWAY SPECIALTY RETAIL USES Boundaries: Broadway NCD Controls: Retail coffee stores defined pursuant to Code § 790.102(n) are not permitted without conditional use authorization except to the extent qualifying as specialty grocery permitted pursuant to § 790.102(b)
§ 714.65	§ 236	GARMENT SHOP SPECIAL USE DISTRICT Boundaries: Applicable only for the portion of Broadway NCD as mapped on Sectional Map 1 SU a Controls: Garment shops are P at the 1st and 2 <sup>nd</sup> stories
§ 722.94	§§ 150, 153-157, 159-160, 204.5	<u><i>BROADWAY OFF-STREET PARKING, RESIDENTIAL</i></u> <u><i>Boundaries: Broadway NCD</i></u> <u><i>A. Controls: Installing a garage in an existing building may be permitted as a conditional use if, in addition to the criteria set forth in Section 303, the Planning Commission finds that: (1) the proposed garage opening/addition of off-street parking will not cause the "removal" or "conversion of residential unit," as those terms are defined in Section 317 of this Code; (2) the proposed garage opening/addition of off-street parking will not substantially decrease the livability of a dwelling unit without increasing the floor area in a commensurate amount; (3) the garage opening on a historic resource meets the requirements of Zoning Administrator Bulletin 2006.1A: Procedures and Criteria for Adding Garages to Existing Residential Structures, which assures that no adverse impacts will be made to a historic resource; (4) the reduction of an adverse impact to a historic resource with the inclusion of a minor sidewalk encroachment is balanced against the sidewalk accessibility issues that an encroachment will have on the pedestrian space; (5) the proposed curb cut required for the off-street parking will be configured in a manner that (i) minimizes the loss of off-street parking and (ii) will not cause the excessive loss of on-street parking, in no event removing more than two on-street parking spaces; (6) the proposed garage/addition</i></u>

		<p>of off-street parking will not (i) include as part of the proposal a sidewalk encroachment permit if the project is located on a Neighborhood Commercial Street or Transit-Preferential Street, as defined in Section 155(f) of this Code, (ii) reduce the path of travel on the sidewalk to less than 6 feet, or (iii) create a sidewalk slope of greater than 2 percent; (7) all parking of vehicles in a driveway will be screened in accordance with Section 142 of this Code; (8) the proposed project is consistent with the Residential Design Guidelines, including the Zoning Administrator's Bulletin 2006.1A: Procedures and Criteria for Adding Garages to Existing Buildings; (9) the proposed project will meet the landscape improvements requirements of Section 143 of this Code; (10) there have been no "no fault" evictions, as defined in Section 37.9(a)(7)-(13) of the San Francisco Administrative Code, within the past ten years; and (11) the proposed garage/addition of off-street parking installation is consistent with the Priority Policies of Section 101.1 of this Code.</p> <p>B. Prior to approval by the Planning Commission, the Planning Department shall consult the Department of Public Works concerning whether the proposed garage opening will require a minor sidewalk encroachment permit or a street tree removal permit, and whether those permits are likely to be granted.</p> <p>C. Prior to approval by the Planning Commission the Planning Department shall consult the Metropolitan Transportation Authority and/or Department of Public Transit concerning whether the proposed garage opening/curb cut will impact the transportation network, the off-street parking supply for the block, and the safety of transit riders, bicyclists and pedestrians.</p>
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Section 3. The San Francisco Planning Code is hereby amended by amending Section 722, to read as follows:

SEC. 722. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

			North Beach
No.	Zoning Category	§ References	Controls
<b>BUILDING STANDARDS</b>			
722.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250--252, 260, 270,	P up to 40 ft.

1		271	
2	722.11	Lot Size [Per Development]	§§ 790.56, 121.1
3			P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
4	722.12	Rear Yard	§§ 130, 134, 136
5			Required at the second story and above and at all residential levels § 134(a) (e)
6	722.13	Street Frontage	
7			Required § 145.1
7	722.14	Awning	§ 790.20
8	722.15	Canopy	§ 790.26
8			P § 136.1(a)
9	722.16	Marquee	§ 790.58
9			P § 136.1(b)
10	722.17	Street Trees	
10			P § 136.1(c)
10			Required § 143
11	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES		
12	722.20	Floor Area Ratio	§§ 102.9, 102.11, 123
12			1.8 to 1 § 124(a) (b)
13	722.21	Use Size [Nonresidential]	§ 790.130
14			P up to 1,999 sq. ft.; C 2,000 sq. ft. to 3,999 sq. ft. NP 4,000 sq. ft. and above § 121.2
15	722.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153--157, 159--160, 204.5
16			Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
17	722.23	Off-Street Freight Loading	§§ 150, 153-155, 204.5
18			Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
19	722.24	Outdoor Activity Area	§ 790.70
20			P if located in front; C if located elsewhere § 145.2(a)
21	722.25	Drive-Up Facility	§ 790.30
22	722.26	Walk-Up Facility	§ 790.140
23			P if recessed 3 ft.; C if not recessed § 145.2(b)
24	722.27	Hours of Operation	§ 790.48
25			P 6 a.m.--2 a.m. C 2 a.m.--

1				6 a.m.		
2	722.30	General Advertising Sign	§§ 262, 602--604, 608, 609			
3	722.31	Business Sign	§§ 262, 602--604, 608, 609	P § 607.1(f)2		
4	722.32	Other Signs	§§ 262, 602--604, 608, 609	P § 607.1(c) (d) (g)		
5				North Beach		
6	No.	Zoning Category	§ References	Controls by Story		
7						
8			§ 790.118	1 <sup>st</sup>	2 <sup>nd</sup>	3 <sup>rd</sup> +
9	722.38	Residential Conversion	§ 790.84	P		
10	722.39	Residential Demolition	§ 790.86	P	C	C
11	Retail Sales and Services					
12	722.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P #	P #	
13	722.41	Bar	§ 790.22 § 780.3	C#		
14	722.42	Full-Service Restaurant	§ 790.92 § 780.3	C#	C #	
15	722.43	Large Fast Food Restaurant	§ 790.90			
16	722.44	Small Self-Service Restaurant	§ 790.91 § 780.3	C#		
17	722.45	Liquor Store	§ 790.55	C		
18	722.46	Movie Theater	§ 790.64	P		
19	722.47	Adult Entertainment	§ 790.36			
20	722.48	Other Entertainment	§ 790.38	C		
21	722.49	Financial Service	§ 790.110	C/NP #		
22	722.50	Limited Financial Service	§ 790.112	C/NP#		
23	722.51	Medical Service	§ 790.114	P	P	
24	722.52	Personal Service	§ 790.116	P	P	
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1	722.53	Business or Professional Service	§ 790.108	C/NP#	P	
2	722.54	Massage Establishment	§ 790.60, § 1900 Health Code	C		
3	722.55	Tourist Hotel	§ 790.46	C	C	C
4	722.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
5	722.57	Automotive Gas Station	§ 790.14			
6	722.58	Automotive Service Station	§ 790.17			
7	722.59	Automotive Repair	§ 790.15	C		
8	722.60	Automotive Wash	§ 790.18			
9	722.61	Automobile Sale or Rental	§ 790.12			
10	722.62	Animal Hospital	§ 790.6	C		
11	722.63	Ambulance Service	§ 790.2			
12	722.64	Mortuary	§ 790.62			
13	722.65	Trade Shop	§ 790.124	P#	C #	
14	722.66	Storage	§ 790.117			
15	722.67	Video Store	§ 790.135	C	C	
16	722.68	Fringe Financial Service	§ 790.111			
17	722.69	Tobacco Paraphernalia Establishments	§ 790.123	C		
18	722.69A	Self-Service Specialty Food	§ 790.93	C		
19	722.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.04	C		
20	Institutions and Non-Retail Sales and Services					
21	722.70	Administrative Service	§ 790.106			
22	722.80	Hospital or Medical Center	§ 790.44			
23	722.81	Other Institutions, Large	§ 790.50	P	C	C
24	722.82	Other Institutions, Small	§ 790.51	P	P	P
25	722.83	Public Use	§ 790.80	C	C	C

1	722.84	Medical Cannabis Dispensary	§ 790.141	P		
2	RESIDENTIAL STANDARDS AND USES					
3	722.90	Residential Use	§ 790.88	P	P	P
4			§ 790.118			
5	722.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 400 sq. ft. lot area § 207.4		
6	722.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 140 sq. ft. lot area § 208		
7	722.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 60 sq. ft if private, or 80 sq. ft. if common § 135(d)		
8						
9	722.94	Off-Street Parking, Residential	§§ 150, <u>151.1</u> , 153--157, 159--160, 204.5	<p><i>Generally, P up to one car + space for each <u>two</u> dwelling units; C up to .75 cars for each dwelling unit, subject to the criteria and procedures of Section 151.1(f); NP above 0.75 cars for each dwelling unit. §§ 151.1, 161(a) (g)</i></p> <p><i>C# if installing a garage in an existing building</i></p>		
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SPECIFIC PROVISIONS FOR THE NORTH BEACH  
NEIGHBORHOOD COMMERCIAL DISTRICT

19	Article 7 Code Section	Other Code Section	Zoning Controls
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21	§ 722.26	§ 790.140	NORTH BEACH WALK UP FACILITIES Boundaries: North Beach NCD Controls: Walk-up automated bank teller machines (ATMs) are not permitted.
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23	§ 722.40	§ 790.102(n)	NORTH BEACH SPECIALTY RETAIL USES Boundaries: North Beach NCD Controls: Retail coffee stores defined pursuant to Code § 790.102(n) are not permitted without conditional use authorization except to the extent qualifying as specialty grocery permitted
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		pursuant to § 790.102(b)
§§ 722.42, 722.44, 722.41	§ 780.3	NORTH BEACH SPECIAL USE DISTRICT Boundaries: North Beach NCD Controls: Full-service restaurants and small self-service restaurants as defined in Sections 790.92 and 790.91 of this Code and bars as defined in Section 780.22 may be permitted as a conditional use on the first story if, in addition to the criteria set forth in Section 303, the Planning Commission finds that the full-service restaurant, small self-service restaurant, or bar does not occupy:
		(1) a space that is currently or was last occupied by a Basic Neighborhood Sale or Service, as defined in Section 780.3(b), or by a permitted principal use under Section 722 (North Beach Controls); or
		(2) a vacant space last occupied by a nonconforming use or a permitted conditional use under Section 722 (North Beach Controls) that has been discontinued or abandoned pursuant to Section 186.1(d) or Section 178(d) of this Code.
§§ 722.42, 722.44	§§ 790.92, 790.91	NORTH BEACH LIQUOR LICENSES FOR FULL-SERVICE AND SMALL SELF-SERVICE RESTAURANTS Boundaries: North Beach NCD Controls: (a) In order to allow full-service restaurants, as defined in § 790.92, and small self-service restaurants, as defined in § 790.91 to seek or maintain an ABC license type 41, so that they may provide on-site beer and/or wine sales for drinking on the premises, the restaurant shall be required to operate as a 'bona-fide eating place' as defined in § 790.142.
		(b) In order to allow full service restaurants, as defined in § 790.91, to seek and maintain an ABC license type 47, so that liquor may be served for drinking on the premises, a bar use, as defined in § 790.22, may be permitted as a conditional use on the ground level if, in addition to the criteria set forth in Section 303, the Planning Commission finds that:
		(1) The bar function is operated as an integral element of an establishment which is classified both as: (A) a full-service restaurant as defined in § 790.92 and (B) a

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		'bona-fide eating place' as defined in § 790.142; and
		(2) (2) The establishment maintains only an ABC license type 47, 40, 41 or 60.
		(c) The Commission may consider immediate revocation of a previous conditional use authorization should an establishment no longer comply with any of the criteria set forth above in (a) or (b) of this Section for any length of time.
		(d) A small self-service restaurant use as defined in § 790.91 may not provide liquor for drinking on the premises (with ABC licenses 42, 47, 48, or 61).
§§ 722.49, 722.50 722.53	§ 781.6	NORTH BEACH FINANCIAL SERVICE, LIMITED FINANCIAL SERVICE, AND BUSINESS OR PROFESSIONAL SERVICE SUBDISTRICT Boundaries: Applicable only for portions of the North Beach NCD south of Greenwich Street as mapped on Sectional Map SU01 Controls: Financial services and limited financial services are NP at all stories; business or professional services are NP at the 1st story
§ 722.65	§ 236	GARMENT SHOP SPECIAL USE DISTRICT Boundaries: Applicable only for the portion of North Beach NCD as mapped on Sectional Map SU01a Controls: Garment shops are P at the 1st and 2nd stories
<u>§ 722.94</u>	<u>§§ 150, 153-157, 159-160, 204.5</u>	<u>NORTH BEACH OFF-STREET PARKING, RESIDENTIAL</u> <u>Boundaries: North Beach NCD</u> <u>A. Controls: Installing a garage in an existing building may be permitted as a conditional use if, in addition to the criteria set forth in Section 303, the Planning Commission finds that: (1) the proposed garage opening/addition of off-street parking will not cause the "removal" or "conversion of residential unit," as those terms are defined in Section 317 of this Code; (2) the proposed garage opening/addition of off-street parking will not substantially decrease the livability of a dwelling unit without increasing the floor area in a commensurate amount; (3) the garage opening on a historic resource meets the requirements of Zoning Administrator Bulletin 2006.1A: Procedures and Criteria for Adding Garages to Existing Residential Structures, which assures that no adverse impacts will be made to a historic resource; (4) the reduction of an adverse</u>



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		<p><u>impact to a historic resource with the inclusion of a minor sidewalk encroachment is balanced against the sidewalk accessibility issues that an encroachment will have on the pedestrian space; (5) the proposed curb cut required for the off-street parking will be configured in a manner that (i) minimizes the loss of off-street parking and (ii) will not cause the excessive loss of on-street parking, in no event removing more than two on-street parking spaces; (6) the proposed garage/addition of off-street parking will not (i) include as part of the proposal a sidewalk encroachment permit if the project is located on a Neighborhood Commercial Street or Transit-Preferential Street, as defined in Section 155(f) of this Code, (ii) reduce the path of travel on the sidewalk to less than 6 feet, or (iii) create a sidewalk slope of greater than 2 percent; (7) all parking of vehicles in a driveway will be screened in accordance with Section 142 of this Code; (8) the proposed project is consistent with the Residential Design Guidelines, including the Zoning Administrator's Bulletin 2006.1A: Procedures and Criteria for Adding Garages to Existing Buildings; (9) the proposed project will meet the landscape improvements requirements of Section 143 of this Code; (10) there have been no "no fault" evictions, as defined in Section 37.9(a)(7)-(13) of the San Francisco Administrative Code, within the past ten years; and (11) the proposed garage/addition of off-street parking installation is consistent with the Priority Policies of Section 101.1 of this Code.</u></p> <p><u>B. Prior to approval by the Planning Commission, the Planning Department shall consult the Department of Public Works concerning whether the proposed garage opening will require a minor sidewalk encroachment permit or a street tree removal permit, and whether those permits are likely to be granted.</u></p> <p><u>C. Prior to approval by the Planning Commission the Planning Department shall consult the Metropolitan Transportation Authority and/or Department of Public Transit concerning whether the proposed garage opening/curb cut will impact the transportation network, the off-street parking supply for the block, and the safety of transit riders, bicyclists and pedestrians.</u></p>
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1 Section 4. The San Francisco Planning Code is hereby amended by amending Section  
2 803.2, to read as follows:

3 SEC. 803.2. USES PERMITTED IN CHINATOWN MIXED USE DISTRICTS.

4 A use is the specific purpose for which a property or building is used, occupied,  
5 maintained, or leased. Whether or not a use is permitted in a specific Chinatown Mixed Use  
6 District is set forth, summarized or cross-referenced in Sections 810.1 through 812.96 of this  
7 Code for each district class.

8 (a) Use Categories. The uses, functions, or activities, which are permitted in each  
9 Chinatown Mixed Use District class include those listed in Table 803.2 below by zoning  
10 control category and numbered and cross-referenced to the Code Section containing the  
11 definition.

12 TABLE 803.2 USE CATEGORIES PERMITTED IN THE  
13 CHINATOWN MIXED USE DISTRICTS

No.	Zoning Control Categories for Uses	Section Number of Use Definition
803.2.24	Outdoor Activity Area	§ 890.71
803.2.25	Drive-Up Facility	§ 890.30
803.2.26	Walk-Up Facility	§ 890.140
803.2.27	Hours of Operation	§ 890.48
803.2.38a	Residential Conversion, Residential Hotels	§ 890.84
803.2.38b	Residential Demolition, Residential Hotels	§ 890.86

1	803.2.39a	Residential Conversion, Apartments	§ 890.84
2			
3	803.2.39b	Residential Demolition, Apartments	§ 890.86
4			
5	803.2.40a	Other Retail Sales and Services	§ 890.102
6			
7	803.2.40b	Gift Store--Tourist-Oriented	§ 890.39
8			
9	803.2.40c	Jewelry	§ 890.51
10			
11	803.2.41	Bar	§ 890.22
12			
13	803.2.42	Full-Service Restaurant	§ 890.92
14			
15	803.2.43	Fast-Food Restaurant--Small	§ 890.90
16			
17	803.2.44	Fast-Food Restaurant--Large	§ 890.91
18			
19	803.2.45	Take-Out Food	§ 890.122
20			
21	803.2.46	Movie Theater	§ 890.64
22			
23	803.2.47	Adult Entertainment	§ 890.36
24			
25	803.2.48	Other Entertainment	§ 890.37
	803.2.49	Financial Service	§ 890.110
	803.2.50	Limited Financial Service	§ 890.112
	803.2.51	Medical Service	§ 890.114
	803.2.52	Personal Service	§ 890.116
	803.2.53	Professional Service	§ 890.108

1	803.2.54	Massage Establishment	§ 890.60
2	803.2.55	Tourist Hotel	§ 890.46
3	803.2.56	Automobile Parking Lot, Community Commercial	§ 890.9
4	803.2.57	Automobile Parking Garage, Community Commercial	§ 890.10
5	803.2.58	Automobile Parking Lot, Public	§ 890.11
6	803.2.59	Automobile Parking Garage, Public	§ 890.12
7	803.2.60	Automotive Gas Station	§ 890.14
8	803.2.61	Automotive Service Station	§ 890.18
9	803.2.62	Automotive Repair	§ 890.15
10	803.2.63	Automotive Wash	§ 890.20
11	803.2.64	Automobile Sale or Rental	§ 890.13
12	803.2.65	Animal Hospital	§ 890.6
13	803.2.66	Ambulance Service	§ 890.2
14	803.2.67	Mortuary	§ 890.62
15	803.2.68	Trade Shop	§ 890.124
16	803.2.70	Administrative Service	§ 890.106
17	803.2.71	Light Manufacturing, Wholesale Sales or Storage	§ 890.54
18	803.2.72	Fringe Financial Service	§ 890.113
19	803.2.73	Business Services	§ 890.111
20	803.2.80	Hospital or Medical Center	§ 890.44
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1	803.2.81	Other Institutions	§ 890.50
2	803.2.82	Public Use	§ 890.80
3	803.2.90	Residential Use	§ 890.88
4	803.2.95	Automobile Parking Lot, Community Residential	§ 890.7
5	803.2.96	Automobile Parking Garage, Community Residential	§ 890.8
6	803.2.97	Tobacco Paraphernalia Establishments	§ 890.123

9 (b) Use Limitations. Uses in Chinatown Mixed Use Districts are either permitted,  
10 conditional, accessory, temporary, or are not permitted.

11 (1) Permitted Uses. All permitted uses in Chinatown Mixed Use Districts shall be  
12 conducted within an enclosed building, unless otherwise specifically allowed in this Code.  
13 Exceptions from this requirement are: accessory off-street parking and loading; uses which,  
14 when located outside of a building, qualify as an outdoor activity area, as defined in Section  
15 890.71 of this Code; and uses which by their nature are to be conducted in an open lot or  
16 outside a building, as described in Sections 890 through 890.140 of this Code.

17 If there are two or more uses in a structure and none is classified under Section  
18 803.2(b)(1)(C) of this Code as accessory, then each of these uses will be considered  
19 separately as an independent permitted, conditional, temporary or not permitted use.

20 (A) Principal Uses. Principal uses are permitted as of right in a Chinatown Mixed  
21 Use Districts, when so indicated in Sections 810.1 through 812.96 of this Code for each  
22 district class.

23 (B) Conditional Uses. Conditional uses are permitted in a Chinatown Mixed Use  
24 Districts when authorized by the Planning Commission; whether a use is conditional in a given  
25

1 district is indicated in Sections 810 through 812. Conditional uses are subject to the provisions  
2 set forth in Section 303 of this Code.

3 (i) An establishment which sells beer and wine with motor vehicle fuel is a  
4 conditional use, and shall be governed by Section 229.

5 (ii) Any use or feature which lawfully existed and was permitted as a principal or  
6 conditional use on the effective date of these controls which is not otherwise nonconforming  
7 or noncomplying as defined in Section 180 of this Code, and which use or feature is not  
8 permitted under this Article is deemed to be a permitted conditional use subject to the  
9 provisions of this Code.

10 (iii) Notwithstanding any other provision of this Article, a change in use or demolition  
11 of a movie theater use, as set forth in Section 890.64, shall require conditional use  
12 authorization. This Subsection shall not authorize a change in use if the new use or uses are  
13 otherwise prohibited.

14 (iv) Notwithstanding any other provision of this Article, a change in use or demolition  
15 of a general grocery store use, as set forth in Section 890.102(a) and as further defined in  
16 Section 790.102(a), which use exceeds 5,000 gross square feet shall require conditional use  
17 authorization. This Subsection shall not authorize a change in use if the new use or uses are  
18 otherwise prohibited.

19 (v) Installing a garage in a residential building requires a conditional use. In addition to  
20 the criteria set forth in Section 303, the Planning Commission shall find that: (1) the proposed  
21 garage opening/addition of off-street parking will not cause the "removal" or "conversion of  
22 residential unit," as those terms are defined in Section 317 of this Code; (2) the proposed  
23 garage opening/addition of off-street parking will not substantially decrease the livability of a  
24 dwelling unit without increasing the floor area in a commensurate amount; (3) the garage  
25 opening on a historic resource meets the requirements of Zoning Administrator Bulletin

1 2006.1A: Procedures and Criteria for Adding Garages to Existing Residential Structures,  
2 which assures that no adverse impacts will be made to a historic resource; (4) the reduction of  
3 an adverse impact to a historic resource with the inclusion of a minor sidewalk encroachment  
4 is balanced against the sidewalk accessibility issues that an encroachment will have on the  
5 pedestrian space; (5) the proposed curb cut required for the off-street parking will be  
6 configured in a manner that (i) minimizes the loss of off-street parking and (ii) will not cause  
7 the excessive loss of on-street parking, in no event removing more than two on-street parking  
8 spaces; (6) the proposed garage/addition of off-street parking will not (i) include as part of the  
9 proposal a sidewalk encroachment permit if the project is located on a Neighborhood  
10 Commercial Street or Transit-Preferential Street, as defined in Section 155(f) of this Code, (ii)  
11 reduce the path of travel on the sidewalk to less than 6 feet, or (iii) create a sidewalk slope of  
12 greater than 2 percent; (7) all parking of vehicles in a driveway will be screened in accordance  
13 with Section 142 of this Code; (8) the proposed project is consistent with the Residential  
14 Design Guidelines, including the Zoning Administrator's Bulletin 2006.1A: Procedures and  
15 Criteria for Adding Garages to Existing Buildings; (9) the proposed project will meet the  
16 landscape improvements requirements of Section 143 of this Code; (10) there have been no  
17 "no fault" evictions, as defined in Section 37.9(a)(7)-(13) of the San Francisco Administrative  
18 Code, within the past ten years; and (11) the proposed garage/addition of off-street parking  
19 installation is consistent with the Priority Policies of Section 101.1 of this Code.

20 Prior to approval by the Planning Commission, the Planning Department shall consult  
21 the Department of Public Works concerning whether the proposed garage opening will require  
22 a minor sidewalk encroachment permit or a street tree removal permit, and whether those  
23 permits are likely to be granted. Prior to approval by the Planning Commission the Planning  
24 Department shall consult the Metropolitan Transportation Authority and/or Department of  
25 Public Transit concerning whether the proposed garage opening/curb cut will impact the

1 transportation network, the off-street parking supply for the block, and the safety of transit  
2 riders, bicyclists and pedestrians.

3 (C) Accessory Uses. Subject to the limitations set forth below and in Sections 204.1  
4 (Accessory Uses for Dwelling Units in R Districts) and 204.5 (Parking and Loading as  
5 Accessory Uses) of this Code, a related minor use which is either necessary to the operation  
6 or enjoyment of a lawful principal use or conditional use or is appropriate, incidental and  
7 subordinate to any such use, shall be permitted in Chinatown Mixed Use Districts as an  
8 accessory use when located on the same lot. Any use not qualified as an accessory use shall  
9 only be allowed as a principal or conditional use, unless it qualifies as a temporary use under  
10 Sections 205 through 205.2 of this Code.

11 No use in a Chinatown Mixed Use District will be considered accessory to a principal  
12 use which involves or requires any of the following:

13 (i) The use of more than 1/3 of the total floor area occupied by both the accessory  
14 use and the principal use to which it is accessory, combined, except in the case of accessory  
15 off-street parking;

16 (ii) Any bar, restaurant, other entertainment, or any retail establishment which  
17 serves liquor for consumption on-site;

18 (iii) Any take-out food use, except for a take-out food use which occupies 100  
19 square feet or less (including the area devoted to food preparation and service and excluding  
20 storage and waiting areas) in a retail grocery or specialty food store;

21 (iv) The wholesaling, manufacturing or processing of foods, goods, or commodities  
22 on the premises of an establishment which does not also provide for primarily retail sale of  
23 such foods, goods or commodities at the same location where such wholesaling,  
24 manufacturing or processing takes place.



1 The above shall not prohibit take-out food activity which operates in conjunction with a  
2 fast-food restaurant. A fast-food restaurant, by definition, includes take-out food as an  
3 accessory and necessary part of its operation.

4 (D) Temporary Uses. Uses not otherwise permitted are permitted in Chinatown  
5 Mixed Use Districts to the extent authorized by Sections 205, 205.1 or 205.2 of this Code.

6 (2) Not Permitted Uses.

7 (A) Uses which are not listed in this Article are not permitted in a Chinatown Mixed  
8 Use District unless determined by the Zoning Administrator to be permitted uses in  
9 accordance with Section 307(a) of this Code.

10 (B) No use, even though listed as a permitted use or otherwise allowed, shall be  
11 permitted in a Chinatown Mixed Use District which, by reason of its nature or manner of  
12 operation, creates conditions that are hazardous, noxious, or offensive through the emission  
13 of odor, fumes, smoke, cinders, dust, gas, vibration, glare, refuse, water-carried waste, or  
14 excessive noise.

15 (C) The establishment of a use that sells alcoholic beverages, other than beer and  
16 wine, concurrent with motor vehicle fuel is prohibited, and shall be governed by Section 229.

17 (D) No off-street parking garage installations or new curb cuts are permitted on the  
18 alleyways in the Chinatown Mixed-Use Districts.

19 Section 4. The San Francisco Planning Code is hereby amended by amending Section  
20 840.4, Tables 810, 811 and 812, to read as follows:

21 Table 810

22 CHINATOWN COMMUNITY BUSINESS DISTRICT ZONING CONTROL TABLE

	Chinatown Community Business District
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No.	Zoning Category	§ References	Controls
<b>BUILDING STANDARDS</b>			
.10	Height and Bulk	§§ 102.12, 105, 106, 263.4, §§ 250--252, 260, 270, 271	P up to 35 feet # C to 65 ft. C to 50 ft. (along Commercial Street) See Zoning Map, § 254 50 ft. length and 100 ft. diagonal above 40 ft. # See Zoning Map, § 270
.11	Lot Size [Per Development]	§§ 890.56, 121	P up to 5,000 sq. ft. C 5,001 sq. ft. & above § 121.3
.12	Rear Yard/Site Coverage	§§ 130, 134, 136	Location may be modified / 75% coverage § 134.1
.13	Sun Access Setbacks		15 ft. at specified heights § 132.3
.14	Maximum Street Frontage [Per Building]		P to 50 feet C more than 50 feet § 145.3
.15	Awning	§ 890.21	P § 136.2(a)
.16	Canopy	§ 890.24	P § 136.2(b)
17	Marquee	§ 890.58	P § 136.2(c)
<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND SERVICES</b>			
.19	Floor Area Ratio	§§ 102.9, 102.11, 123	2.8 to 1 § 124(a) (b)

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.20	Use Size [Nonresidential]	§ 890.130	P up to 5,000 sq. ft. C 5,000 sq. ft. & above § 121.4 Except for full-service restaurants		
.21	Open Space		1 sq. ft. for every 50 sq. ft. of building over 10,000 sq. ft. § 135.1		
.22	Off-Street Parking, Commercial and Institutional	§§ 150, 153--157, 159--160, 204.5	1:500 sq. ft. when lot size over 20,000 sq. ft. §§ 151, 161(d)		
.23	Off-Street Freight Loading	§§ 150, 153--155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)		
	Chinatown Community Business District	§ 890.71	P in front C elsewhere		
	Controls by Story	§ 890.30			
.26	Walk-Up Facility	§ 890.140	P if recessed 3 ft. C otherwise		
.27	Hours of Operation	§ 890.48	No limit		
.30	General Advertising Sign	§§ 602--604, 608.1, 608.2	P § 607.2(e)		
.31	Business Sign	§§ 602--604, 608.1, 608.2	P § 607.2(f)		
No.	Zoning Category	§ References	1st	2nd	3rd+

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.38a	Residential Conversion Residential Hotels	Ch. 41 Admin. Code			
.38b	Residential Demolition Residential Hotels	Ch. 41 Admin. Code			
.39a	Residential Conversion Apartments				
.39b	Residential Demolition Apartments				
Retail Sales and Services					
.40a	Other Retail Sales and Services [Not Listed Below]	§ 890.102	P	P	P
.40b	Gift Store--Tourist Oriented	§ 890.39	P	P	P
.40c	Jewelry	§ 890.51	P	P	P

1	.41	Bar	§ 890.22	P	P	P
2	.42	Full-Service Restaurant	§ 890.92	P	P	P
3	.43	Fast Food Restaurant (Small)	§ 890.90	C	C	C
4	.44	Fast Food Restaurant (Large)	§ 890.91			
5	.45	Take-Out Food	§ 890.122	C	C	
6	.46	Movie Theater	§ 890.64	P	P	
7	.47a	Adult Entertainment	§ 890.36			
8	.47b	Other Entertainment	§ 890.37	P	P	P
9	.48	Amusement Game Arcade	§ 890.4 § 1036 Police Code			
10	.49	Financial Service	§ 890.110	P		
11	.50	Limited Financial Service	§ 890.112	P		
12	.51	Medical Service	§ 890.114	P	P	P
13	.52	Personal Service	§ 890.116	P	P	P

1	.53	Professional Service	§ 890.108	P	P	P
2						
3	.54	Massage Establishment	§ 890.60 § 1900 Health Code	P	P	P
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5						
6	.55	Tourist Hotel	§ 890.46	C	C	C
7						
8	.56	Automobile Parking Lot, Community Commercial	§§ 890.9, 156, 160	C	C	C
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11	.57	Automobile Parking Garage, Community Commercial	§ 890.10, 160	C	C	C
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15	.58	Automobile Parking Lot, Public	§ 890.11, 156	C	C	C
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17	.59	Automobile Parking Garage, Public	§ 890.12	C	C	C
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19	.60	Automotive Gas Station	§ 890.14			
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21	.61	Automotive Service Station	§ 890.18			
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23	.62	Automotive Repair	§ 890.15			
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1	.63	Automotive Wash	§ 890.20			
2	.64	Automotive Sale or Rental	§ 890.13			
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4	.65	Animal Hospital	§ 890.6			
5	.66	Ambulance Service	§ 890.2			
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7	.67	Mortuary	§ 890.62	C	C	
8	.68	Trade Shop	§ 890.124	P	C	
9	.70	Administrative Service	§ 890.106			
10						
11	.71	Light Manufacturing or Wholesale Sales	§ 890.54	#	#	
12						
13	.72	Fringe Financial Service	§ 890.113	P#		
14						
15	.73	Tobacco Paraphernalia Establishments	§ 890.123	C		
16						
17	Institutions					
18	.80	Hospital or Medical Center	§ 890.44			
19						
20	.81	Other Institutions	Not counted as Commercial Fl.	P	P	P
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		area § 890.50			
.82	Public Use	§ 890.80	C	C	C
.83	Medical Cannabis Dispensary	§ 890.133	P		
<b>RESIDENTIAL STANDARDS AND USES</b>					
.90	Residential Use	§ 890.88	P	P	P
.91	Residential Density, Dwelling Units	§§ 207, 207.1, 890.88(a)	1 unit per 200 sq. ft. lot area § 207.5		
.92	Residential Density, Group Housing	§§ 207.1, 208, 890.88(b)	1 bedroom per 140 sq. ft. lot area § 208		
.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	48 sq. ft. § 135 Table 3		
.94	Off-Street Parking, Residential	§§ 150, <u>151.1</u> , 153--157, 159--160, 204.5	<del>Generally, 1 space per unit §§ 151, 161(a)-(e)</del> <u>P up to one car for each two dwelling units.; C up to .75 cars for each dwelling unit, subject to the criteria and procedures of Section 151.1(f).</u> <u>NP above 0.75 cars for each</u>		



			<u>dwelling unit §§ 151.1, 161(a)(g), C#</u> <u>if installing a garage in an existing</u> <u>building</u>		
.95	Automobile Parking Lot, Community Residential	§ 890.7, 156, 160	C	C	C
.96	Automobile Parking Garage, Community Residential	§ 890.8, 160		C	C

SPECIFIC PROVISIONS FOR CHINATOWN COMMUNITY BUSINESS DISTRICT

Section		Zoning Controls
§810.10	§270	-- 50 N Height and Bulk District and 65 N Height and Bulk District as mapped on Sectional Map 1H
§810.71	§236	-- Garment Shop Special Use District applicable only for portions of the Chinatown Community Business District as mapped on Sectional Map No. 1 SU a
§810.72	§249.35	Fringe Financial Services are P subject to the restrictions set forth in Section 249.35, including, but not limited to, the proximity restrictions set forth in Subsection 249.35(c)(3).
§§.94	§§303, <u>803.2</u>	<u>Installing a garage in an existing building requires a conditional use. In addition to the criteria set forth in Section 303, the Planning Commission shall find that: (1) the proposed garage opening/addition of off-street parking will not cause the "removal" or "conversion of residential unit," as those terms are defined in Section 317 of this Code; (2) the proposed garage opening/addition of off-street parking will not</u>

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		<p><u>substantially decrease the livability of a dwelling unit without increasing the floor area in a commensurate amount; (3) the garage opening on a historic resource meets the requirements of Zoning Administrator Bulletin 2006.1A: Procedures and Criteria for Adding Garages to Existing Residential Structures, which assures that no adverse impacts will be made to a historic resource; (4) the reduction of an adverse impact to a historic resource with the inclusion of a minor sidewalk encroachment is balanced against the sidewalk accessibility issues that an encroachment will have on the pedestrian space; (5) the proposed curb cut required for the off-street parking will be configured in a manner that (i) minimizes the loss of off-street parking and (ii) will not cause the excessive loss of on-street parking, in no event removing more than two on-street parking spaces; (6) the proposed garage/addition of off-street parking will not (i) include as part of the proposal a sidewalk encroachment permit if the project is located on a Neighborhood Commercial Street or Transit-Preferential Street, as defined in Section 155(f) of this Code, (ii) reduce the path of travel on the sidewalk to less than 6 feet, or (iii) create a sidewalk slope of greater than 2 percent; (7) all parking of vehicles in a driveway will be screened in accordance with Section 142 of this Code; (8) the proposed project is consistent with the Residential Design Guidelines, including the Zoning Administrator's Bulletin 2006.1A: Procedures and Criteria for Adding Garages to Existing Buildings; (9) the proposed project will meet the landscape improvements requirements of Section 143 of this Code; (10) there have been no "no fault" evictions, as defined in Section 37.9(a)(7)-(13) of the San Francisco Administrative Code, within the past ten years; and (11) the proposed garage/addition of off-street parking installation is consistent with the Priority Policies of Section 101.1 of this Code.</u></p> <p><u>Prior to approval by the Planning Commission, the Planning Department shall consult the Department of Public Works concerning whether the proposed garage opening will require a minor sidewalk encroachment permit or a street tree removal permit, and whether those permits are likely to be granted.</u></p> <p><u>Prior to approval by the Planning Commission the Planning Department shall consult the Metropolitan Transportation Authority and/or Department of Public Transit concerning whether the proposed garage opening/curb cut will impact the transportation network, the off-street parking supply for the block, and the safety of transit riders, bicyclists and pedestrians.</u></p>
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Table 811

1 CHINATOWN VISITOR RETAIL DISTRICT ZONING CONTROL TABLE

2			Chinatown Visitor
3			Business District
4	No.	Zoning Category	§ References
5			Controls
6	BUILDING STANDARDS		
7			
8	.10	Height and Bulk	§§ 102.12, 105, 106, 263.4 §§ 250—252, 260, 270, 271
9			P up to 35 feet # C to 50 ft. See Zoning Map, § 254 50 ft. length and 100 ft. diagonal above 40 ft. # See Zoning Map, § 270
10			
11			
12			
13			
14	.11	Lot Size [Per Development]	§§ 890.56, 121
15			P up to 2,500 sq. ft. C 5,000 sq. ft. & above § 121.3
16			
17	.12	Rear Yard/Site Coverage	§§ 130, 134, 136
18			Location may be modified /75% coverage § 134.1
19			
20	.13	Sun Access Setbacks	
21			15 ft. at specified heights § 132.3
22			
23	.14	Maximum Street Frontage [Per Building]	
24			P to 50 feet C more than 50 feet § 145.3
25			

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.15	Awning	§ 890.21	P § 136.2(a)
.16	Canopy	§ 890.24	P § 136.2(b)
.17	Marquee	§ 890.58	P § 136.2(c)
<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND SERVICES</b>			
.19	Floor Area Ratio	§§ 102.9, 102.11, 123	2.0 to 1 § 124(a) (b)
.20	Use Size [Nonresidential]	§ 890.130	P up to 2,500 sq. ft. C 2,501 to 5,000 sq. ft. Except for full-service restaurants—5,000 sq. ft. § 121.4
.21	Open Space		1 sq. ft. for every 50 sq. ft. above 10,000 sq. ft. § 135.1
.22	Off-Street Parking, Commercial and Institutional	§§ 150, 153—157, 159—160, 204.5	None required § 161(c)
.23	Off-Street Freight Loading	§§ 150, 153—155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)

1		Outdoor Activity Area	§ 890.71	P in front
2	.24			C elsewhere
3		Drive-Up Facility	§ 890.30	
4	.25			
5		Walk-Up Facility	§ 890.140	P if recessed 3 ft.
6	.26			C otherwise
7		Hours of Operation	§ 890.48	P 6 a.m.—11 p.m.
8	.27			C 11 p.m.—2 a.m.
9		General Advertising	§§ 602—604,	P
10	.30	Sign	608.1, 608.2	§ 607.2(e)
11		Business Sign	§§ 602—604,	P
12	.31		608.1, 608.2	§ 607.2(f)

15				Chinatown Visitor		
16				Retail District		
17				Controls by Story		
18						
19		Zoning Category	§ References			
20	No.			1st	2nd	3rd+
21		Residential Conversion	Ch. 41			
22	.38a	Residential Hotels	Admin. Code			
23		Residential Demolition	Ch. 41			
24	.38b	Residential Hotels	Admin. Code			
25						

1		Residential Conversion				
2	.39a	Apartments				
3		Residential Demolition				
4	.39b	Apartments				
5	Retail Sales and Services					
6	Retail Sales and Services					
7		Other Retail Sales and	§ 890.102	P	P	
8	.40a	Services				
9		[Not Listed Below]				
10		Gift Store—Tourist	§ 890.39	P	P	
11	.40b	Oriented				
12		Jewelry	§ 890.51	P	P	
13	.40c					
14		Bar	§ 890.22	P	P	
15	.41					
16		Full-Service Restaurant	§ 890.92	P	P	
17	.42					
18		Fast Food Restaurant	§ 890.90	C		
19	.43	(Small)				
20		Fast Food Restaurant	§ 890.91			
21	.44	(Large)				
22		Take-Out Food	§ 890.122	P	P	
23	.45					
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.46	Movie Theater	§ 890.64			
.47a	Adult Entertainment	§ 890.36			
.47b	Other Entertainment	§ 890.37	P#	P#	
.48	Amusement Game Arcade	§ 890.4 § 1036 Police Code			
.49	Financial Service	§ 890.110			
.50	Limited Financial Service	§ 890.112			
.51	Medical Service	§ 890.114		P	
.52	Personal Service	§ 890.116		P	
.53	Professional Service	§ 890.108		P	
.54	Massage Establishment	§ 890.60, § 1900 Health Code	C	C	

1		Tourist Hotel	§ 890.46	C	C	C
2	.55					
3		Automobile Parking Lot,	§§ 890.9,	C	C	C
4	.56	Community Commercial	156, 160			
5		Automobile Parking	§ 890.10,	C	C	C
6	.57	Garage,	160			
7		Community Commercial				
8		Automobile Parking Lot,	§ 890.11,	C	C	C
9	.58	Public	156			
10		Automobile Parking	§ 890.12	C	C	C
11	.59	Garage, Public				
12		Automotive Gas Station	§ 890.14			
13	.60					
14		Automotive Service Station	§ 890.18			
15	.61					
16		Automotive Repair	§ 890.15			
17	.62					
18		Automotive Wash	§ 890.20			
19	.63					
20		Automotive Sale or Rental	§ 890.13			
21	.64					
22		Animal Hospital	§ 890.6			
23						
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1	.65				
2		Ambulance Service	§ 890.2		
3	.66				
4		Mortuary	§ 890.62	C	C
5	.67				
6		Trade Shop	§ 890.124	P	C
7	.68				
8		Administrative Service	§ 890.106		
9	.70				
10		Light Manufacturing or	§ 890.54	#	#
11	.71	Wholesale Sales			
12		Fringe Financial Service	§ 890.113		
13	.72				
14		Tobacco Paraphernalia	§ 890.123	C	
15	.73	Establishments			
16	Institutions				
17		Hospital or Medical Center	§ 890.44		
18	.80				
19		Other Institutions	§ 890.50	P	P
20	.81				P
21		Public Use	§ 890.80	C	C
22	.82				C

1		Medical Cannabis Dispensary	§ 890.133	P		
2	.83					
3	RESIDENTIAL STANDARDS AND USES					
4		Residential Use	§ 890.88	P	P	P
5	.90					
6		Residential Density, Dwelling	§§ 207,	1 unit per 200 sq. ft. lot area		
7	.91	Units	207.1, 890.88(a)	§ 207.5		
8		Residential Density, Group	§§ 207.1,	1 bedroom per 140 sq. ft. lot		
9	.92	Housing	208, 890.88(b)	area		
10		Usable Open Space	§§ 135,	48 sq. ft.		
11	.93	[Per Residential Unit]	136	§ 135 Table 3		
12		Off-Street Parking,	§§ 150, §§	Generally, <del>1 space</del>		
13	.94	Residential	<del>151.1,</del> 153—157,	per unit		
14			159—160, 204.5	§§ <del>151, 161(a) (e)</del>		
15				<u>P up to one car for each two</u>		
16				<u>dwelling units; C up to .75 cars</u>		
17				<u>for each dwelling unit, subject to</u>		
18				<u>the criteria and procedures of</u>		
19				<u>Section 151.1(f), NP above 0.75</u>		
20				<u>cars for each dwelling unit §§</u>		
21				<u>151.1, 161(a)(g).</u>		
22		Automobile Parking Lot,	§§ 890.7,	C	C	C
23						
24						
25						

1	.95	Community Residential	156, 160			
2		Automobile Parking	§ 890.8,	C	C	C
3	.96	Garage,	160			
4		Community Residential				

SPECIFIC PROVISIONS FOR  
CHINATOWN VISITOR RETAIL DISTRICT

Section		Zoning Controls
9	§ 811.10	§ 270 — 50 N Height and Bulk District as mapped on Sectional Map 1H
11	§ 811.71	§ 236 — Garment Shop Special Use District applicable only for portions of the Chinatown Visitor Retail District as mapped on Sectional Map No. 1 SUa
15	§ 811.47b	§§ 890.37 The other entertainment use must be in conjunction with an existing full-service restaurant
17	<u>§ .94</u>	<u>§§303.803.2.</u> <u>Installation of a garage in an existing residential structure requires a conditional use. In addition to the criteria set forth in Section 303, the Planning Commission shall find that: (1) the proposed garage opening/addition of off-street parking will not cause the "removal" or "conversion of residential unit," as those terms are defined in Section 317 of this Code; (2) the proposed garage opening/addition of off-street parking will not substantially decrease the livability of a dwelling unit without increasing the floor area in a commensurate amount; (3) the garage opening on a historic resource meets the requirements of Zoning Administrator Bulletin 2006.1A: Procedures and Criteria for Adding Garages to Existing Residential Structures, which assures that no adverse impacts will be made to a historic resource; (4) the reduction of an adverse impact to a historic resource with the inclusion of a minor sidewalk encroachment is balanced against the sidewalk accessibility issues that an encroachment will have on the pedestrian space; (5) the proposed curb cut required for the off-street parking will be configured in a manner that (i) minimizes the loss of off-street parking and (ii) will not cause the excessive loss of on-street parking, in no event removing more than two on-street</u>

1		<p><u>parking spaces; (6) the proposed garage/addition of off-street parking will not (i) include as part of the proposal a sidewalk encroachment permit if the project is located on a Neighborhood Commercial Street or Transit-Preferential Street, as defined in Section 155(f) of this Code, (ii) reduce the path of travel on the sidewalk to less than 6 feet, or (iii) create a sidewalk slope of greater than 2 percent; (7) all parking of vehicles in a driveway will be screened in accordance with Section 142 of this Code; (8) the proposed project is consistent with the Residential Design Guidelines, including the Zoning Administrator's Bulletin 2006.1A: Procedures and Criteria for Adding Garages to Existing Buildings; (9) the proposed project will meet the landscape improvements requirements of Section 143 of this Code; (10) there have been no "no fault" evictions, as defined in Section 37.9(a)(7)-(13) of the San Francisco Administrative Code, within the past ten years; and (11) the proposed garage/addition of off-street parking installation is consistent with the Priority Policies of Section 101.1 of this Code.</u></p> <p><u>Prior to approval by the Planning Commission, the Planning Department shall consult the Department of Public Works concerning whether the proposed garage opening will require a minor sidewalk encroachment permit or a street tree removal permit, and whether those permits are likely to be granted.</u></p> <p><u>Prior to approval by the Planning Commission the Planning Department shall consult the Metropolitan Transportation Authority and/or Department of Public Transit concerning whether the proposed garage opening/curb cut will impact the transportation network, the off-street parking supply for the block, and the safety of transit riders, bicyclists and pedestrians.</u></p>
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Table 812

CHINATOWN RESIDENTIAL NEIGHBORHOOD  
COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Chinatown Residential Neighborhood Commercial District	
No.	Zoning Category	§ References	Controls
<b>BUILDING STANDARDS</b>			
	Height and Bulk	§§ 102.12, 105, 106,	P up to 35 feet #

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.10		263.4 §§ 250—252, 260, 270, 271	C 50 ft., portions of Grant & Pacific C 65 ft., except 85 ft. for portions of Stockton if low income housing See Zoning Map, § 254 50 ft. length and 100 ft. diagonal and above 40 ft. See Zoning Map, § 270
.11	Lot Size [Per Development]	§§ 890.56, 121	P up to 5,000 sq. ft. C 5,001 sq. ft. & above § 121.3
.12	Rear Yard/Site Coverage	§§ 130, 134, 136	Location may be modified § 134.1
.13	Sun Access Setbacks		15 ft. at specified heights § 132.3
.14	Maximum Street Frontage [Per Building]		P to 50 feet C more than 50 feet § 145.3
.15	Awning	§ 890.21	P § 136.2(a)
.16	Canopy	§ 890.24	P § 136.2(b)
.17	Marquee	§ 890.58	P § 136.2(c)

1 COMMERCIAL AND INSTITUTIONAL STANDARDS AND SERVICES

2			
3	.19	Floor Area Ratio	§§ 102.9, 102.11, 123
4			1.0 to 1 § 124(a) (b)
5	.20	Use Size [Nonresidential]	§ 890.130
6			P up to 2,500 sq. ft. C 2,501 to 4,000 sq. ft. § 121.4
7			
8	.21	Open Space	
9			1 sq. ft. for every 50 sq. ft. of building over 10,000 sq. ft. § 135.1
10			
11	.22	Off-Street Parking, Commercial and Institutional	§§ 150, 153—157, 159—160, 204.5
12			None Required § 161(c)
13			
14	.23	Off-Street Freight Loading	§§ 150, 153—155, 204.5
15			Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
16			
17	.24	Outdoor Activity Area	§ 890.71
18			P in front C elsewhere
19			
20	.25	Drive-Up Facility	§ 890.30
21			
22	.26	Walk-Up Facility	§ 890.140
23			P if recessed 3 ft. C otherwise
24			
25		Hours of Operation	§ 890.48
			P 6 a.m.—11 p.m.

1	.27		C 11 p.m.—2 a.m.
2	General Advertising	§§ 602—604,	P
3	.30 Sign	608.1, 608.2	§ 607.2(e)
4	Business Sign	§§ 602—604,	P
5	.31	608.1, 608.2	§ 607.2(f)

7				Chinatown		
8				Residential		
9				Neighborhood		
10				Commercial District		
11				Controls by Story		
12						
13	No.	Zoning Category	§ References	1st	2nd	3rd+
14		Residential Conversion	Ch. 41			
15	.38a	Residential Hotels	Admin. Code			
16		Residential Demolition	Ch. 41			
17	.38b	Residential Hotels	Admin. Code			
18		Residential Conversion				
19	.39a	Apartments				
20		Residential Demolition				
21	.39b	Apartments				
22	Retail Sales and Services					

1		Other Retail Sales and	§ 890.102	P		
2	.40a	Services				
3		[Not Listed Below]				
4		Gift Store—Tourist Oriented	§ 890.39			
5	.40b					
6		Jewelry	§ 890.51	C		
7	.40c					
8		Bar	§ 890.22	C		
9	.41					
10		Full-Service Restaurant	§ 890.92	P		
11	.42					
12		Fast Food Restaurant	§ 890.90	C		
13	.43	(Small)				
14		Fast Food Restaurant	§ 890.91	C		
15	.44	(Large)				
16		Take-Out Food	§ 890.122	C		
17	.45					
18		Movie Theater	§ 890.64	C		
19	.46					
20		Adult Entertainment	§ 890.36			
21	.47a					
22		Other Entertainment	§ 890.37			
23						
24						
25						



1	.47b				
2		Amusement Game	§ 890.4		
3	.48	Arcade	§ 1036		
4			Police Code		
5		Financial Service	§ 890.110	C	
6	.49				
7		Limited Financial Service	§ 890.112	C	
8	.50				
9		Medical Service	§	P	
10	.51		890.114		
11		Personal Service	§	P	
12	.52		890.116		
13		Professional Service	§	P	
14	.53		890.108		
15		Massage Establishment	§ 890.60	C	
16	.54		§ 1900		
17			Health Code		
18		Tourist Hotel	§ 890.46		
19	.55				
20		Automobile Parking Lot,	§§	C	
21	.56	Community Commercial	890.9, 156, 160		
22		Automobile Parking Garage,	§	C	
23					
24					
25					

1	.57	Community Commercial	890.10, 160			
2		Automobile Parking Lot,	§	C		
3	.58	Public	890.11, 156			
4		Automobile Parking Garage,	§ 890.12			
5	.59	Public				
6		Automotive Gas Station	§ 890.14			
7	.60					
8		Automotive Service Station	§ 890.18			
9	.61					
10		Automotive Repair	§ 890.15			
11	.62					
12		Automotive Wash	§ 890.20			
13	.63					
14		Automotive Sale or Rental	§ 890.13			
15	.64					
16		Animal Hospital	§ 890.6			
17	.65					
18		Ambulance Service	§ 890.2			
19	.66					
20		Mortuary	§ 890.62	C	C	
21	.67					
22		Trade Shop	§	P		
23						
24						
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1	.68		890.124			
2		Administrative	§			
3	.70	Service	890.106			
4		Light Manufacturing or	§ 890.54	#	#	
5	.71	Wholesale Sales				
6		Fringe Financial	§			
7	.72	Service	890.113			
8		Tobacco	§	C		
9	.73	Paraphernalia	890.123			
10		Establishments				
11						
12		Institutions				
13		Hospital or Medical	§§	C	C	C
14	.80	Center	124.1, 890.44			
15		Other Institutions	§ 890.50	P	P	P
16	.81					
17		Public Use	§ 890.80	C	C	C
18	.82					
19		Medical Cannabis	§	P		
20	.83	Dispensary	890.133			
21						
22		RESIDENTIAL STANDARDS AND USES				
23		Residential Use	§ 890.88	P	P	P
24	.90					
25						

1		Residential Density,	§§ 207,	1 unit per 200 sq. ft. lot area		
2	.91	Dwelling Units	207.1,	§ 207.5		
3			890.88(a)			
4		Residential Density,	§§	1 bedroom per 140 sq. ft. lot area		
5	.92	Group Housing	207.1, 208,	§ 208		
6			890.88(b)			
7		Usable Open Space	§§ 135,	48 sq. ft.		
8	.93	[Per Residential Unit]	136	§ 135 Table 3		
9		Off-Street Parking,	§§ 150,	<del>Generally, 1 space</del>		
10	.94	Residential	<u>151.1</u> , 153—	per-unit		
11			157, 159—160,	<del>§§ 151, 161(a)-(g)</del>		
12			204.5	<u>P up to one car for each two dwelling</u>		
13				<u>units; C up to .75 cars for each</u>		
14				<u>dwelling unit, subject to the criteria</u>		
15				<u>and procedures of Section 151.1(f).</u>		
16				<u>NP above 0.75 cars for each dwelling</u>		
17				<u>unit §§ 151.1, 161(a)(g).</u>		
18		Automobile Parking Lot,	§ 890.7,	C	C	C
19	.95	Community Residential	156, 160			
20		Automobile Parking	§ 890.8,	C	C	C
21	.96	Garage,	160			
22		Community Residential				
23						
24						

SPECIFIC PROVISIONS FOR CHINATOWN  
RESIDENTIAL NEIGHBORHOOD COMMERCIAL DISTRICT

Section		Zoning Controls
§ 812.10	§ 270	— 50 N Height and Bulk District and 65 N Height and Bulk District as mapped on Sectional Map 1H
§ 812.71	§ 236	— Garment Shop Special Use District applicable only for portions of the Chinatown Residential Neighborhood Commercial District as mapped on Sectional Map No. 1 SUa
<u>§ .94</u>	<u>§§303, 803.2.</u>	<u>Installation of a garage in an existing residential structure requires a conditional use. In addition to the criteria set forth in Section 303, the Planning Commission shall find that: (1) the proposed garage opening/addition of off-street parking will not cause the "removal" or "conversion of residential unit," as those terms are defined in Section 317 of this Code; (2) the proposed garage opening/addition of off-street parking will not substantially decrease the livability of a dwelling unit without increasing the floor area in a commensurate amount; (3) the garage opening on a historic resource meets the requirements of Zoning Administrator Bulletin 2006.1A: Procedures and Criteria for Adding Garages to Existing Residential Structures, which assures that no adverse impacts will be made to a historic resource; (4) the reduction of an adverse impact to a historic resource with the inclusion of a minor sidewalk encroachment is balanced against the sidewalk accessibility issues that an encroachment will have on the pedestrian space; (5) the proposed curb cut required for the off-street parking will be configured in a manner that (i) minimizes the loss of off-street parking and (ii) will not cause the excessive loss of on-street parking, in no event removing more than two on-street parking spaces; (6) the proposed garage/addition of off-street parking will not (i) include as part of the proposal a sidewalk encroachment permit if the project is located on a Neighborhood Commercial Street or Transit-Preferential Street, as defined in Section 155(f) of this Code, (ii) reduce the path of travel on the sidewalk to less than 6 feet, or (iii) create a sidewalk slope of greater than 2 percent; (7) all parking of vehicles in a driveway will be screened in accordance with Section 142 of this Code; (8) the proposed project is consistent with the Residential Design Guidelines, including the Zoning Administrator's Bulletin 2006.1A: Procedures and Criteria for Adding Garages to Existing Buildings; (9) the proposed project will meet the landscape improvements requirements of Section 143 of this Code; (10) there have been no "no fault" evictions, as defined in Section 37.9(a)(7)-(13) of the San Francisco Administrative Code, within the past ten years; and (11) the proposed garage/addition of off-street parking installation is consistent with the Priority Policies of Section 101.1 of this Code.</u> <u>Prior to approval by the Planning Commission, the Planning Department shall consult the Department of Public Works concerning whether the proposed garage opening will require a minor sidewalk encroachment permit</u>

1 or a street tree removal permit, and whether those permits are likely to be  
2 granted.

3 Prior to approval by the Planning Commission the Planning Department  
4 shall consult the Metropolitan Transportation Authority and/or Department of  
5 Public Transit concerning whether the proposed garage opening/curb cut will  
6 impact the transportation network, the off-street parking supply for the block,  
7 and the safety of transit riders, bicyclists and pedestrians.

8 Section 5. The San Francisco Planning Code is hereby amended by adding Section  
9 249.46, to read as follows:

10 SEC. 249.496. A Special Use District entitled the "Telegraph Hill – North Beach Residential  
11 Special Use District," the boundaries of which are shown on Section Map No. SU01 of the San  
12 Francisco Zoning Map, is hereby established for the purposes set forth below:

13 (a) Purposes. (1) To regulate off-street parking and the installation of garages in existing  
14 residential structures in order to ensure that they do not significantly increase the level of automobile  
15 traffic, increase pollution, or impair pedestrian use on narrow public rights-of-way in the District; and  
16 to prevent the ability to add parking from providing an incentive to convert existing residential  
17 buildings from rental buildings to tenancies-in-common.

18 (b) Controls.

19 (1) Number of Off-Street Residential Parking Spaces. Up to three cars for each four  
20 dwelling units is a Permitted use; up to one car for each dwelling unit requires a Conditional use,  
21 subject to the criteria and procedures of Section 151.1(f); above one car for each dwelling unit is Not  
22 Permitted.

23 (2) Installation of a Parking Garage. Installation of a garage in an existing residential  
24 structure requires a conditional use. In addition to the criteria set forth in Section 303, the  
25 Planning Commission shall find that: (1) the proposed garage opening/addition of off-street  
parking will not cause the "removal" or "conversion of residential unit," as those terms are

1 defined in Section 317 of this Code; (2) the proposed garage opening/addition of off-street  
2 parking will not substantially decrease the livability of a dwelling unit without increasing the  
3 floor area in a commensurate amount; (3) the garage opening on a historic resource meets  
4 the requirements of Zoning Administrator Bulletin 2006.1A: Procedures and Criteria for Adding  
5 Garages to Existing Residential Structures, which assures that no adverse impacts will be  
6 made to a historic resource; (4) the reduction of an adverse impact to a historic resource with  
7 the inclusion of a minor sidewalk encroachment is balanced against the sidewalk accessibility  
8 issues that an encroachment will have on the pedestrian space; (5) the proposed curb cut  
9 required for the off-street parking will be configured in a manner that (i) minimizes the loss of  
10 off-street parking and (ii) will not cause the excessive loss of on-street parking, in no event  
11 removing more than two on-street parking spaces; (6) the proposed garage/addition of off-  
12 street parking will not (i) include as part of the proposal a sidewalk encroachment permit if the  
13 project is located on a Neighborhood Commercial Street or Transit-Preferential Street, as  
14 defined in Section 155(f) of this Code, (ii) reduce the path of travel on the sidewalk to less  
15 than 6 feet, or (iii) create a sidewalk slope of greater than 2 percent; (7) all parking of  
16 vehicles in a driveway will be screened in accordance with Section 142 of this Code; (8) the  
17 proposed project is consistent with the Residential Design Guidelines, including the Zoning  
18 Administrator's Bulletin 2006.1A: Procedures and Criteria for Adding Garages to Existing  
19 Buildings; (9) the proposed project will meet the landscape improvements requirements of  
20 Section 143 of this Code; (10) there have been no "no fault" evictions, as defined in Section  
21 37.9(a)(7)-(13) of the San Francisco Administrative Code, within the past ten years; and (11)  
22 the proposed garage/addition of off-street parking installation is consistent with the Priority  
23 Policies of Section 101.1 of this Code.

24 Prior to approval by the Planning Commission, the Planning Department shall consult the  
25 Department of Public Works concerning whether the proposed garage opening will require a

1 minor sidewalk encroachment permit or a street tree removal permit, and whether those  
2 permits are likely to be granted.

3 Prior to approval by the Planning Commission the Planning Department shall consult the  
4 Metropolitan Transportation Authority and/or Department of Public Transit concerning whether  
5 the proposed garage opening/curb cut will impact the transportation network, the off-street  
6 parking supply for the block, and the safety of transit riders, bicyclists and pedestrians.

7 Section 6. The San Francisco Planning Code is hereby amended by amending Section  
8 151, to read as follows:

9 SEC. 151. SCHEDULE OF REQUIRED OFF-STREET PARKING SPACES.

10 Off-street parking spaces shall be provided in the minimum quantities specified in the  
11 following table, except as otherwise provided in Section 151.1 and Section 161 of this Code.  
12 Where the building or lot contains uses in more than one of the categories listed, parking  
13 requirements shall be calculated in the manner provided in Section 153 of this Code. Where  
14 off-street parking is provided which exceeds certain amounts in relation to the quantities  
15 specified in this table, as set forth in Section 204.5 of this Code, such parking shall be  
16 classified not as accessory parking but as either a principal or a conditional use, depending  
17 upon the use provisions applicable to the district in which the parking is located. In  
18 considering an application for a conditional use for any such parking, due to the amount being  
19 provided, the City Planning Commission shall consider the criteria set forth in Section 157 of  
20 this Code.

21 Table 151  
22 OFF-STREET PARKING SPACES REQUIRED

23

Use or Activity	Number of Off-Street Parking Spaces Required
-----------------	--

24  
25



1 2	Dwelling, except as specified below, and except in the Bernal Heights Special Use District as provided in Section 242	One for each dwelling unit.
3 4 5	<u>Dwelling, in the Broadway and North Beach Neighborhood Commercial Districts and the Chinatown Mixed Use Districts</u>	<u>P up to one car for each two dwelling units; C up to .75 cars for each dwelling unit, subject to the criteria and procedures of Section 151.1(f); NP above 0.75 cars for each dwelling unit.</u>
6 7	<u>Dwelling, in the Telegraph Hill – North Beach Residential Special Use District</u>	<u>P up to three cars for each four dwelling units; C up to one car for each dwelling unit, subject to the criteria and procedures of Section 151.1(f); NP above one car for each dwelling unit.</u>
8 9	Dwelling, RC-4, RSD except in the Van Ness Special Use District	One for each four dwelling unit.
10 11 12 13	Dwelling, specifically designed for and occupied by senior citizens or physically handicapped persons, as defined and regulated by Section 209.1(m) of this Code	None in districts other than RH-1 and RH-2, except, for purposes of determining spaces required by this Code in Section 204.5 the number of spaces specified above for the district in which the dwelling is located. In RH-1 and RH-2 Districts, one-fifth the number of spaces specified above for the district in which the dwelling is located.
14 15 16	Dwelling, in an affordable housing project as defined by Section 313.1 or 315.1 of this Code.	None in districts other than RH-1 and RH-2, except, for purposes of determining spaces required by this Code in Section 204.5, the number otherwise required in this Table 151 for a dwelling unit for the district in which the dwelling is located.
17 18 19 20 21 22	Group housing of any kind	None in districts other than RH-2, except for purposes of determining spaces required by this Code in Section 204.5 one for each three bedrooms or for each six beds, whichever results in the greater requirements, plus one for the manager's dwelling unit if any, with a minimum of two spaces required. In RH-2 Districts, for each three bedrooms or for each six beds, whichever results in the greater requirement, plus one for the manager's dwelling unit if any, with a minimum of two spaces required.
23 24 25	SRO units	None, except for purposes of determining spaces, required by this Code in Section 204.5 in

1		the South of Market base area, one for each 20 units, plus one for the manager's dwelling unit, if any, with a minimum of two spaces.
2		
3		
4	Hotel, inn or hostel in NC	0.8 for each guest bedroom.
5	Districts	
6		
7	Hotel, inn or hostel in districts	One for each 16 guest bedrooms where the
8	other than NC	number of guest bedrooms exceeds 23, plus one for the manager's dwelling unit, if any.
9		
10	Motel	One for each guest unit, plus one for the manager's dwelling unit, if any.
11		
12	Mobile home park	One for each vehicle or structure in such park, plus one for the manager's dwelling unit if any.
13		
14	Hospital or other inpatient	One for each 8 beds excluding bassinets or for each 2,400 square feet of gross floor area devoted to sleeping rooms, whichever results in the greater requirement, provided that these requirements shall not apply if the calculated number of spaces is no more than two.
15	medical institution	
16		
17	Residential care facility	None in districts other than RH-1 and RH-2, except for purposes of determining spaces required by this Code in Section 204.5. In RH-1 and RH-2 Districts, one for each 10 residents, where the number of residents exceeds nine
18		
19	Child care facility	One for each 25 children to be accommodated at any one time, where the number of such children exceeds 24.
20		
21	Elementary school	One for each six classrooms.
22		
23	Secondary school	One for each two classrooms.
24	Post-secondary educational institution	One for each two classrooms.
25	Church or other religious institutions	One for each 20 seats by which the number of seats in the main auditorium exceeds 200.

1	Theater or auditorium	One for each eight seats up to 1,000 seats where the number of seats exceeds 50 seats, plus one for each 10 seats in excess of 1,000.
2		
3	Stadium or sports arena	One for each 15 seats.
4	Medical or dental office or outpatient clinic	One for each 300 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet.
5	Offices or studios of architects, engineers, interior designers and other design professionals and studios of graphic artists	One for each 1,000 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet.
6		
7		
8	Other business office	One for each 500 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet, except one for each 750 square feet within the SSO District, where the occupied floor area exceeds 5,000 square feet.
9		
10	Restaurant, bar, nightclub, pool hall, dancehall, bowling alley or other similar enterprise	One for each 200 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet.
11		
12	Retail space devoted to the handling of bulky merchandise such as motor vehicles, machinery or furniture	One for each 1,000 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet.
13		
14	Greenhouse or plant nursery	One for each 4,000 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet.
15		
16	Other retail space	One for each 500 square feet of occupied floor area up to 20,000 where the occupied floor area exceeds 5,000 square feet, plus one for each 250 square feet of occupied floor area in excess of 20,000.
17		
18	Service, repair or wholesale sales space, including personal, home or business service space in South of Market Districts.	One for each 1,000 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet.
19		
20		
21	Mortuary	Five
22	Storage or warehouse space, and space devoted to any use first permitted in an M-2 District	One for each 2,000 square feet of occupied floor area, where the occupied floor area exceeds 10,000 square feet.
23		
24	Arts activities and spaces except theater or auditorium spaces	One for each 2,000 square feet of occupied floor area, where the occupied floor area exceeds 7,500 square feet.
25		

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25	Other manufacturing and industrial uses	One for each 1,500 square feet of occupied floor area, where the occupied floor area exceeds 7,500 square feet.
	Live/work units	One for each 2,000 square feet of occupied floor area, where the occupied floor area exceeds 7,500 square feet, except in RH or RM Districts, within which the requirement shall be one space for each live/work unit.

Section 7 The San Francisco Planning Code is hereby amended by amending Section 155, to read as follows:

**SEC. 155. GENERAL STANDARDS AS TO LOCATION AND ARRANGEMENT OF OFF-STREET PARKING, FREIGHT LOADING AND SERVICE VEHICLE FACILITIES.**

Required off-street parking and freight loading facilities shall meet the following standards as to location and arrangement. In addition, facilities which are not required but are actually provided shall meet the following standards unless such standards are stated to be applicable solely to required facilities. In application of the standards of this Code for off-street parking and loading, reference may be made to provisions of other portions of the Municipal Code concerning off-street parking and loading facilities, and to standards of the Bureau of Engineering of the Department of Public Works. Final authority for the application of such standards under this Code, and for adoption of regulations and interpretations in furtherance of the stated provisions of this Code shall, however, rest with the Planning Department.

(a) Every required off-street parking or loading space shall be located on the same lot as the use served by it, except as provided in Sections 159, 160 and 161 of this Code.

(b) Every required off-street parking or loading space shall be located in its entirety within the lot lines of private property.

1 (c) Every off-street parking or loading space shall have adequate means of ingress  
2 from and egress to a street or alley. Access to off-street loading spaces shall be from alleys in  
3 preference to streets, except where otherwise specified in this Code.

4 Adequate reservoir space shall be provided on private property for entrance of vehicles to off-  
5 street parking and loading spaces, except with respect to spaces independently accessible  
6 directly from the street.

7 (1) For residential uses, independently accessible off-street parking spaces shall  
8 include spaces accessed by automated garages, or car elevators, lifts or other space-efficient  
9 parking as defined in Section 154(a)(4) and Section 154(a)(5) provided that no more than one  
10 car needs to be moved under its own power to access any one space.

11 (d) All off-street freight loading and service vehicle spaces in the C-3-O, C-3-R, C-3-  
12 G, DTR, MUO, MUG, MUR, and South of Market Mixed Use Districts shall be completely  
13 enclosed and access from a public street or alley shall be provided by means of a private  
14 service driveway, which is totally contained within the structure. Such a private service  
15 driveway shall include adequate space to maneuver trucks and service vehicles into and out  
16 of all provided spaces, and shall be designed so as to facilitate access to the subject property  
17 while minimizing interference with street and sidewalk circulation. Any such private service  
18 driveway shall be of adequate width to accommodate drive-in movement from the adjacent  
19 curb or inside traffic lane but shall in no case exceed 30 feet. Notwithstanding the foregoing, if  
20 an adjacent street or alley is determined by the Zoning Administrator to be primarily used for  
21 building service, up to four off-street freight or loading spaces may be allowed to be  
22 individually accessible directly from such a street or alley, pursuant to the provisions of  
23 Section 309 in a C-3-O, C-3-R or C-3-G District, the provisions of Section 307(g) in a South of  
24 Market Mixed Use District, the provisions of Section 309.1 in a DTR District, the provisions of  
25 Section 329 for projects subject to Section 329 in a MUO, MUG, or MUR District, or by

1 administrative decision of the Zoning Administrator for projects that do are not subject to  
2 Section 329 in a MUO, MUG, or MUR District.

3 (e) In a C-3 or South of Market District, where site constraints would make a  
4 consolidated freight loading and service vehicle facility impractical, service vehicle spaces  
5 required by Sections 153(a)(6) and 154(b)(3) of this Code may be located in a parking garage  
6 for the structure or other location separate from freight loading spaces.

7 (f) In a C-3, Eastern Neighborhood Mixed Use District or South of Market Mixed Use  
8 District, whenever off-street freight loading spaces are provided, freight elevators immediately  
9 accessible from the loading dock shall be provided to all floors which contain uses that are  
10 included in the calculation of required number of freight loading spaces. If freight loading  
11 facilities are subterranean, the location and operation of freight elevators shall be designed,  
12 where feasible, to discourage use of freight elevators for deliveries from the ground floor.  
13 Directories of building tenants shall be provided at all freight elevators. A raised loading dock  
14 or receiving area shall be provided with sufficient dimensions to provide for short-term storage  
15 of goods. All required freight loading and service vehicle spaces shall be made available only  
16 to those vehicles at all times, and provision shall be made to minimize interference between  
17 freight loading and service operations, and garbage dumpster operations and storage.

18 (g) In order to discourage long-term commuter parking, any off-street parking spaces  
19 provided for a structure or use other than residential or hotel in a C-3 District, whether  
20 classified as an accessory or conditional use, which are otherwise available for use for long-  
21 term parking by downtown workers shall maintain a rate or fee structure for their use such that  
22 the rate charge for four hours of parking duration is no more than four times the rate charge  
23 for the first hour, and the rate charge for eight or more hours of parking duration is no less  
24 than 10 times the rate charge for the first hour. Additionally, no discounted parking rate shall  
25 be permitted for weekly, monthly or similar time-specific periods.

1 (h) The internal layout of off-street parking and loading spaces, driveways, aisles and  
2 maneuvering areas shall be according to acceptable standards, and all spaces shall be clearly  
3 marked.

4 (i) For each 25 off-street parking spaces provided, one such space shall be designed  
5 and designated for handicapped persons.

6 (j) Except as provided by Section 155.1 and Section 155.2 below, for each 20 off-  
7 street parking spaces provided, one or more spaces shall be provided for parking of a bicycle.  
8 The most restrictive provisions of 155(j) or 155.4 shall prevail.

9 (k) Off-street parking and loading facilities shall be arranged, designed and operated  
10 so as to prevent encroachments upon sidewalk areas, bicycle lanes, transit-only lanes and  
11 adjacent properties, in the maneuvering, standing, queuing and storage of vehicles, by means  
12 of the layout and operation of facilities and by use of bumper or wheel guards or such other  
13 devices as are necessary.

14 (l) Driveways crossing sidewalks shall be no wider than necessary for ingress and  
15 egress, and shall be arranged, to the extent practical, so as to minimize the width and  
16 frequency of curb cuts, to maximize the number and size of on-street parking spaces available  
17 to the public, and to minimize conflicts with pedestrian and transit movements.

18 (m) Every off-street parking or loading facility shall be suitably graded, surfaced,  
19 drained and maintained.

20 (n) Off-street parking and loading spaces shall not occupy any required open space,  
21 except as specified in Section 136 of this Code.

22 (o) No area credited as all or part of a required off-street parking space shall also be  
23 credited as all or part of a required off-street loading space, or used as all or part of an  
24 unrequired off-street loading space. No area credited as all or part of a required off-street  
25

1 loading space shall also be credited as all or part of a required off-street parking space, or  
2 used as all or part of an unrequired off-street parking space.

3 (p) Any off-street freight loading area located within 50 feet of any R District shall be  
4 completely enclosed within a building if such freight loading area is used in regular night  
5 operation.

6 (q) Rooftop parking shall be screened as provided in Section 141(d) of this Code.

7 (r) Protected Pedestrian- and Transit-Oriented Street Frontages. In order to preserve  
8 the pedestrian character of certain downtown and neighborhood commercial districts and to  
9 minimize delays to transit service, garage entries, driveways or other vehicular access to off-  
10 street parking or loading (except for the creation of new publicly-accessible streets and alleys)  
11 shall be regulated on development lots as follows on the following street frontages:

12 (1) Folsom Street, from Essex Street to the Embarcadero, not permitted except as set  
13 forth in Section 827.

14 (2) Not permitted:

15 (A) The entire portion of Market Street in the C-3, NCT-3 and Upper Market NCT  
16 Districts,

17 (B) Hayes Street from Franklin Street to Laguna Street, Church Street in the NCT-3  
18 and Upper Market NCT Districts,

19 (C) Van Ness Avenue from Hayes Street to Mission Street,

20 (D) Mission Street from 10th Street to Division Street,

21 (E) Octavia Street from Hayes Street to Fell Street,

22 (F) Embarcadero in the DTR Districts,

23 (G) 22nd Street between 3rd Street and Minnesota Streets within the NCT-2 District,

24 (H) Valencia Street between 15th and 23rd Streets in the Valencia Street NCT District,

25 (I) Mission Street for the entirety of the Mission Street NCT District,



- 1           (J) 24th Street for the entirety of the 24th Street-Mission NCT,  
2           (K) 16th Street between Guerrero and Capp Streets within the Valencia Street NCT  
3 and Mission Street NCT Districts,  
4           (L) 16th Street between Kansas and Mississippi Streets in the UMU and PDR-1-D  
5 Districts,  
6           (M) 6th Street for its entirety within the SoMa NCT District,  
7           (N) 3rd Street, in the UMU districts for 100 feet north and south of Mariposa and 100  
8 feet north and south of 20th Streets, and 4th Street between Bryant and Townsend in the SLI  
9 and MUO District,  
10          (O) Ocean Avenue within the Ocean Avenue NCT District,  
11          (P) Geneva Avenue from I-280 to San Jose Avenue within the NCT-2 District,  
12          (Q) *Columbus Avenue between Washington and North Point Streets.*,  
13          (R) Broadway from the Embarcadero on the east to Polk Street on the west, and  
14          (S) All alleyways in the Chinatown Mixed Use Districts.  
15          (3) Not permitted except with a Conditional Use authorization:  
16          (A) The entire portion of California Street,  
17          (B) The Embarcadero, Folsom Street, Geary Street, Mission Street, Powell Street and  
18 Stockton Street in the C-3 Districts,  
19          (C) Grant Avenue from Market Street to Bush Street,  
20          (D) Montgomery Street from Market Street to Columbus Avenue,  
21          (E) Haight Street from Market Street to Webster Street,  
22          (F) Church Street and 16th Street in the RTO District, ~~and~~  
23          (G) Duboce Street from Noe Street to Market Street, and  
24          (H) Octavia Street from Fell Street to Market Street.

25

1 (4) In C-3, NCT and RTO Districts, no curb cuts accessing off-street parking or  
2 loading shall be created or utilized on street frontages identified along any Transit Preferential,  
3 Citywide Pedestrian Network or Neighborhood Commercial Streets as designated in the  
4 Transportation Element of the General Plan or official City bicycle routes or bicycle lanes,  
5 where an alternative frontage is available. For bicycle lanes, the prohibition on curb cuts  
6 applies to the side or sides of the street where bicycle lanes are located; for one-way bicycle  
7 routes or lanes, the prohibition on curb cuts shall apply to the right side of the street only,  
8 unless the officially adopted alignment is along the left side of the street. Where an alternative  
9 frontage is not available, parking or loading access along any Transit Preferential, Citywide  
10 Pedestrian Network or Neighborhood Commercial Streets as designated in the Transportation  
11 Element of the General Plan or official City bicycle lane or bicycle route, may be allowed on  
12 streets not listed in subsection (2) above as an exception in the manner provided in Section  
13 309 for C-3 Districts and in Section 303 for NCT and RTO Districts in cases where it can be  
14 clearly demonstrated that the final design of the parking access minimizes negative impacts to  
15 transit movement and to the safety of pedestrians and bicyclists to the fullest extent feasible.

16 (5) A "development lot" shall mean any lot containing a proposal for new construction,  
17 building alterations which would increase the gross square footage of a structure by 20  
18 percent or more, or change of use of more than 50 percent of the gross floor area of a  
19 structure containing parking. Pre-existing access to off-street parking and loading on  
20 development lots that violates the restrictions of this Section 155(r) may not be maintained.

21 (s) Off-Street Parking and Loading in C-3 Districts. In C-3 Districts, restrictions on the  
22 design and location of off-street parking and loading and access to off-street parking and  
23 loading are necessary to reduce their negative impacts on neighborhood quality and the  
24 pedestrian environment.

25 (1) Ground floor or below-grade parking and street frontages with active uses.

1 (A) All off-street parking in C-3 Districts (both as accessory and principal uses) shall  
2 be built no higher than the ground-level (up to a maximum ceiling height of 20 feet from grade)  
3 unless an exception to this requirement is granted in accordance with Section 309 and  
4 subsection 155(s)(2) or a conditional use is authorized in accordance with Section 303 and  
5 subsections 155(s)(2) or 155(s)(3) below.

6 (B) Parking at the ground-level to the full height of the ground-level parking shall be  
7 lined with active uses, as defined by Section 145.4(e), to a depth of at least 25 feet along all  
8 street frontages, except for space allowed for parking and loading access, building egress,  
9 and access to mechanical systems. So as not to preclude conversion of parking space to  
10 other uses in the future, parking at the ground-level shall not be sloped and shall have a  
11 minimum clear ceiling height of nine feet.

12 (i) Where a non-accessory off-street parking garage permitted under Section 223(m)--  
13 (p) is located in the Mid-Market area described below in subsection 155(s)(3)(B) and fronts  
14 more than one street of less than 45 feet in width, a conditional use may be granted in  
15 accordance with Section 303 that allows an exception to this requirement for one of the street  
16 frontages. The above provision authorizing such conditional use shall sunset eight years from  
17 the effective date of the ordinance enacting this subsection 155(s)(1)(A)(i).

18 (C) Parking allowed above the ground-level in accordance with an exception under  
19 Section 309 or a conditional use in accordance with Section 303 as authorized by subsections  
20 155(s)(2) or 155(s)(3) shall be entirely screened from public rights-of-way in a manner that  
21 accentuates ground floor retail and other uses, minimizes louvers and other mechanical  
22 features and is in keeping with the overall massing and architectural vocabulary of the  
23 building's lower floors. So as not to preclude conversion of parking space to other uses in the  
24 future, parking allowed above the ground-level shall not be sloped and shall have a minimum  
25 clear ceiling height of nine feet.

1 (2) Residential accessory parking. For residential accessory off-street parking in C-3  
2 Districts, two additional floors of above-grade parking beyond the at-grade parking allowed by  
3 Section 155(s)(1), to a maximum ceiling height of 35 feet from grade, may be permitted  
4 subject to the provisions of subsections 155(s)(2)(A) or 155(s)(2)(B) below:

5 (A) In a manner provided in Section 309 of this Code provided it can be clearly  
6 demonstrated that transportation easements or contaminated soil conditions make it  
7 practically infeasible to build parking below-ground. The determination of practical infeasibility  
8 shall be made based on an independent, third-party geotechnical assessment conducted by a  
9 licensed professional and funded by the project sponsor. The Planning Director shall make a  
10 determination as to the objectivity of the study prior to the Planning Commission's  
11 consideration of the exception application under Section 309.

12 (B) As a conditional use in accordance with the criteria set forth in Section 303 of this  
13 Code, provided it can be clearly demonstrated that constructing the parking above-grade  
14 instead of underground would allow the proposed housing to meet affordability levels for  
15 which actual production has not met ABAG production targets as identified in the Housing  
16 Element of the General Plan.

17 (3) Non-accessory off-street parking garages. For non-accessory off-street parking  
18 garages in C-3 Districts permitted under Section 223(m)--(p), two additional floors of above-  
19 grade parking beyond the at-grade parking allowed by Section 155(s)(1), to a maximum  
20 ceiling height of 35 feet from grade, may be permitted subject to the provisions of subsections  
21 155(s)(3)(A) or 155(s)(3)(B) below:

22 (A) As a conditional use in accordance with the criteria set forth in Section 303,  
23 provided it can be clearly demonstrated that transportation easements or contaminated soil  
24 conditions make it practically infeasible to build parking below-ground. The determination of  
25 practical infeasibility shall be made based on an independent, third-party geotechnical

1 assessment conducted by a licensed professional and funded by the project sponsor. The  
2 Planning Director shall make a determination as to the objectivity of the study prior to the  
3 Planning Commission's consideration of the conditional use permit application.

4 (B) As a conditional use in accordance with the criteria set forth in Section 303,  
5 provided the site contains an existing non-accessory off-street surface parking lot with valid  
6 permits for such parking as of the effective date of the ordinance enacting this subsection and  
7 the site is located in the following Mid-Market area: Assessor's Block 0341, Lots 4 through 9  
8 and 13; Block 0342, Lots 1, 2, 4, 7, 11, 12 and 13; Block 0350, Lots 1 through 4; Block 0355,  
9 Lots 3 through 12 and 15; Block 3507, Lot 39; Block 3508, Lots 1, 13, 18, 19, 22, 24 through  
10 27, 39 and 40; Block 3509, Lots 18, 19, 36, 37 and 40 through 43; Block 3510, Lot 1; Block  
11 3701, Lots 5, 8, 10, 11, 12, 20 through 24, 53, 59, 60, 63 and 64; Block 3702, Lots 1, 2, 37,  
12 38, 39, 44, 44A, 45, 46, 47, 48, 48A, 51, 52, 53, 54, 56; Block 3703, Lots 1, 2, 3, 7, 10, 11, 12,  
13 25, 26, 33, 40, 41, 50, 53, 56 through 68, 70, 74, 75, 76, 78 through 81, 84, 85 and 86; Block  
14 3704, Lots 1, 3, 6, 9 through 13, 15, 17 through 22, 24, 35, 38, 39, 42, 43, 45, 62 and 67  
15 through 79, Block 3725, Lot 78, 82, 86 through 91 and 93; Block 3727, Lot 1, 91, 94, 96, 97,  
16 109, 117, 118, 120, 134, 168 and 173; Block 3728, Lot 1, 72, 75, 76, 81, 82, 83, 89, 103 and  
17 105; and Block 0351, Lots 1, 22, 32, 33, 37, 39, 41, 43, 46, 47, 49, 50 and 51 This subsection  
18 155(s)(3)(B) shall sunset eight years from the effective date of the ordinance enacting this  
19 subsection.

20 (4) Parking lots permitted in C-3 Districts as temporary uses according to Section  
21 156(h) and expansions of existing above-grade publicly accessible parking facilities are not  
22 subject to the requirements of subsections 155(s)(1)--(3).

23 (5) Parking and Loading Access.

24 (A) Width of openings. Any single development is limited to a total of two facade  
25 openings of no more than 11 feet wide each or one opening of no more than 22 feet wide for

1 access to off-street parking and one facade opening of no more than 15 feet wide for access  
2 to off-street loading. Shared openings for parking and loading are encouraged. The maximum  
3 permitted width of a shared parking and loading garage opening is 27 feet.

4 (B) Porte cocheres to accommodate passenger loading and unloading are not  
5 permitted except as part of a hotel, inn or hostel use. For the purpose of this Section, a "porte  
6 cochere" is defined as an off-street driveway, either covered or uncovered, for the purpose of  
7 passenger loading or unloading, situated between the ground floor facade of the building and  
8 the sidewalk.

9 Section 8. The San Francisco Planning Code is hereby amended by amending Section  
10 161, to read as follows:

11 SEC. 161. EXEMPTIONS FROM OFF-STREET PARKING, FREIGHT LOADING AND  
12 SERVICE VEHICLE REQUIREMENTS.

13 The following exemptions shall apply to the requirements for off-street parking and  
14 loading spaces set forth in Sections 151 through 155 of this Code. These provisions, as  
15 exemptions, shall be narrowly construed.

16 (a) No off-street parking shall be required for a one-family or two-family dwelling  
17 where the lot on which such dwelling is located is entirely inaccessible by automobile because  
18 of topographic conditions.

19 (b) No off-street loading shall be required where access to the lot cannot be  
20 provided other than by means of a driveway across a sidewalk 25 feet or more in width from  
21 the curb to the front lot line which would cause serious disruption to pedestrian traffic.

22 (c) In recognition of the compact and congested nature of the downtown area and  
23 portions of Chinatown, the accessibility of this area by public transit, and programs for  
24 provision of public parking facilities on an organized basis at specific locations, no off-street  
25 parking shall be required for any use, in any C-3 Districts, or for any use other than dwellings

1 units where a requirement is specified, in Chinatown Visitor Retail, or Chinatown Residential  
2 Neighborhood Commercial Districts.

3 (d) In recognition of the small scale of development, the desirability of retention and  
4 conversion of many existing buildings of established character, the need to relieve congestion,  
5 and the provision of public parking facilities on an organized basis at specific locations, no off-  
6 street parking shall be required for any use other than dwellings in the Washington Broadway  
7 Special Use District Numbers 1 and 2 as described in Section 239 of this Code and in the  
8 Chinatown Community Business District, where the size of the lot does not exceed 20,000  
9 square feet.

10 (e) In recognition of the close neighborhood orientation of the uses provided for in  
11 Residential-Commercial Combined Districts of high density, no off-street parking shall be  
12 required for any principal use in an RC-4 District for which the form of measurement is  
13 occupied floor area, where the occupied floor area of such use does not exceed 10,000  
14 square feet.

15 (f) In recognition of the policies set forth in the Northeastern Waterfront Plan, a part  
16 of the General Plan, the unique nature of the area and the difficulty of providing vehicular  
17 access thereto, the Planning Department or Planning Commission in specific cases may  
18 determine an appropriate reduction in off-street parking requirements in Waterfront Special  
19 Use District Numbers 1 and 3 as described in Sections 240.1 and 240.3 of this Code, in  
20 authorizing any principal or conditional use, respectively, under those sections. In considering  
21 any such reduction, the Planning Department for principal uses, and the Planning  
22 Commission for conditional uses, shall consider the following criteria:

23 (1) The anticipated parking demand to be generated by the particular use  
24 contemplated;

1           (2)    Accessibility to the proposed site from freeway ramps or from major  
2 thoroughfares;

3           (3)    Minimization of conflict of vehicular and pedestrian movements;

4           (4)    The service patterns of forms of transportation other than the automobile;

5           (5)    The pattern of land uses and the availability of parking in the vicinity;

6           (6)    The policies set forth in the Northeastern Waterfront Plan, including policies  
7 concerning the relative emphasis that should be given to pedestrian and vehicular movement;  
8 and

9           (7)    Such other criteria as may be deemed appropriate in the circumstances of the  
10 particular case.

11           (g)    In instances in which all public agencies involved have certified by resolution  
12 that the requirements of this Code (i) will be satisfied in whole or in part by public off-street  
13 parking facilities constructed or authorized to be constructed for a special assessment district  
14 or upon any other basis, or (ii) in C-3 and NC Districts will be satisfied by a requirement of a  
15 cash contribution in an amount deemed sufficient to provide for the future construction of the  
16 required number of parking stalls, off-street parking required for individual buildings and uses  
17 may be correspondingly reduced if the total off-street parking supply in the area will  
18 nevertheless meet the requirements of this Code for all buildings and uses in the area.

19           (h)    The off-street parking requirements for dwelling units in the North of Market  
20 Residential Special Use District, as described in Section 249.5 of this Code, may be reduced  
21 by the Planning Commission pursuant to the procedures for conditional use authorization set  
22 forth in Section 303 of this Code. In acting upon any application for a reduction of  
23 requirements, the Planning Commission shall consider the criteria set forth below in lieu of the  
24 criteria set forth in Section 303(c), and may grant the reduction if it finds that:



1 (1) The reduction in the parking requirement is justified by the reasonably  
2 anticipated auto usage by residents of and visitors to the project; and

3 (2) The reduction in the parking requirement will not be detrimental to the health,  
4 safety, convenience, or general welfare of persons residing or working in the vicinity.

5 (i) In recognition of the fact that site constraints in C-3 Districts may make provision  
6 of required freight loading and service vehicle spaces impractical or undesirable, a reduction  
7 in or waiver of the provision of freight loading and service vehicle spaces for uses in C-3  
8 Districts may be permitted, in accordance with the provisions of Section 309 of this Code. In  
9 considering any such reduction or waiver, the following criteria shall be considered:

10 (1) Provision of freight loading and service vehicle spaces cannot be accomplished  
11 underground because site constraints will not permit ramps, elevators, turntables and  
12 maneuvering areas with reasonable safety;

13 (2) Provision of the required number of freight loading and service vehicle spaces  
14 on-site would result in the use of an unreasonable percentage of ground-floor area, and  
15 thereby preclude more desirable use of the ground floor for retail, pedestrian circulation or  
16 open space uses;

17 (3) A jointly used underground facility with access to a number of separate buildings  
18 and meeting the collective needs for freight loading and service vehicles for all uses in the  
19 buildings involved, cannot be provided; and

20 (4) Spaces for delivery functions can be provided at the adjacent curb without  
21 adverse effect on pedestrian circulation, transit operations or general traffic circulation, and  
22 off-street space permanently reserved for service vehicles is provided either on-site or in the  
23 immediate vicinity of the building.

24 (j) The off-street parking requirements for dwelling units in NC Districts, as  
25 described in Article 7 of this Code, may be reduced by the Planning Commission pursuant to

1 the procedures for conditional use authorization set forth in Section 303 of this Code. In acting  
2 upon any application for a reduction of requirements, the Planning Commission shall consider  
3 the criteria set forth below in lieu of the criteria set forth in Section 303(c), and may grant the  
4 reduction if it finds that:

5 (1) The reduction in the parking requirement is justified by the reasonably  
6 anticipated auto usage by residents of and visitors to the project;

7 (2) The reduction in the parking requirement will not be detrimental to the health,  
8 safety, convenience, or general welfare of persons residing or working in the vicinity;

9 (3) The project is consistent with the existing character and pattern of development  
10 in the area; and

11 (4) The project is consistent with the description and intent of the neighborhood  
12 commercial district in which it is located.

13 (k) For arts activities in the RED, RSD, SLR, SLI or SSO Districts which will operate  
14 primarily during evenings and weekends, the Zoning Administrator may reduce or waive the  
15 off-street parking requirement when he or she determines pursuant to Section 307(g) that  
16 within an 800 foot walking distance from the site the anticipated demand from the proposed  
17 project, in combination with the existing nighttime and/or weekend demand for parking within  
18 the same geographic area at the time of the permit application, would not exceed 90 percent  
19 of the on-street or off-street parking spaces available to the public within the subject area. The  
20 applicant shall provide to the Zoning Administrator an acceptable parking survey and study  
21 which shows evidence of existing parking resources and demand and anticipated demand  
22 generated by the proposed project and nearby land uses. The Zoning Administrator may  
23 impose conditions on reduction or waiver of the requirement, including, but not limited to,  
24 advertising of nearby transit and parking facilities, requiring valet parking services and/or  
25 leasing parking spaces on nearby lots during performance or exhibition activities.

1 (l) Beginning on the effective date of Ordinance No. 412-88 (effective October 10,  
2 1988), within any South of Market Mixed Use District, the Zoning Administrator, upon  
3 application pursuant to Section 307(g), may waive or reduce the required off-street parking for  
4 any nonresidential use where he or she determines that: (1) sufficient spaces to replace the  
5 waived or modified requirement will be provided within a parking facility open to the public  
6 sponsored by the San Francisco Parking Authority or the City and County of San Francisco;  
7 (2) it is anticipated that the replacement spaces will be available not more than 10 years after  
8 the parking would otherwise first be required to be available; (3) the facility in question is  
9 within a walking distance, as defined in Section 159(d), of one-half mile; and (4) the applicant  
10 agrees to pay a one-time fee of \$15,000.00 (this amount shall be adjusted annually effective  
11 April 1st of each calendar year by the percentage of change in the Building Cost Index used  
12 by the San Francisco Department of Building Inspection) for each space as to which the  
13 requirement is waived or modified, which fee shall be deposited to the Off-Street Parking  
14 Fund for the purpose of acquiring property or rights to property, through lease, purchase, or  
15 other means, and design, improvement and maintenance of property, for the general purpose  
16 of providing publicly accessible parking within the South of Market Mixed Use District, as  
17 defined in Planning Code Section 820 and identified on Sectional Map 3SU of the Zoning Map  
18 of the City and County of San Francisco, which parking is reasonably expected to be used by  
19 persons who live, work, shop, do business or visit in the South of Market Mixed Use District.  
20 Said fee, and any interest accrued by such fee, shall be used for the purposes stated herein  
21 unless it is demonstrated that it is no longer needed. This payment shall be paid in full to the  
22 City prior to the issuance of any temporary or other certificate of occupancy for the subject  
23 property.

24 (m) Within the South of Market Mixed Use District, the required off-street parking for  
25 any nonresidential principal or conditional use in structures designated as landmarks, as

1 contributory buildings within a historic district identified in the approved South of Market Plan  
2 or as significant or contributory buildings pursuant to Article 11 of this Code, may be modified  
3 or waived by the Zoning Administrator pursuant to Section 307(g) of this Code when the  
4 Landmark Preservation Advisory Board advises that the provision of parking would adversely  
5 affect the landmark, significant or contributory character of the structure or that modification or  
6 waiver would enhance the economic feasibility of preservation of the landmark or structure.

7 (n) With respect to dwelling units in the Chinatown Mixed Use Districts, the parking  
8 requirement may be reduced to not less than one space for each four dwelling units, if the  
9 Zoning Administrator determines pursuant to Section 307(g) that the reduced parking  
10 requirement is sufficient to serve the reasonably anticipated auto ownership by residents of  
11 and auto usage by visitors to the project.

12 (o) Within the South of Market Mixed Use District, upon approval by the Zoning  
13 Administrator pursuant to Section 307(g), the required off-street parking for bars, restaurants,  
14 arts, nighttime entertainment, pool halls, and neighborhood-serving retail or personal service  
15 activities may be modified, reduced or waived through participation in a Parking Management  
16 Program approved by the Zoning Administrator which may include, but need not be limited to,  
17 participation in a coordinated off-site satellite parking facilities program, shuttle service,  
18 specified signage and designated advertising procedures.

19 (p) Notwithstanding any other provision of this Code to the contrary, a conditional use is  
20 required in order to install a garage in an existing residential structure in the North Beach NCD, the  
21 North Beach-Telegraph Hill Special Use District, and the Chinatown Mixed Use Districts and  
22 Chinatown Community Business District. In addition to the criteria set forth in Section 303,  
23 the Planning Commission shall find that: (1) the proposed garage opening/addition of off-  
24 street parking will not cause the "removal" or "conversion of residential unit," as those terms  
25 are defined in Section 317 of this Code; (2) the proposed garage opening/addition of off-street

1 parking will not substantially decrease the livability of a dwelling unit without increasing the  
2 floor area in a commensurate amount; (3) the garage opening on a historic resource meets  
3 the requirements of Zoning Administrator Bulletin 2006.1A: Procedures and Criteria for Adding  
4 Garages to Existing Residential Structures, which assures that no adverse impacts will be  
5 made to a historic resource; (4) the reduction of an adverse impact to a historic resource with  
6 the inclusion of a minor sidewalk encroachment is balanced against the sidewalk accessibility  
7 issues that an encroachment will have on the pedestrian space; (5) the proposed curb cut  
8 required for the off-street parking will be configured in a manner that (i) minimizes the loss of  
9 off-street parking and (ii) will not cause the excessive loss of on-street parking, in no event  
10 removing more than two on-street parking spaces; (6) the proposed garage/addition of off-  
11 street parking will not (i) include as part of the proposal a sidewalk encroachment permit if the  
12 project is located on a Neighborhood Commercial Street or Transit-Preferential Street, as  
13 defined in Section 155(f) of this Code, (ii) reduce the path of travel on the sidewalk to less  
14 than 6 feet, or (iii) create a sidewalk slope of greater than 2 percent; (7) all parking of  
15 vehicles in a driveway will be screened in accordance with Section 142 of this Code; (8) the  
16 proposed project is consistent with the Residential Design Guidelines, including the Zoning  
17 Administrator's Bulletin 2006.1A: Procedures and Criteria for Adding Garages to Existing  
18 Buildings; (9) the proposed project will meet the landscape improvements requirements of  
19 Section 143 of this Code; (10) there have been no "no fault" evictions, as defined in Section  
20 37.9(a)(7)-(13) of the San Francisco Administrative Code, within the past ten years; and (11)  
21 the proposed garage/addition of off-street parking installation is consistent with the Priority  
22 Policies of Section 101.1 of this Code. Prior to approval by the Planning Commission, the  
23 Planning Department shall consult the Department of Public Works concerning whether the  
24 proposed garage opening will require a minor sidewalk encroachment permit or a street tree  
25 removal permit, and whether those permits are likely to be granted. Prior to approval by the

1 Planning Commission the Planning Department shall consult the Metropolitan Transportation  
2 Authority and/or Department of Public Transit concerning whether the proposed garage  
3 opening/curb cut will impact the transportation network, the off-street parking supply for the  
4 block, and the safety of transit riders, bicyclists and pedestrians.

5 Section 9. The San Francisco Public Works Code is hereby amended by amending  
6 Section 723.2, to read as follows:

7 SEC. 723.2. MINOR SIDEWALK ENCROACHMENTS.

8 (a) The Director of Public Works may grant permission, revocable at his or her will, to  
9 an owner of property abutting any court, alley or street to install and maintain minor  
10 encroachments such as fences, retaining walls, steps or stairways and other minor structures  
11 in the sidewalk fronting such property where such encroachments are desirable or convenient  
12 in conjunction with the owner's use and enjoyment of the property, or required for the safety,  
13 convenience and comfort of the public using the sidewalk.

14 (b) Such encroachments shall not occupy more than 10 percent of the area of the  
15 sidewalk fronting the property nor more than 25 percent of the width of the sidewalk, unless  
16 the Director of Public Works determines that such restrictions are not applicable due to the  
17 nature of the encroachment. No encroachment shall be approved that would facilitate the addition  
18 of a parking garage in a an existing residential structure in the North Beach NCD, the Broadway  
19 NCD, the Telegraph Hill-North Beach Residential SUD, or the Chinatown Mixed-Use Districts,  
20 as defined in the Planning Code, without prior authorization of a conditional use by the  
21 Planning Commission. The Director may require further restrictions or modifications and  
22 impose such conditions as he or she deems necessary. No advertisement shall be permitted  
23 on the encroachments.

24 (c) In considering the issuance of permits under the provisions of this Section, the  
25 Director of Public Works shall give due regard to the location, neighborhood pattern,

1 anticipated pedestrian traffic, access requirements of the Fire Department, and to the  
2 convenience and necessities of the owners, occupants or tenants of offices, stores or shops in  
3 the vicinity.

4 (d) The owner of the real property or the owner's authorized agent applying for a  
5 permit under the provisions of this Section shall agree to hold harmless the City and County of  
6 San Francisco, its officers, agents, and employees, from any damage or injury caused by  
7 reason of the installation or maintenance of the encroachment in the sidewalk, and the owner  
8 or owners or subsequent owner or owners of the respective real property shall be solely liable  
9 for any damage or loss occasioned by any act or neglect in respect to the installation or  
10 maintenance of the encroachments in the sidewalk.

11 (e) Each permit issued under the provisions of this Section shall not become effective  
12 until the permit has been signed by the owner or the owner's authorized agent and a copy  
13 thereof has been recorded in the office of the Recorder of the City and County of San  
14 Francisco; provided, however, that within 15 days following the approval, denial or revocation  
15 of a permit by the Director, any person may file a notice of appeal with the Board of Appeals.  
16 In the alternative, when the encroachment is related to building construction, rehabilitation or  
17 maintenance, any person may appeal the encroachment permit decision to the Building  
18 Inspection Commission. A person waives his or her right to appeal to the Building Inspection  
19 Commission encroachment permit decisions relating to building construction, rehabilitation or  
20 maintenance by instead filing the appeal with the Board of Appeals. No encroachment permit  
21 decision may be appealed to both bodies.

22 (f) For purposes of this Section, an encroachment permit is related to building  
23 construction, rehabilitation or maintenance when the object of the encroachment permit  
24 affects the applicant's ability to construct, repair or maintain the building.  
25

1 (g) Pending decision by the Board of Appeals the Building Inspection Commission,  
2 the permit decision by the Director shall be suspended.

3 (h) Before issuance of the permit, the applicant shall be required to pay to the  
4 Department of Public Works a fee as set forth in Section 2.1.1 et seq. and a public right-of-  
5 way occupancy assessment fee as set forth in subsection (k).

6 (i) Nothing in this Section shall be construed as authorizing the Director of Public  
7 Works to grant permit for any encroachment which he or she determines to be inimical to the  
8 health, welfare, safety and best interest of the general public, or in violation of the Charter or  
9 laws of the City and County of San Francisco or laws of the State of California.

10 (j) The Board of Appeals or the Building Inspection Commission may affirm, reverse  
11 or modify any permit decision made by the Director of Public Works under the provisions of  
12 this Section. The decision by the Board of Appeals or the Building Inspection Commission is  
13 final.

14 (k) The Board of Supervisors reserves the right to exact a public right-of-way  
15 occupancy assessment fee for the use of the sidewalk or other public right-of-way space  
16 permitted under the provisions of this Section.

17 (1) In accordance with Subsection (k) the public right-of-way occupancy assessment  
18 fee for minor sidewalk encroachments, whether permitted or unpermitted and as specified in  
19 Subsection (k)(2), shall be an annual fee of \$3.00 per square foot of occupancy of the  
20 sidewalk or other public right-of-way space. For purposes of calculating the assessment fee,  
21 the Department shall charge no less than \$100.00 per year even though the calculated square  
22 footage charge for the encroachment may result in a smaller assessment fee.

23 (2) The following categories of minor sidewalk encroachments are subject to the  
24 public right-of-way occupancy assessment fee:  
25



1 (a) Encroachments in, on, above, or below the public right-of-way that are affixed or  
2 appurtenant to any building whose owner obtained a site permit for new construction on or  
3 after August 29, 2005. This Subsection (k)(2)(a) also shall apply to any commercial, industrial,  
4 or mixed-use building whose owner obtained a site permit for new construction prior to August  
5 29, 2005; provided, however, that such building is not located in any Neighborhood  
6 Commercial District as designated in Planning Code Article 7 and that the encroachment  
7 associated with such building was installed or encroachment permit obtained prior to August  
8 29, 2005. This Subsection shall specifically include, but not be limited to, doors that open over  
9 the public right-of-way and subsidewalk basements; provided, however, that this Subsection  
10 shall exclude encroachments for shoring and tiebacks. This Subsection shall not apply to a  
11 building that has been converted from a commercial, industrial, or mixed-use building into  
12 building containing only residential use.

13 (b) Encroachments associated with a commercial, industrial, or mixed-use building  
14 that change the vertical or horizontal plane of an existing sidewalk and modify the existing  
15 sidewalk slope pattern in order to provide access necessary to comply with the Americans  
16 with Disabilities Act; provided, however, that the building obtained a site permit for new  
17 construction on or after August 29, 2005.

18 (c) Any enclosure of the public right-of-way that is used exclusively for private benefit  
19 and was installed on or after August 29, 2005. This Subsection (k)(2)(c) also shall apply to  
20 any enclosure installed prior to August 29, 2005 that is associated with a commercial,  
21 industrial, or mixed-use building; provided, however, that the building is not located in any  
22 Neighborhood Commercial District as designated in Planning Code Article 7,

23 (d) Underground storage tanks.

24 (3) For purposes of Subsection (k)(2), the term "site permit" also shall mean "building  
25 permit."

1 (4) Notwithstanding Subsection (k)(2), no public right-of-way occupancy assessment  
2 fee shall be charged against the owner of an historic or architecturally significant building who  
3 has installed or seeks a permit to install a minor sidewalk encroachment in order to conform  
4 with an applicable Municipal Code; provided, however that this exception shall not apply if the  
5 encroachment is a subsidewalk basement. For purposes of this Subsection, an historic or  
6 architecturally significant building shall be a building so designated pursuant to Planning Code  
7 Article 10 or specifically identified as an architecturally significant building on the Planning  
8 Department's database or on a list maintained by the Planning Department.

9 (5) The public right-of-way occupancy assessment fee shall be subject to the review  
10 and adjustment procedures as forth in Sections 2.1.1 et seq.

11 (6) The public right-of-way occupancy assessment fee shall not be charged to any  
12 federal, state, or local governmental agencies, commissions, or departments.

13 (7) Notwithstanding this Subsection (k), the public right-of-way assessment fee for  
14 underground vaults shall be as specified in Section 2.1.1 et seq.

15 Section 10. Pursuant to Sections 106 and 302(c) of the Planning Code, the San  
16 Francisco Zoning Map of the City and County of San Francisco is hereby amended by  
17 amending Section Map No. SU01 to show the boundaries of the Telegraph Hill – North Beach  
18 Residential Special Use District, established by Section 249.496 of the San Francisco  
19 Planning Code, ~~which to~~ includes the following blocks and lots in the residentially-zoned areas  
20 bounded by Bay Street to the North, Sansome Street and the Embarcadero to the East,  
21 Broadway to the South, and Columbus Avenue to the West:

<u>Description of Property</u>	<u>Special Use District Hereby Approved</u>
Assessor's Block 0036, Lot 001 through	<u>Telegraph Hill – North Beach</u>
Lot 003; Block 0037, Lots 001, 003, and 004;	<u>Residential Special Use District</u>
Block 0038, Lot 001A and 011 through 017;	

1 Block 0039, Lots 007 through 018A, 020, 021, 022,  
2 023, 034, 040 through 073, and 101 through 017;  
3 Block 0040, Lots 001, 002, 004, 005, 006, 011, 012,  
4 014, 017, 018, and 020 through 033; Block 0041,  
5 Lots 001, 002, 004 through 008, 010, 012 through  
6 015, 017, 018, 031, 034, 035, 037 through 040, and  
7 045 through 131; Block 0042, Lots 022 through 024;  
8 Block 0043, Lots 007 through 010; Block 0050,  
9 Lots 001 through 003; Block 0051, Lots 001, 002, 007,  
10 008, 008A, 009, 011, 015 through 020, 002 through 027,  
11 029, and 037 through 153; Block 0052, Lots 001 through 008,  
12 011, 012, 014 through 017, 021, 022, 023, 025, 026, 027,  
13 and 029 through 136; Block 0053, Lot 001 through 005;  
14 Block 0054, Lots 001 through 005, 007 through 012, 014, 016  
15 through 017A, 019, 020, 021, 024 through 040, 042, 044  
16 through 055, 060 through 069, and 076 through 080; Block 0055,  
17 Lots 002, 006, 007, and 016 through 034; Block 0056, Lots 002,  
18 003, 007, and 008; Block 0057, Lot 001; Block 0059, Lots 003  
19 and 005 through 194; Block 0060, Lots 005, 007 through 009, 009C  
20 through 009E, 010 through 014, 016 through 021, and 026 through  
21 311; Block 0061, Lots 001, 001A, 001C, 002B, 002C, 002F  
22 through 002J, 003A, 003B, 006 through 013, 017 through 021A,  
23 024 through 027, and 035 through 045; Block 0062, Lot 001, 003,  
24 004, 005, 007, 010 through 014, 016 through 017E, and 019 through  
25 033; Block 0064, Lots 001 through 007, 009 through 012, 014

1 through 021A, 023 through 026, 028 through 030A, and 032 through  
2 041; Block 0065, Lots 001 through 008, 010 through 013, 021, 024  
3 through 046, 048 through 055, and 058 through 061; ,Block 0074,  
4 Lot 001; Block 0075, Lot 001; Block 0076, Lots 001 through 017, 020,  
5 021, 022, 022B, 023 through 028, and 030 through 035; Block 0077,  
6 Lots 001 through 021, 023 through 028, 030 through 032A, and 034  
7 through 051; Block 0078, Lots 001, 001B through 001D,  
8 002B, 005 through 013, 017 through 020, 022, 024 through  
9 027, 035 through 042, 043A through 047, 049, 052, 053, and 055  
10 through 099; 0079, Lots 004, 005, 006, and 008 through 013;  
11 Block 0080, Lots 011, and 014 through 215; Block 0085, Lots 005  
12 through 007A, 009 through 014, 017, 018, 021, 022, 026 through  
13 026E, 026H, 027 through 033, and 037 through 060; Block 0086,  
14 Lots 001A, 001C, 002, 004 through 007, and 010 through 040;  
15 Block 0087, Lots 003, 004, 007 through 007F, 008 through 013,  
16 015 through 020, and 022 through 062; Block 0088, Lots 001 through  
17 006, 009 through 023, 025, 026, 027, 029, 030, 031, 033 through  
18 037, 041 through 061; Block 0089, Lots 001 through 011, 013 through  
19 016, 018, 022A through C, 022E, 024 through 027, 029 through  
20 036, and 039 through 047; Block 0090, Lots 001 through 008, and  
21 026 through 031; Block 0102, Lots 001; Block 0103, Lot 001, 003 through  
22 007, 009 through 015, 018 through 035, 037, 038, 039, and 041 through  
23 044; Block 104, Lots 001, 003 through 037, 039 through 051, 053 through  
24 057, 061 through 065, and 068 through 071; Block 0105, Lots 001, 002,  
25 005, 006, 009, 010, 011, 013 through 033, 037, 041, 045, 045B, 046,

1 048 through 051, and 055 through 067; Block 0106, Lots, 001 through  
2 006, 014 through 026, 031 through 034, 034, 034D, 034E, 036, 038,  
3 040, 041, 042, 043, 045 through 057, and 059 through 067; Block 0113,  
4 Lots 006, 009, 010, 011, 014 through 016A, 019, 020, 021, 023, 026,  
5 029, 034, 040, 041, 042, 044, 045, 046, 053, 054, 055, and 062 through  
6 065; Block 0114, Lots 001, 002, 005 through 013, 015, 016, 017A, 018  
7 through 023, 025 through 037, 039 through 056, 058, and 060 through 077;  
8 Block 0115, Lots 002, 004 through 024, 026, 028 through 036, 038, 039,  
9 040, 042, 043, and 046 through 069; Block 0116, Lots 001 through  
10 021, 023, and 026 through 054; Block 0117, Lots 001 through  
11 004, 020, and 021; Block 0131, Lots 001 through 009A, 015 through  
12 021, 024, and 025; Block 0132, Lots 001, 001B, 001H, 001J, 003,  
13 004, 006 through 016, 021, 023, 024, 025, 028, 029, 032, 033, 035,  
14 038, 040 through 044, 046 through 048, 051 through 061, 070, and 071;  
15 Block 0133, Lots 001, 002, 004 through 010, 012 through 020, 022,  
16 023, 025A, 025B, 025D, 026 through 029, 032, 033, 034, 036 through  
17 040A, 042 through 047, and 051 through 069; Block 0134, Lots 001, 003  
18 004, 006 through 027, and 029 through 035; Block 0143, Lots 001, 002,  
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1 003, 009 through 015, 018, 019, 024, 027 through 031, 033 through 037,  
2 041, and 042; Block 0144, Lots 001 through 007, 009 through 015, 019,  
3 021 through 025, 027, 029 through 078, and 082 through 086; Block 0145,  
4 Lots 001 through 018, 020, 022 through 026, and 028.

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

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

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