

[Planning Code - Density Controls in Community Business Districts]

Ordinance amending the Planning Code to modify density limits in C-2 Districts (Community Business), east of Columbus Avenue and north of Washington Street; affirming the Planning Commission's determination under the California Environmental Quality Act; making public necessity, convenience, and welfare findings under Planning Code, Section 302; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

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

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

Section 1. Environmental and Land Use Findings

(a) The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No. 231079 and is incorporated herein by reference. The Board affirms this determination.

(b) On January 18, 2024, the Planning Commission, in Resolution No. 21488, adopted findings that the actions contemplated in this ordinance are consistent, on balance, with the City's General Plan and eight priority policies of Planning Code Section 101.1. The Board

1 adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the
2 Board of Supervisors in File No. 231079, and is incorporated herein by reference.

3 (c) Pursuant to Planning Code Section 302, this Board finds that these Planning Code
4 amendments will serve the public necessity, convenience, and welfare, and makes other
5 findings required by the California Government Code, for the reasons set forth in Planning
6 Commission Resolution No.21488, and the Board adopts such reasons as its own. A copy of
7 said resolution is on file with the Clerk of the Board of Supervisors in File No. 231079 and is
8 incorporated herein by reference.

9
10 Section 2. Article 2 of the Planning Code is hereby amended by revising Section
11 210.1, to read as follows:

12 **SEC. 210.1. C-2 DISTRICTS: COMMUNITY BUSINESS.**

13 These districts serve several functions. They provide convenience goods and services
14 to Residential areas of the City, both in outlying sections and in closer-in, more densely built
15 communities. In addition, some C-2 Districts provide comparison shopping goods and
16 services on a general or specialized basis to a Citywide or a regional market area,
17 complementing the main area for such types of trade in downtown San Francisco. The extent
18 of these districts varies from smaller clusters of stores to larger concentrated areas, including
19 both shopping centers and strip developments along major thoroughfares, and in each case
20 the character and intensity of commercial development are intended to be consistent with the
21 character of other uses in the adjacent areas. The emphasis in C-2 Districts is upon
22 compatible retail uses, but the district also allows a wider variety of goods and services to suit
23 the longer-term needs of customers and a greater latitude is given for the provision of
24 automobile-oriented uses.

Table 210.1

ZONING CONTROL TABLE FOR C-2 DISTRICTS

* * * *

* * * *		
Residential Standards and Uses		
Zoning Category	§ References	C-2
* * * *		
Residential Uses		
Residential Density, Dwelling Units (5)	§ 207	P at a density ratio not exceeding the number of dwelling units permitted in the nearest R District, with the distance to such R District measured from the midpoint of the front lot line or from a point directly across the street therefrom, whichever permits the greater density; provided, that the maximum density ratio shall in no case be less than one unit for each 800 square feet of lot area. NP above. (8)

* * * *		
---------	--	--

* * * *

(8) In C-2 zoning districts east of or fronting Franklin Street/13th Street and west of Columbus Avenue, and north of Townsend Street and south of Washington Street, there is no density limit. Density is regulated by the permitted height and bulk, and required setbacks, exposure, open space, and other Code requirements applicable to each development lot.

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

Section 4. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors intends to amend only those words, phrases, paragraphs, subsections, sections, articles, numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal Code that are explicitly shown in this ordinance as additions, deletions, Board amendment additions, and Board amendment deletions in accordance with the "Note" that appears under the official title of the ordinance.

APPROVED AS TO FORM:
DAVID CHIU, City Attorney

By: /s/
AUDREY PEARSON
Deputy City Attorney

n:\legana\as2023\2400142\01711818.docx