1	[Planning Code - Density Controls in Community Business Districts]			
2				
3	Ordinance amending the Planning Code to modify density limits in C-2 Districts			
4	(Community Business), east of Columbus Avenue and north of Washington Street;			
5	affirming the Planning Commission's determination under the California Environmenta			
6	Quality Act; making public necessity, convenience, and welfare findings under			
7	Planning Code, Section 302; and making findings of consistency with the General Plan			
8	and the eight priority policies of Planning Code, Section 101.1.			
9	NOTE: Unchanged Code text and uncodified text are in plain Arial font.			
10	Additions to Codes are in <u>single-underline italics Times New Roman font</u> . Deletions to Codes are in <u>strikethrough italics Times New Roman font</u> .			
11	Board amendment additions are in double-underlined Arial font. Board amendment deletions are in strikethrough Arial font.			
12	Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.			
13				
14	Be it ordained by the People of the City and County of San Francisco:			
15				
16	Section 1. Environmental and Land Use Findings			
17	(a) The Planning Department has determined that the actions contemplated in this			
18	ordinance comply with the California Environmental Quality Act (California Public Resources			
19	Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of			
20	Supervisors in File No. 231079 and is incorporated herein by reference. The Board affirms			
21	this determination.			
22	(b) On January 18, 2024, the Planning Commission, in Resolution No. 21488, adopted			
23	findings that the actions contemplated in this ordinance are consistent, on balance, with the			
24	City's General Plan and eight priority policies of Planning Code Section 101.1. The Board			
25				

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

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

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

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

1 **Table 210.1 ZONING CONTROL TABLE FOR C-2 DISTRICTS** 2 3 4 5 6 **Residential Standards and Uses** 7 **Zoning Category** C-2 § References 8 9 **Residential Uses** 10 Residential Density, Dwelling § 207 P at a density ratio not 11 Units (5) exceeding the number of 12 dwelling units permitted in 13 the nearest R District, with 14 the distance to such R 15 District measured from the 16 midpoint of the front lot line 17 or from a point directly 18 across the street therefrom, 19 whichever permits the 20 greater density; provided, 21 that the maximum density 22 ratio shall in no case be less 23 than one unit for each 800 24 square feet of lot area. NP 25 above. (8)

1	* * * *			
2	* * *			
3	(8) In C-2 zoning districts east of or fronting Franklin Street/13th Street and west of			
4	Columbus Avenue, and north of Townsend Street and south of Washington Street, there is no			
5	density limit. Density is regulated by the permitted height and bulk, and required setbacks,			
6	exposure, open space, and other Code requirements applicable to each development lot.			
7				
8	Section 3. Effective Date. This ordinance shall become effective 30 days after			
9	enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the			
10	ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board			
11	of Supervisors overrides the Mayor's veto of the ordinance.			
12				
13	Section 4. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors			
14	intends to amend only those words, phrases, paragraphs, subsections, sections, articles,			
15	numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal			
16	Code that are explicitly shown in this ordinance as additions, deletions, Board amendment			
17	additions, and Board amendment deletions in accordance with the "Note" that appears under			
18	the official title of the ordinance.			
19				
20	APPROVED AS TO FORM:			
21	DAVID CHIU, City Attorney			
22	By: /s/			
23	AUDREY PEARSON Deputy City Attorney			
24	n:\legana\as2023\2400142\01711818.docx			

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