



February 21, 2025

Ms. Angela Calvillo, Clerk
Honorable Supervisor Walton
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: **Transmittal of Planning Department Case Number 2024-010709PCAMAP:**
Leland Avenue Neighborhood Commercial District
Board File No. 241121

Planning Commission Recommendation: Adopted a Recommendation for Approval

Dear Ms. Calvillo and Supervisor Walton,

On February 6, 2025, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance introduced by Supervisor Walton. The proposed Ordinance would amend the Planning Code to establish the Leland Avenue Neighborhood Commercial District (NCD) and make various technical amendments to incorporate the NCD into the Planning Code. Additionally, the proposed Ordinance would amend the Zoning Map to rezone all parcels fronting Leland Avenue between Bayshore Boulevard and Cora Street from Small-Scale Neighborhood Commercial District (NC-2) to Leland Avenue NCD.

The proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c) and 15378 because they do not result in a physical change in the environment.

Please find attached documents relating to the actions of the Commission. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,

Veronica Flores

Veronica Flores for Aaron D. Starr
Manager of Legislative Affairs

cc: Heather Goodman, Deputy City Attorney
Percy Burch, Aide to Supervisor Walton
Natalie Gee, Aide to Supervisor Walton
John Carroll, Office of the Clerk of the Board

ATTACHMENTS :

Planning Commission Resolution
Planning Department Executive Summary



PLANNING COMMISSION RESOLUTION NO. 21678

HEARING DATE: February 6, 2025

Project Name: Leland Avenue Neighborhood Commercial District
Case Number: 2024-010709PCAMAP [Board File No. 241121]
Initiated by: Supervisor Walton / Introduced November 19, 2024
Staff Contact: Veronica Flores Legislative Affairs
veronica.flores@sfgov.org, 628-652-7525
Reviewed by: Aaron Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, 628-652-7533

RESOLUTION ADOPTING A RECOMMENDATION FOR APPROVAL OF A PROPOSED ORDINANCE THAT WOULD AMEND THE PLANNING CODE TO ESTABLISH THE LELAND AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT (NCD) AND MAKE VARIOUS TECHNICAL AMENDMENTS TO INCORPORATE THE NCD INTO THE PLANNING CODE; AMEND THE ZONING MAP TO REZONE ALL PARCELS FRONTING LELAND AVENUE BETWEEN BAYSHORE BOULEVARD AND CORA STREET FROM SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT (NC-2) TO LELAND AVENUE NCD; AFFIRMING THE PLANNING DEPARTMENT'S DETERMINATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, MAKING FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN, AND THE EIGHT PRIORITY POLICIES OF PLANNING CODE, SECTION 101.1, AND MAKING FINDINGS OF PUBLIC NECESSITY, CONVENIENCE, AND WELFARE PURSUANT TO PLANNING CODE, SECTION 302.

WHEREAS, on November 19, 2024 Supervisor Walton introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 241121, which would amend the Planning Code to establish the Leland Avenue Neighborhood Commercial District (NCD) and make various technical amendments to incorporate the NCD into the Planning Code and amend the Zoning Map to rezone all parcels fronting Leland Avenue between Bayshore Boulevard and Cora Street from Small-Scale Neighborhood Commercial District (NC-2) to Leland Avenue NCD;

WHEREAS, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on February 6, 2025; and,

WHEREAS, the proposed Ordinance received CEQA clearance under the Final Environmental Impact Report (EIR) for the Visitacion Valley Redevelopment Program, file number 2006.1308E certified by the San Francisco Planning Commission and the former San Francisco Redevelopment Agency on December 18, 2008; and

WHEREAS, the Planning Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the Custodian of Records, at 49 South Van Ness Avenue, Suite 1400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Planning Commission hereby adopts a **recommendation for approval** of the proposed ordinance.

Findings

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

The proposed Ordinance supports the Leland Avenue community's desire to establish a named NCD because this would empower the community to adjust land use rules to suit their needs and choose the types of land uses they want in their neighborhood.

General Plan Compliance

The proposed Ordinance and the Commission's recommended modifications are consistent with the following Objectives and Policies of the General Plan:

COMMERCE AND INDUSTRY ELEMENT

OBJECTIVE 1

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.3

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

OBJECTIVE 2

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1

Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

Policy 2.3

Maintain a favorable social and cultural climate in the city in order to enhance its attractiveness as a firm location.

OBJECTIVE 6

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 6.4

Encourage the location of neighborhood shopping areas throughout the city so that essential retail goods and personal services are accessible to all residents.

The proposed Ordinance supports the Commerce and Industry Element's goals of achieving economic vitality and social equity within San Francisco. Specifically, the proposed Ordinance aligns with Objective 1 and Policy 1.3 to locate commercial activities according to a generalized commercial land use plan. The properties for the proposed Leland Avenue NCD are currently zoned NC-2 and remains consistent with this Policy. Additionally, the proposed Ordinance supports Policy 6.4 ensuring that essential retail goods and personal services are accessible to all residents. The proposed Ordinance also aligns with Policies 2.1 and 2.3 which both seek to retain existing and attract new commercial activity to the city. Establishing the Leland Avenue NCD achieves this by prioritizing the community's goals for the neighborhood.

Planning Code Section 101 Findings

The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

The proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.

2. That existing housing and neighborhood character be conserved and protected in order to preserve

the cultural and economic diversity of our neighborhoods;

The proposed Ordinance would not have a negative effect on housing or neighborhood character.

3. That the City's supply of affordable housing be preserved and enhanced;

The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

The proposed Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.

8. That our parks and open space and their access to sunlight and vistas be protected from development;

The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.

Planning Code Section 302 Findings.

The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby ADOPTS A RECOMMENDATION FOR APPROVAL the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on February 6, 2025.



Richard Sucre
Acting Commission Secretary

AYES: Williams, Braun, Imperial, Moore, So

NOES: Campbell, McGarry

ABSENT: None

ADOPTED: February 6, 2025



EXECUTIVE SUMMARY

PLANNING CODE TEXT & ZONING MAP AMENDMENT

HEARING DATE: February 6, 2025

90-Day Deadline: March 26, 2025

Project Name: Leland Avenue Neighborhood Commercial District
Case Number: 2024-010709PCAMAP [Board File No. 241121]
Initiated by: Supervisor Walton / Introduced November 19, 2024
Staff Contact: Veronica Flores Legislative Affairs
veronica.flores@sfgov.org, 628-652-7525
Reviewed by: Aaron Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, 628-652-7533
Environmental Review: [Visitacion Valley Redevelopment Program](#) Final Environmental Impact Report

RECOMMENDATION: Adopt of Recommendation for Approval with Modification

Planning Code Amendment

The proposed Ordinance would amend the Planning Code to establish the Leland Avenue Neighborhood Commercial District (NCD) on parcels fronting Leland Avenue between Bayshore Boulevard and Cora Street. The proposed Ordinance would also amend the Zoning Map to change Small-Scale Neighborhood Commercial District (NC-2) to the proposed Leland Avenue NCD. Lastly, the proposed Ordinance would incorporate various technical amendments to reflect the new NCD in the Planning Code.

The Way It Is Now:

The properties along Leland Avenue between Bayshore Boulevard and Cora Street are zoned NC-2.

The Way It Would Be:

The proposed Ordinance would rezone the properties along Leland Avenue between Bayshore Boulevard and Cora Street to the Leland Avenue NCD. The proposed boundaries are included in Figure 1 and enlarged in Exhibit C. This new zoning district would include some changes from NC-2 controls. These proposed changes are outlined in *Issues and Considerations*. Additionally, the proposed Ordinance includes technical amendments to update relevant Planning Code Sections to reflect Leland Avenue NCD.

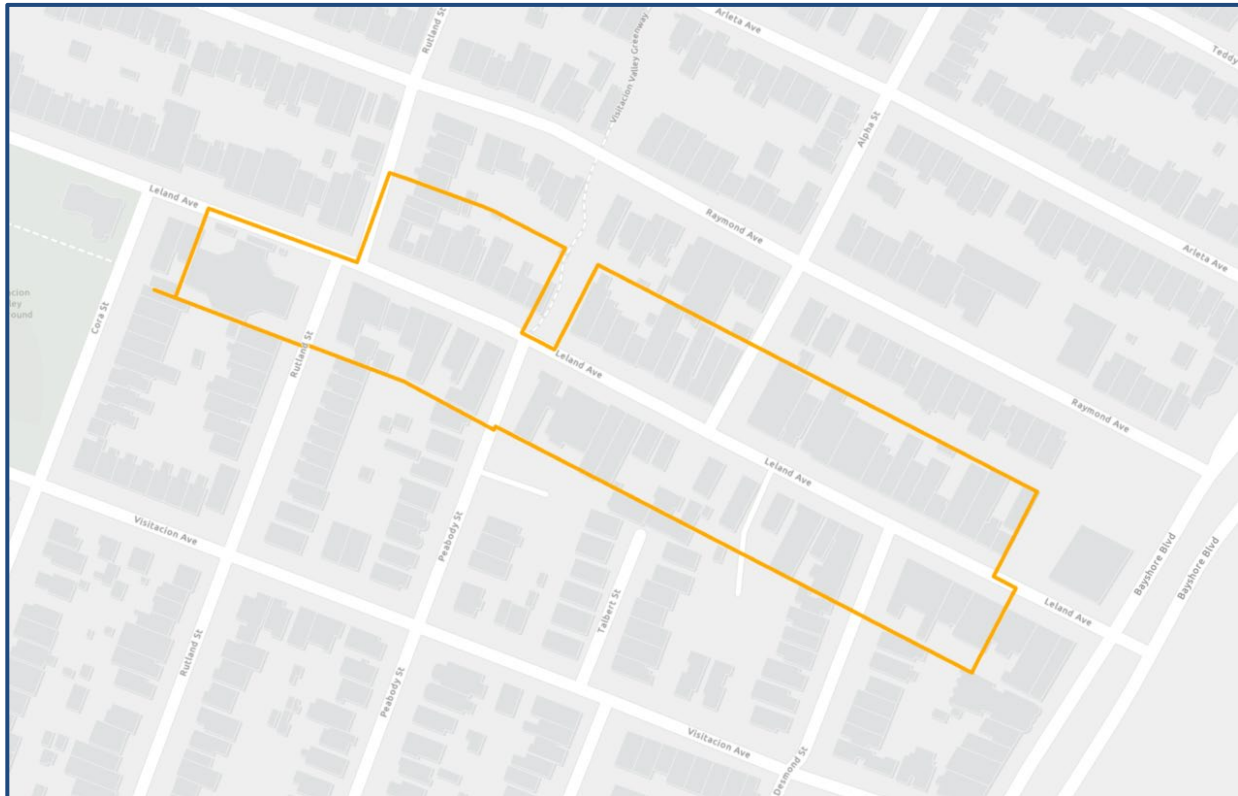


Figure 1: Map of proposed Leland Avenue NCD boundaries.

Background

The Leland Avenue community wants to revitalize the neighborhood and become a named NCD. They hope this designation will open doors to programs and grants to improve the neighborhood, as they are currently ineligible for some. For example, the ground floor vacancy tax only applies to named NCDs established before March 3, 2020, so property owners on Leland Avenue are not impacted by it. While they know understanding creating a named NCD will not make them eligible for this specific tax, they hope establishing a named NCD could lead to more opportunities in the future.

Issues and Considerations

Named Neighborhood Commercial Districts

Named neighborhood commercial districts allow neighborhood-specific changes based on the

| community’s goals and priorities.

Named neighborhood commercial districts allow for more tailored controls and help to protect or enhance unique characteristics associated with a neighborhood. Changes that are made to a named neighborhood commercial district only apply to that district, whereas changes made to NC-1, NC-2, and NC-3 Districts apply citywide. For example, if a named NCD wants to control the number of eating and drinking establishments because of overconcentration, then the controls for that named NCD can be changed to prohibit or require a CUA for Restaurants. Conversely, if a neighborhood wants to encourage a type of use, the controls for that named NCD can be changed so that use is principally permitted.

Leland Avenue

The proposed Ordinance seeks to establish the Leland Avenue NCD along Leland Avenue between Bayshore Boulevard and Cora Street. The neighborhood is composed of mixed-uses, with primarily two- and three-story buildings. Leland Avenue abuts the Schlage Lock Project, a proposed mixed-use community at the former Schlage Lock Company Visitacion Valley factory site. The Visitacion Valley Greenway also terminates at Leland Avenue. The proposed NCD seeks to cultivate a vibrant, pedestrian-friendly commercial corridor. This may help accommodate the demands of the adjacent Schlage Lock development once it is completed.

The properties proposed for rezoning are currently zoned NC-2 and the controls will remain primarily the same. Some controls would be amended to better reflect the community’s needs. The proposed controls that differ from NC-2 are outlined below:

	1 st Story	2 nd Story	3 rd + Story
Institutional Uses	P	C	C
Child Care Facility	P C	P	P
Community Facility	P C	P	P
Public Facilities	P C	P	P
Residential Care Facility	P C	P	P
Social Service or Philanthropic Facility	P C	P	P
Retail Sales and Services Uses	P	P	NP
Liquor Store	P(9) C	NP	NP
Services, Fringe Financial	P(5)(6) NP	NP	NP

The proposed Ordinance would conditionally permit Liquor Stores. This would allow the Planning Commission and the public to vet proposed projects, including any noise or loitering concerns. Other zoning districts, including the 24th Street - Noe Valley and Noriega Street NCDs, already conditionally permit Liquor Stores on the first floor.

The proposed Ordinance would also prohibit Fringe Financial Services. This aligns with the Fringe Financial Services RUD, which was established to combat the proliferation of check cashing and pay day lenders within lower-income neighborhoods. This RUD currently prohibits Fringe Financial Services in areas such as the North of Market Residential SUD and the Haight Street Alcohol Restrict Use Subdistrict (RUD). This proposed amendment would help combat the predatory nature of Fringe Financial Services.

The proposed Ordinance would also conditionally permit several Institutional Uses, which is a departure from other NCDs and may create additional barriers to essential community resources. Efforts to remove such barriers to Institutional Uses are detailed in the next section.

Institutional Uses

Institutional Uses are not residential in nature, but disbursing these uses throughout residential and commercial neighborhoods is beneficial to our residents. San Francisco has seen a shortage of these community-serving resources, and the Department has worked to remove barriers in opening them.

Child Care Facilities

Childcare helps families thrive. When parents can find childcare that meets their needs, they can maintain employment or enrollment in school, improve their ability to support their families, and advance economically. Quality childcare also means more success down the road. A child’s brain develops most significantly during the first five years of life, and the quality of childcare in these early years can make a difference between a healthy start and falling behind. Substantial research demonstrates that accessible high quality early care and education positively affects childhood growth, physical development, health, cognitive, behavioral and school related outcomes.

There are enough licensed spaces for approximately half of the children ages 0-5 in San Francisco.

There is a severe shortage of Child Care Facilities within San Francisco. According to the San Francisco Early Care and Education, there are enough licensed spaces for only 55.2% of the children ages 0-5 in San Francisco.¹ Figure 2 also highlights that the greatest need is for infants and toddlers.

Need Versus Capacity					
	Need	Capacity	Met Need	Unmet Need	
	Child Population	Total TK + License Capacity	% of Population with License +TK Slots	Unmet Need	Difference in Population vs Capacity
Infants-Toddlers	25,076	4,138	16.5%	83.5%	20,938
Preschoolers	21,675	21,666	100%	0.4%	9
Total 0-5 year olds	46,751	25,134	55.2%	44.8%	21,617

Figure 2: Chart of Child Care Needs versus Capacity.
Source: San Francisco Early Childhood Development: 2023 Needs Assessment; Children’s Council of San Francisco based on California Department of Social Services Community Care Licensing Division data

Land use planning cannot resolve funding, accessibility, or availability issues to address this gap; however, the Department has responded to this growing need for childcare by removing land use hurdles. In 2017, the

¹ San Francisco Early Care and Education, [2023 Needs Assessment](#).

CUA requirement for Child Care Facilities serving 15 or more children was removed in residential districts making it easier to open much-needed Child Care Facilities in San Francisco.² As a result, Child Care Facilities are principally permitted in all zoning districts except for industrial zoning districts.

Residential Care Facilities

A Residential Care Facility is designed to provide long-term care in which the population it serves considers the facility their “home”. It is not considered a Health Service Use because it does not offer out-patient services, may or may not have Medical Doctors on staff, and typically serve specific demographics such as the elderly or those suffering from substance abuse in a residential setting. Residential Care Facilities also support residents aging in place, especially when they are located within NCDs to make it easier for seniors to get to retail and services without needing to drive.

Residential Care Facilities are getting scarcer in the city. According to the San Francisco Long-Term Care Coordinating Council Assisted Living Workgroup, there were 43 fewer assisted living facilities in San Francisco in August 2018 compared to 2012, representing a 26% decrease during the five-year period reviewed.³ The report analyzed facilities licensed as Residential Care Facilities for the Elderly (RCFEs), which support seniors age 60 and older, and Adult Residential Facilities (ARFs), which serve adults between ages 18 and 59. Both of these are classified as Residential Care Facilities under the Planning Code. Additionally, the report noted that most of the decrease in assisted living facilities occurred through the closure of small facilities, particularly the board and care homes with six or fewer beds, that are generally more affordable.

There have been various legislative efforts to support Residential Care Facilities. Most notably, in 2019, the CUA requirement for Residential Care Facilities serving seven or more people was removed within RH-3, RC, RM, and RTO, NCDs, and certain Mixed-Use Districts.⁴ This change made it easier to open these facilities because they became principally permitted in these districts regardless of the number of people served. These efforts were later replicated in all RH districts in 2021,⁵ allowing Residential Care Facilities to be principally permitted in most residential and NCDs, no matter the number of people they serve.

General Plan Compliance

The proposed Ordinance supports the Commerce and Industry Element’s goals of achieving economic vitality and social equity within San Francisco. Specifically, the proposed Ordinance aligns with Objective 1 and Policy 1.3 to locate commercial activities according to a generalized commercial land use plan. The properties for the proposed Leland Avenue NCD are currently zoned NC-2 and remains consistent with this Policy. Additionally, the proposed Ordinance supports Policy 6.4 ensuring that essential retail goods and personal services are accessible to all residents. The proposed Ordinance also aligns with Policies 2.1 and 2.3 which both seek to retain existing and attract new commercial activity to the city. Establishing the Leland Avenue NCD achieves this by prioritizing the community’s goals for the neighborhood.

² [Ordinance No. 189-17](#).

³ San Francisco Human Services Agency, Long-Term Care Coordinating Council Assisted Living Workgroup, [Supporting Affordable Assisted Living in San Francisco](#).

⁴ [Ordinance No. 303-18](#).

⁵ [Ordinance No. 149-21](#).

Racial and Social Equity Analysis

The Planning Code and Zoning Map amendments in the proposed Ordinance further racial and social equity by establishing the Leland Avenue NCD in the diverse neighborhood of Visitacion Valley, which has a large immigrant community. While the proposed Leland Avenue NCD covers a small area, it will empower the community to adjust land use rules to address their needs and choose the types of uses they want in their neighborhood. This includes making controls more permissive than the rest of the city if a Use could be of value to the Leland Avenue community or imposing stricter controls if the community feels that use is detrimental to the neighborhood. Many of the long-standing businesses in the area provide goods and services at accessible prices to the adjacent, lower-income residents. These businesses also frequently hire from the adjacent neighborhood, serving a source of employment for the neighborhood's youth and lower skilled workers. Future amendments to the proposed Leland Avenue NCD should prioritize addressing barriers for entry for lower-income business owners and focus on creating controls that understand and accommodate the Leland Avenue community's needs for services, goods, and employment.

The proposed Ordinance could better racial and social equity by incorporating the recommended modification to principally permit Child Care Facilities and Residential Care Facilities, rather than requiring a CUA. Currently, the CUA process can add an additional several months to the process, plus an additional minimum \$2,000 in fees. This additional time and fees may delay or prevent these facilities from opening along Leland Avenue. Child Care Facilities are instrumental for successful early childhood development. Additionally, Residential Care Facilities support some of our most vulnerable populations and allow our residents to age in place. The proposed Ordinance should balance the community's goals to establish a named NCD while still supporting these essential needs.

Implementation

The Department has determined that this ordinance will not impact our current implementation procedures.

Recommendation

The Department recommends that the Commission ***adopt a recommendation for approval with modifications*** of the proposed Ordinance and adopt the attached Draft Resolution to that effect. The Department's proposed recommendation is as follows:

1. Principally permit Child Care Facilities and Residential Care Facilities on the first floor.

Basis for Recommendation

The Department supports the overall goals of this Ordinance because it allows the Leland Avenue community to cater for zoning controls more specific to their needs and desires. However, the proposed Ordinance would conditionally permit several Institutional Uses on the first floor, despite all the past efforts to make it easier to open Child Care Facilities and Residential Care Facilities throughout the City. The Department believes the proposed Ordinance would better support our communities and be more consistent with prior efforts with the following recommended modification:

Recommendation 1: Principally permit Child Care Facilities and Residential Care Facilities on the first floor.

As drafted, the proposed Ordinance would principally permit these Institutional Uses on the second floor and above. However, conditionally permitting Child Care Facilities and Residential Care Facilities on the first floor undoes the City's past efforts to make it easier to open these facilities. It is already difficult to find a provider, adding a CUA would further burden prospective Child Care Facilities and Residential Care Facilities. The recommended change is to principally permit these uses on the first floor, which would align with the current NC-2 controls for the area. This recommended modification would make it easier to open these essential services, supporting early childhood development for Child Care Facilities and helping seniors age in place through Residential Care Facilities.

Required Commission Action

The proposed Ordinance is before the Commission so that it may adopt a recommendation of approval, disapproval, or approval with modifications.

Environmental Review

The proposed amendments received CEQA clearance under the Final Environmental Impact Report (EIR) for the Visitacion Valley Redevelopment Program, file number 2006.1308E certified by the San Francisco Planning Commission and the former San Francisco Redevelopment Agency on December 18, 2008.

Public Comment

As of the date of this report, the Planning Department has not received any public comment regarding the proposed Ordinance.

ATTACHMENTS:

- Exhibit A: Draft Planning Commission Resolution
- Exhibit B: Board of Supervisors File No. 241121
- Exhibit C: Enlarged map of proposed Leland Avenue NCD

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PLANNING COMMISSION **DRAFT RESOLUTION**

HEARING DATE: February 6, 2025

Project Name: Leland Avenue Neighborhood Commercial District
Case Number: 2024-010709PCAMAP [Board File No. 241121]
Initiated by: Supervisor Walton / Introduced November 19, 2024
Staff Contact: Veronica Flores Legislative Affairs
veronica.flores@sfgov.org, 628-652-7525
Reviewed by: Aaron Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, 628-652-7533

RESOLUTION ADOPTING A RECOMMENDATION FOR APPROVAL WITH MODIFICATION OF A PROPOSED ORDINANCE THAT WOULD AMEND THE PLANNING CODE TO ESTABLISH THE LELAND AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT (NCD) AND MAKE VARIOUS TECHNICAL AMENDMENTS TO INCORPORATE THE NCD INTO THE PLANNING CODE; AMEND THE ZONING MAP TO REZONE ALL PARCELS FRONTING LELAND AVENUE BETWEEN BAYSHORE BOULEVARD AND CORA STREET FROM SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT (NC-2) TO LELAND AVENUE NCD; AFFIRMING THE PLANNING DEPARTMENT'S DETERMINATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, MAKING FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN, AND THE EIGHT PRIORITY POLICIES OF PLANNING CODE, SECTION 101.1, AND MAKING FINDINGS OF PUBLIC NECESSITY, CONVENIENCE, AND WELFARE PURSUANT TO PLANNING CODE, SECTION 302.

WHEREAS, on November 19, 2024 Supervisor Walton introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 241121, which would amend the Planning Code to establish the Leland Avenue Neighborhood Commercial District (NCD) and make various technical amendments to incorporate the NCD into the Planning Code and amend the Zoning Map to rezone all parcels fronting Leland Avenue between Bayshore Boulevard and Cora Street from Small-Scale Neighborhood Commercial District (NC-2) to Leland Avenue NCD;

WHEREAS, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on February 6, 2025; and,

WHEREAS, the proposed Ordinance received CEQA clearance under the Final Environmental Impact Report (EIR) for the Visitacion Valley Redevelopment Program, file number 2006.1308E certified by the San Francisco Planning Commission and the former San Francisco Redevelopment Agency on December 18, 2008; and

WHEREAS, the Planning Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the Custodian of Records, at 49 South Van Ness Avenue, Suite 1400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Planning Commission hereby adopts a **recommendation for approval with modifications** of the proposed ordinance. The Commission's proposed recommendation is as follows:

1. Principally permit Child Care Facilities and Residential Care Facilities on the first floor.

Findings

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

The proposed Ordinance supports the Leland Avenue community's desire to establish a named NCD because this would empower the community to adjust land use rules to suit their needs and choose the types of land uses they want in their neighborhood.

If the proposed Ordinance incorporates the recommended modification to principally permit Child Care Facilities and Residential Care Facilities, it would support past efforts to remove barriers to opening these uses. This would also align with the NC-2 controls that currently apply to these properties. Further, this recommended modification ensures easier access to essential community resources, facilitating early childhood development through Child Care Facilities and supporting seniors in aging in place through Residential Care Facilities.

General Plan Compliance

The proposed Ordinance and the Commission's recommended modifications are consistent with the following Objectives and Policies of the General Plan:

COMMERCE AND INDUSTRY ELEMENT

OBJECTIVE 1

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.3

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

OBJECTIVE 2

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1

Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

Policy 2.3

Maintain a favorable social and cultural climate in the city in order to enhance its attractiveness as a firm location.

OBJECTIVE 6

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 6.4

Encourage the location of neighborhood shopping areas throughout the city so that essential retail goods and personal services are accessible to all residents.

The proposed Ordinance supports the Commerce and Industry Element's goals of achieving economic vitality and social equity within San Francisco. Specifically, the proposed Ordinance aligns with Objective 1 and Policy 1.3 to locate commercial activities according to a generalized commercial land use plan. The properties for the proposed Leland Avenue NCD are currently zoned NC-2 and remains consistent with this Policy. Additionally, the proposed Ordinance supports Policy 6.4 ensuring that essential retail goods and personal services are accessible to all residents. The proposed Ordinance also aligns with Policies 2.1 and 2.3 which both seek to retain existing and attract new commercial activity to the city. Establishing the Leland Avenue NCD achieves this by prioritizing the community's goals for the neighborhood.

Planning Code Section 101 Findings

The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future

opportunities for resident employment in and ownership of such businesses enhanced;

The proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

The proposed Ordinance would not have a negative effect on housing or neighborhood character.

3. That the City's supply of affordable housing be preserved and enhanced;

The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

The proposed Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.

8. That our parks and open space and their access to sunlight and vistas be protected from development;

The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.

Planning Code Section 302 Findings.

The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby ADOPTS A RECOMMENDATION FOR APPROVAL WITH MODIFICATIONS the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on February 6, 2025.

Jonas P. Ionin
Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED: February 6, 2025

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[Planning Code, Zoning Map - Leland Avenue Neighborhood Commercial District]

Ordinance amending the Planning Code to establish the Leland Avenue Neighborhood Commercial District (NCD) and make various technical amendments to incorporate the NCD into the Planning Code; amending the Zoning Map to rezone all parcels fronting Leland Avenue between Bayshore Boulevard and Cora Street from Small-Scale Neighborhood Commercial District (NC-2) to Leland Avenue NCD; affirming the Planning Department's determination under the California Environmental Quality Act, making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.

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. 241121 and is incorporated herein by reference. The Board affirms this determination.

1 (b) On _____, the Planning Commission, in Resolution No. _____,
2 adopted findings that the actions contemplated in this ordinance are consistent, on balance,
3 with the City's General Plan and eight priority policies of Planning Code Section 101.1. The
4 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of
5 the Board of Supervisors in File No. 241121, and is incorporated herein by reference.

6 (c) Pursuant to Planning Code Section 302, this Board finds that these Planning Code
7 amendments will serve the public necessity, convenience, and welfare for the reasons set
8 forth in Planning Commission Resolution No. _____, and the Board incorporates such
9 reasons herein by reference. A copy of said resolution is on file with the Clerk of the Board of
10 Supervisors in File No. 241121.

11
12 Section 2. Article 7 of the Planning Code is hereby amended by adding Section 746, to
13 read as follows:

14 **SEC. 746. LELAND AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.**

15 The Leland Avenue Neighborhood Commercial District is located on Leland Avenue between
16 Bayshore Boulevard and Cora Street in southeast San Francisco. Leland Avenue abuts the Schlage
17 Lock Company Visitacion Valley factory site, which closed in 1999 and is identified in the Visitacion
18 Valley/Schlage Lock Plan. Leland Avenue is located within Zone 2 of the Visitacion Valley/Schlage
19 Lock Special Use District. The Visitacion Valley Greenway, a series of six parks that are part of the
20 City's Crosstown Trail, ends at Leland Avenue. The District aims to cultivate a vibrant, pedestrian-
21 friendly commercial corridor that serves the diverse needs of the local community while preserving the
22 unique character and charm of the neighborhood. The District is in close proximity to the Caltrain
23 Bayshore Station and light rail.

Buildings in the District typically range in height from two to four stories with occasional one-story commercial buildings. Future commercial growth is directed to the ground story to promote continuous and active retail frontage. Neighborhood-serving businesses are strongly encouraged.

Table 746. LELAND AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		<u>Leland Avenue NCD</u>
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250-252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 40-X. See Height and Bulk Map Sheet HT10 for more information. Height sculpting required on Alleys per § 261.1.</u>
<u>5 Foot Height Bonus for Active Ground Floor Uses</u>	<u>§ 263.20</u>	<u>P</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet</u>
<u>Front Setback and Side Yard</u>	<u>§§ 130, 131, 132, 133</u>	<u>Not Required.</u>
<u>Street Frontage and Public Realm</u>		
<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level</u>

		<u>spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.</u>
<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on some streets, see § 145.4 for specific districts.</u>
<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Restricted on some streets, see § 155(r) for specific districts.</u>
<u>Miscellaneous</u>		
<u>Lot Size (Per Development)</u>	<u>§§ 102, 121.1</u>	<u>P(1)</u>
<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
<u>Awning, Canopy or Marquee</u>	<u>§ 136.1</u>	<u>P</u>
<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<u>As permitted by § 607.1</u>
<u>General Advertising Signs</u>	<u>§§ 262, 602, 604, 608, 609, 610, 611</u>	<u>NP</u>
<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>
<u>RESIDENTIAL STANDARDS AND USES</u>		
<u>Development Standards</u>		
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§ 135, 136</u>	<u>100 square feet if private, or 133 square feet if common, or the amount of open space required in the nearest Residential District, whichever is less.</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153-156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</u>
<u>Dwelling Unit Mix</u>	<u>§ 207.7</u>	<u>Generally required for creation of 10 or more Dwelling Units. No less than 25% of the total number of proposed</u>

		<u>Dwelling Units shall contain at least two Bedrooms, and no less than 10% of the total number of proposed Dwelling Units shall contain at least three Bedrooms.</u>		
<u>Use Characteristics</u>				
<u>Intermediate Length Occupancy</u>	<u>§§ 102, 202.10</u>	<u>P(2)</u>		
<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>		
<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>		
<u>Residential Uses</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Accessory Dwelling Unit Density</u>	<u>§§ 102, 207.1, 207.2</u>	<u>P per Planning Code §§ 207.1 and 207.2.</u>		
<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater.</u>		
<u>Group Housing Density</u>	<u>§ 208</u>	<u>1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater.</u>		
<u>Homeless Shelter Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the Administrative Code</u>		
<u>Senior Housing Density</u>	<u>§§ 102, 202.2(f), 207</u>	<u>P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.</u>		
<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd</u>

<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>NON-RESIDENTIAL STANDARDS AND USES</u>				
<u>Development Standards</u>				
<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>2.5 to 1</u>		
<u>Use Size</u>	<u>§§ 102, 121.2</u>	<u>P up to 3,999 square feet; C 4,000 square feet and above.</u>		
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153-156, 161, 166, 204.5</u>	<u>No car parking. Maximum permitted per § 151. Bike parking required per § 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.</u>		
<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153-155, 161, 204.5</u>	<u>None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.</u>		
<u>Commercial Use Characteristics</u>				
<u>Drive-up Facility</u>	<u>§ 102</u>	<u>NP</u>		
<u>Formula Retail</u>	<u>§§ 102, 303.1</u>	<u>C</u>		
<u>Hours of Operation</u>	<u>§ 102</u>	<u>P 6 a.m.-2 a.m.; C 2 a.m.-6 a.m.</u>		
<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>		
<u>Open Air Sales</u>	<u>§§ 102, 703(b)</u>	<u>See § 703(b)</u>		
<u>Outdoor Activity Area</u>	<u>§§ 102, 145.2, 202.2</u>	<u>P if located in front or it complies with § 202.2(a)(7); C if located elsewhere.</u>		
<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>		
<u>NON-RESIDENTIAL USES</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Agricultural Use Category</u>				
<u>Agriculture, Industrial</u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

1	<u>Agriculture, Large Scale Urban</u>	<u>§§ 102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
2	<u>Agriculture, Neighborhood</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
3	<u>Automotive Use Category</u>				
4	<u>Automotive Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	<u>Automotive Repair</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
6	<u>Automotive Service Station</u>	<u>§§ 102, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
7	<u>Electric Vehicle Charging Location</u>	<u>§§ 102, 202.2(b), 202.13</u>	<u>C(3)</u>	<u>C(3)</u>	<u>C(3)</u>
8	<u>Fleet Charging</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
9	<u>Gas Station</u>	<u>§§ 102, 187.1, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
10	<u>Parking Garage, Private</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
11	<u>Parking Garage, Public</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	<u>Parking Lot, Private</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
13	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
14	<u>Entertainment, Arts and Recreation Use Category</u>				
15	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	<u>Arts Activities</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
17	<u>Entertainment, General</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
18	<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
19	<u>Movie Theater</u>	<u>§§ 102, 202.4</u>	<u>P</u>	<u>P</u>	<u>P</u>
20	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
21	<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
22	<u>Industrial Use Category</u>				
23	<u>Industrial Uses</u>	<u>§ 102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	<u>Institutional Use Category</u>				
25	<u>Institutional Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
26	<u>Child Care Facility</u>	<u>§ 102</u>	<u>C</u>	<u>P</u>	<u>P</u>
27	<u>Community Facility</u>	<u>§ 102</u>	<u>C</u>	<u>P</u>	<u>P</u>
28	<u>Hospital</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
29	<u>Medical Cannabis Dispensary</u>	<u>§§ 102, 202.2(e)</u>	<u>DR</u>	<u>DR</u>	<u>NP</u>

<u>Public Facilities</u>	<u>§ 102</u>	<u>C</u>	<u>P</u>	<u>P</u>
<u>Religious Institution</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Residential Care Facility</u>	<u>§ 102</u>	<u>C</u>	<u>P</u>	<u>P</u>
<u>Social Service or Philanthropic Facility</u>	<u>§ 102</u>	<u>C</u>	<u>P</u>	<u>P</u>
<u>Sales and Service Use Category</u>				
<u>Retail Sales and Service Uses*</u>	<u>§§ 102, 202.2(a), 202.3</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Adult Business</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Adult Sex Venue</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Bar</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<u>Flexible Retail</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Hotel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Kennel</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Liquor Store</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Massage Establishment</u>	<u>§§ 102, 204, 303(n), 703</u>	<u>P</u>	<u>C(4)</u>	<u>NP(4)</u>
<u>Massage, Foot/Chair</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Mortuary</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Motel</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Restaurant</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Restaurant, Limited</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Services, Financial</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
<u>Services, Fringe Financial</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Services, Limited Financial</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Services, Retail Professional</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Storage, Self</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Tobacco Paraphernalia Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Trade Shop</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
<u>Non-Retail Sales and Service*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

<u>Design Professional</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Service, Non-Retail Professional</u>	<u>§ 102</u>	<u>C</u>	<u>P</u>	<u>NP</u>
<u>Trade Office</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Utility and Infrastructure Use Category</u>				
<u>Utility and Infrastructure*</u>	<u>§ 102</u>	<u>C(5)</u>	<u>C(5)</u>	<u>C(5)</u>
<u>Power Plant</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Public Utilities Yard</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

* Not listed below

(1) C for 10,000 square feet and above if located within the Priority Equity Geographies Special Use District established under Section 249.97.

(2) NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or more Dwelling Units.

(3) P where existing use is any Automotive Use.

(4) P if accessory to a Hotel, Personal Service, or Health Service.

(5) C if a Macro WTS Facility; P if a Micro WTS Facility.

Section 3. Articles 1.2 and 6 of the Planning Code are hereby amended by revising Sections 121.2 and 607.1, to read as follows:

SEC. 121.2. NON-RESIDENTIAL USE SIZE LIMITS IN NEIGHBORHOOD COMMERCIAL AND NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICTS.

(a) In order to protect and maintain a scale of development appropriate to each district, Non-Residential Uses of the same size or larger than the square footage stated in the table below may be permitted only as Conditional Uses. The use area shall be measured as the Gross Floor Area for each individual Non-Residential Use.

District	Use Size Limits
* * * *	
NC-2, NCT-2	4,000 sq. ft.
Divisadero Street	
Folsom Street	
Glen Park	
Irving Street	
Judah Street	
<u>Leland Avenue</u>	
Noriega Street	
Ocean Avenue	
SoMa	
Taraval Street	
* * * *	

* * * *

SEC. 607.1. NEIGHBORHOOD COMMERCIAL AND RESIDENTIAL-COMMERCIAL DISTRICTS.

* * * *

(f) **Business Signs.** Business Signs, as defined in Section 602, shall be permitted in all Neighborhood Commercial and Residential-Commercial Districts subject to the limits set forth below.

* * * *

(2) RC, NC-2, NCT-2, NC-S, Inner Balboa Street, Outer Balboa Street, Broadway, Castro Street, Inner Clement Street, Outer Clement Street, Cortland Avenue, Divisadero Street, Excelsior Outer Mission Street, Fillmore Street, Upper Fillmore Street, Folsom Street, Glen Park, Inner Sunset, Irving Street, Haight Street, Lower Haight Street, Hayes-Gough, Japantown, Judah Street, Leland Avenue, Upper Market Street, Noriega Street, North Beach, Ocean Avenue, Pacific Avenue, Polk Street, Regional Commercial District, Sacramento Street, San Bruno Avenue, SoMa, Taraval Street, Inner Taraval Street, Union Street, Valencia Street, 24th Street-Mission, 24th Street-Noe Valley, and West Portal Avenue Neighborhood Commercial Districts.

* * * *

Section 4. The Planning Code is hereby amended in accordance with Planning Code Section 106 by revising Zoning Use District Map ZN10 of the Zoning Map of the City and County of San Francisco, as follows:

Description of Property		Current Zoning to be Superseded	Proposed Zoning to be Approved
Assessor's Block	Lots		
6247	2, 3, 4, 5, 6, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, 19, 42, and 43	NC-2	Leland Avenue NCD
6248	8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, 20, 21, and 22	NC-2	Leland Avenue NCD
6249	2, 12, 13, 14, 15, and 002A	NC-2	Leland Avenue NCD
6250	1, 17, 18, 19, 20, 21, 22, 23, 24, 28, 29, 30, 31, 34, 35, 36, and 37	NC-2	Leland Avenue NCD

6251	1, 16, 18, 19, 20, 23, 31, 32, 33, and 34	NC-2	Leland Avenue NCD
6252	36	NC-2	Leland Avenue NCD

Section 5. 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 6. 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/ HEATHER GOODMAN
HEATHER GOODMAN
Deputy City Attorney

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Exhibit C:

Proposed boundaries for Leland Avenue NCD

