

LEGISLATIVE DIGEST

[Planning Code - Permitting a Five Feet Ground Floor Height Increase in the 40-X and 50-X Height and Bulk Districts in the NC-3 Zoning District Along Geary Boulevard]

Ordinance amending the San Francisco Planning Code Section 263.20 to permit a five feet ground floor height increase in the 40-X and 50-X Height and Bulk Districts in the NC-3 Zoning District along Geary Boulevard, from Scott Street to 28th Avenue; and making findings, including environmental findings and findings of consistency with Planning Code Section 101.1 and the General Plan.

Existing Law

The San Francisco Planning Code currently provides for an extra 5 feet for ground floor uses in Neighborhood Commercial Transit (NCT) 40-x and 50-x Height and Bulk districts; in the Upper Market Street NCD; in NC-2 and NC-3 designated parcels along Mission Street, from Silver Avenue to the Daly City border; and in NC-1 designated parcels within the boundaries of Sargeant Street / Orizaba Avenue / Lobos Street / Plymouth Avenue / Farellones Street / San Jose Avenue / Alemany Boulevard. (See Planning Code Section 263.20.) This height exception is available only for projects with ground floor commercial space or other active uses, as defined by Section 145.1(e), i.e., uses that are oriented to public access and primarily to walk-up pedestrian activities.

Amendments to Current Law

This Ordinance amends Section 263.20 to make the 5 feet height exception for ground floor uses applicable also in the 40-X and 50-X Height and Bulk Districts in the NC-3 Zoning District along Geary Boulevard, from Scott Street to 28th Avenue, with ground floor commercial space or other active uses.

Background Information

The purpose of this exception is "to encourage generous ground floor ceiling heights for commercial and other active uses, encourage additional light and air into ground floor spaces, allow for walk-up ground floor residential uses to be raised slightly from sidewalk level for privacy and usability of front stoops, and create better building frontage on the public street."