

1 [Planning Code Amendment - Philanthropic Administrative Service Use; Zoning Map  
Amendment – 2503 Clay Street.]

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3 **Ordinance amending the San Francisco Planning Code by adding Section 790.107 to**  
4 **define a Philanthropic Administrative Service Use and by adding 718.85 to the Zoning**  
5 **Control Table in Section 718 to authorize a Philanthropic Administrative Service Use as**  
6 **a permitted use in the Upper Fillmore Street Neighborhood Commercial District;**  
7 **amending Sheet ZN02 of the Zoning Maps of the City and County of San Francisco to**  
8 **change the zoning for Assessor's Block 0630, Lot 032 (2503 Clay Street) from RH-2 to**  
9 **Upper Fillmore Street NCD; adopting findings, including environmental findings,**  
10 **Section ~~304~~ 302 findings, and findings of consistency with the General Plan and the**  
11 **priority policies of Planning Code Section 101.1.**

12 NOTE: Additions are *single-underline italics Times New Roman*;  
13 deletions are ~~*strike-through italics Times New Roman*~~.  
14 Board amendment additions are double-underlined;  
Board amendment deletions are ~~strike-through normal~~.

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

16 Section 1. Findings. The Board of Supervisors hereby finds that:

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 Section 21000 et seq.). Said determination is on file with the Clerk of the Board of  
20 Supervisors in File No. \_\_\_\_\_ and is incorporated herein by reference.

21 (b) These Planning Code and Zoning Map amendments will serve the public  
22 necessity, convenience, and welfare for the reasons set forth in Planning Commission  
23 Resolution No. \_\_\_\_\_ recommending that the Board of Supervisors approve said  
24 amendments, and the Board incorporates such reasons herein by reference. A copy of  
25

Supervisor Alioto-Pier  
BOARD OF SUPERVISORS

1 Planning Commission Resolution No. \_\_\_\_\_ is on file with the Clerk of the Board of  
2 Supervisors in File No. \_\_\_\_\_.

3 (c) These Planning Code and Zoning Map amendments are consistent with the  
4 General Plan and with the priority policies of Planning Code Section 101.1 for the reasons set  
5 forth in Planning Commission Resolution No. \_\_\_\_\_, and the Board incorporates such  
6 reasons herein by reference.

7 Section 2. The San Francisco Planning Code is hereby amended by adding Section  
8 790.107, to read as follows:

9 SEC. 790.107. SERVICE, PHILANTHROPIC ADMINISTRATIVE.

10 A nonretail use which provides executive, management, administrative, and clerical services  
11 and support related to philanthropic activities that serve non-profit institutions and organizations; such  
12 philanthropic activities may include funding and support of educational, medical, environmental,  
13 cultural, and social services institutions and organization. Such uses:

14 (a) may not be located on the first story of buildings, where the most recent prior use of which  
15 was any use other than residential or office; and

16 (b) may be located in a single undivided space not physically separated from a residential use;  
17 provided that:

18 (1) any Residential Conversion above the first story, associated with, or following,  
19 commencement of such use shall be considered a conditional use requiring approval pursuant to  
20 Section 703.2(b)(1)(B); and

21 (2) any loss of dwelling units described in Section 317 shall require approval as provided in  
22 Section 317.

23 Section 3. The San Francisco Planning Code is hereby amended by amending Section  
24 718 to add subsection 718.85, to read as follows:

25 SEC. 718. UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

			Upper Fillmore Street
No.	Zoning Category	§ References	Controls
<b>BUILDING STANDARDS</b>			
718.10	<b>Height and Bulk Limit</b>	§§ 102.12, 105, 106, 250--252, 260, 270, 271	40-X
718.11	<b>Lot Size [Per Development]</b>	§§ 790.56, 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
718.12	<b>Rear Yard</b>	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a) (e)
718.13	<b>Street Frontage</b>		Required § 145.1
718.14	<b>Awning</b>	§ 790.20	P § 136.1(a)
718.15	<b>Canopy</b>	§ 790.26	P § 136.1(b)
718.16	<b>Marquee</b>	§ 790.58	P § 136.1(c)
718.17	<b>Street Trees</b>		Required § 143
<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
718.20	<b>Floor Area Ratio</b>	§§ 102.9, 102.11, 123	2.5 to 1 § 124(a) (b)
718.21	<b>Use Size [Non-Residential]</b>	§ 790.130	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2
718.22	<b>Off-Street Parking, Commercial/Institutional</b>	§§ 150, 153--157, 159--160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)

1	718.23	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)
2	718.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
3	718.25	Drive-Up Facility	§ 790.30	
4	718.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
5	718.27	Hours of Operation	§ 790.48	P 6 a.m.--2 a.m.; C 2 a.m.--6 a.m.
6	718.30	General Advertising Sign	§§ 262, 602--604, 608, 609	
7	718.31	Business Sign	§§ 262, 602--604, 608, 609	P § 607.1(f) 2
8	718.32	Other Signs	§§ 262, 602--604, 608, 609	P § 607.1(c) (d) (g)

No.	Zoning Category	§ References	Upper Fillmore Street			
			Controls by Story			
		§ 790.118	1st	2nd	3rd+	
15	718.38	Residential Conversion	§ 790.84	P	C	
16	718.39	Residential Demolition	§ 790.86	P	C	C
<b>Retail Sales and Services</b>						
17	718.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P	P	
18	718.41	Bar	§ 790.22			
19	718.42	Full-Service Restaurant	§ 790.92			
20	718.43	Large Fast Food Restaurant	§ 790.90			

1	<b>718.44</b>	<b>Small Self-Service Restaurant</b>	<b>§ 790.91</b>			
2	<b>718.45</b>	<b>Liquor Store</b>	<b>§ 790.55</b>	<b>C</b>		
3	<b>718.46</b>	<b>Movie Theater</b>	<b>§ 790.64</b>	<b>P</b>		
4	<b>718.47</b>	<b>Adult Entertainment</b>	<b>§ 790.36</b>			
5	<b>718.48</b>	<b>Other Entertainment</b>	<b>§ 790.38</b>	<b>C</b>		
6	<b>718.49</b>	<b>Financial Service</b>	<b>§ 790.110</b>	<b>C</b>		
7	<b>718.50</b>	<b>Limited Financial Service</b>	<b>§ 790.112</b>	<b>C</b>		
8	<b>718.51</b>	<b>Medical Service</b>	<b>§ 790.114</b>	<b>P</b>	<b>P</b>	
9	<b>718.52</b>	<b>Personal Service</b>	<b>§ 790.116</b>	<b>P</b>	<b>P</b>	
10	<b>718.53</b>	<b>Business or Professional Service</b>	<b>§ 790.108</b>	<b>P</b>	<b>P</b>	
11	<b>718.54</b>	<b>Massage Establishment</b>	<b>§ 790.60, § 1900 Health Code</b>	<b>C</b>		
13	<b>718.55</b>	<b>Tourist Hotel</b>	<b>§ 790.46</b>	<b>C</b>	<b>C</b>	<b>C</b>
14	<b>718.56</b>	<b>Automobile Parking</b>	<b>§§ 790.8, 156, 160</b>	<b>C</b>	<b>C</b>	<b>C</b>
16	<b>718.57</b>	<b>Automotive Gas Station</b>	<b>§ 790.14</b>			
17	<b>718.58</b>	<b>Automotive Service Station</b>	<b>§ 790.17</b>			
18	<b>718.59</b>	<b>Automotive Repair</b>	<b>§ 790.15</b>			
19	<b>718.60</b>	<b>Automotive Wash</b>	<b>§ 790.18</b>			
20	<b>718.61</b>	<b>Automobile Sale or Rental</b>	<b>§ 790.12</b>			
21	<b>718.62</b>	<b>Animal Hospital</b>	<b>§ 790.6</b>	<b>C</b>		
22	<b>718.63</b>	<b>Ambulance Service</b>	<b>§ 790.2</b>			
23	<b>718.64</b>	<b>Mortuary</b>	<b>§ 790.62</b>			
24	<b>718.65</b>	<b>Trade Shop</b>	<b>§ 790.124</b>	<b>P</b>		
25	<b>718.66</b>	<b>Storage</b>	<b>§ 790.117</b>			

1	718.67	Video Store	§ 790.135	C	C	
2	718.68	Fringe Financial Service	§ 790.111			
3	718.69	Tobacco Paraphernalia Establishments	§ 790.123	C		
4	718.69A	Self-Service Specialty Food	§ 790.93			
5	<b>Institutions and Non-Retail Sales and Services</b>					
6	718.70	Administrative Service	§ 790.106			
7	718.80	Hospital or Medical Center	§ 790.44			
8	718.81	Other Institutions, Large	§ 790.50	P	C	C
9	718.82	Other Institutions, Small	§ 790.51	P	P	P
10	718.83	Public Use	§ 790.80	C	C	C
11	718.84	Medical Cannabis Dispensary	§ 790.141	P		
12	<u>718.85</u>	<u>Philanthropic Administrative Services</u>	<u>§ 790.107</u>	<u>P</u>	<u>P</u>	<u>P</u>
13	<b>RESIDENTIAL STANDARDS AND USES</b>					
14	718.90	Residential Use	§ 790.88	P	P	P
15	718.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 600 sq. ft. lot area § 207.4		
16	718.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 210 sq. ft. lot area § 208		
17	718.93	Usable Open Space [ <i>Per Residential Unit</i> ]	§§ 135, 136	Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)		
18	718.94	Off-Street Parking, Residential	§§ 150, 153--157, 159--160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
19	718.95	Community Residential Parking	§ 790.10	C	C	C

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Section 4. Pursuant to Sections 106 and 302(c) of the Planning Code, the following change in use classification, duly approved and recommended to the Board of Supervisors by the Planning Commission, is hereby adopted as an amendment to Sheet ZN02 of the Zoning Maps of the City and County of San Francisco:

<u>Description of Property</u>	<u>Use District to be Superseded</u>	<u>Use District hereby Approved</u>
Assessor's Block 0630, Lot 032	RH-2	<u>Upper Fillmore Street</u> NCD

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

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