

1 [Planning Code, Zoning Map - Rezoning Properties on Ocean Avenue]

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3 **Ordinance amending the Planning Code and the Zoning Map to rezone properties**
4 **facing Ocean Avenue, between Phelan Avenue and Howth Street, from the RH-2**
5 **(Residential, House Districts, Two-Family) and RM-1 (Residential, Mixed Districts, Low**
6 **Density) Use Districts to the Ocean Avenue Neighborhood Commercial Transit (NCT)**
7 **District, and to include them in the existing Ocean Avenue NCT District; and adopting**
8 **findings, including environmental findings, Section 302 findings, and findings of**
9 **consistency with the General Plan, and the eight priority policies of Planning Code,**
10 **Section 101.1.**

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

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

17 Section 1. Findings.

18 (a) The Planning Department has determined that the actions contemplated in this
19 ordinance comply with the California Environmental Quality Act (California Public Resources
20 Code Section 21000 et seq.). Said determination is on file with the Clerk of the Board of
21 Supervisors in File No. 150271 and is incorporated herein by reference.

22 (b) Pursuant to Planning Code Section 302, this Board finds that these Planning Code
23 amendments will serve the public necessity, convenience, and welfare for the reasons set
24 forth in Planning Commission Resolution No. 19393 and the Board incorporates such reasons
25

1 herein by reference. A copy of Planning Commission Resolution No. 19393 is on file with the
2 Board of Supervisors in File No. 150271.

3 (c) This Board finds that these Planning Code 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 hereby incorporates such
6 reasons herein by reference.

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8 Section 2. The Planning Code is hereby amended by revising Section 731.1, to read
9 as follows:

10 **SEC. 737.1. OCEAN AVENUE NEIGHBORHOOD COMMERCIAL TRANSIT**
11 **DISTRICT.**

12 The Ocean Avenue Neighborhood Commercial Transit District is located on Ocean
13 Avenue from ~~Phelan~~ Howth Street to Manor ~~Drive~~Avenues. Ocean Avenue is a multi-purpose
14 transit-oriented small-scale commercial district that is modeled on the NCT-2 District. Ocean
15 Avenue was developed as a streetcar-oriented commercial district in the 1920s and continues
16 to serve this function, with the K-line streetcar on Ocean Avenue. Numerous other bus lines
17 serve the area, especially the eastern end, where the Phelan Loop serves as a major bus
18 terminus. The eastern end of the district is anchored by the main City College campus ~~at~~
19 ~~Phelan~~ and direct linkages to the Balboa Park BART/MUNI rail station a couple blocks to the
20 east, which serves as the southernmost San Francisco station for BART and the terminus of
21 the J, K, and M streetcar lines. Because of the immediate proximity of the BART/MUNI station
22 the district has quick and easy transit access to downtown.

23 The Ocean Avenue NCT District is mixed use, transitioning from a predominantly one-
24 and two-story retail district to include neighborhood-serving commercial uses on lower floors
25 and housing above. Housing density is limited not by lot area, but by the regulations on the

1 built envelope of buildings, including height, bulk, setbacks, and lot coverage, and standards
2 for residential uses, including open space and exposure, and urban design guidelines. Access
3 (i.e. driveways, garage entries) to off-street parking and loading is generally prohibited on
4 Ocean Avenue to preserve and enhance the pedestrian-oriented character and transit
5 function of the street. Residential and commercial parking are not required.

6 The Ocean Avenue NCT District is intended to provide convenience goods and
7 services to the surrounding neighborhoods as well as limited comparison shopping goods for
8 a wider market. The range of comparison goods and services offered is varied and often
9 includes specialty retail stores, restaurants, and neighborhood-serving offices. Buildings may
10 range in height, with height limits generally allowing up to four or five stories. Lots are
11 generally small to medium in size and lot consolidation is prohibited to preserve the fine grain
12 character of the district, unless the consolidation creates a corner parcel that enables off-
13 street parking to be accessed from a side street.

14 Rear yard requirements above the ground story and at residential levels preserve open
15 space corridors of interior blocks.

16 Commercial uses are required at the ground level and permitted at the second story.

17 Housing development in new buildings is encouraged above the ground story. Existing
18 residential units are protected by limitations on demolition and upper-story conversions.

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20 Section 3. Sheet ZN12 of the Zoning Map of the City and County of San Francisco is
21 hereby amended, as follows:

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Description of Property	Use District to be Superseded	Use District Hereby Approved
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1	Block 6946, lots 032, 033,	RM-1	Ocean Avenue
2	034, 035, 036, 037, and 057		Neighborhood Commercial -
3			Transit District
4			
5	Block 6946, lots 001, 051,	RH-2	Ocean Avenue
6	and 061		Neighborhood Commercial -
7			Transit District
8			
9	Block 6947, lots 001, 001A,	RH-2	Ocean Avenue
10	001B, 001C, 001D, 001E,		Neighborhood Commercial -
11	002, 002D, and 002E		Transit District

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

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

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

3 By: ANDREA RUIZ-ESQUIDE
4 Deputy City Attorney

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