

1 [Japantown Special Use District.]

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3 **Ordinance adding Planning Code Section 249.31 to establish the Japantown Special**
4 **Use District for property generally bounded by Bush Street, Geary Boulevard, Laguna**
5 **Street, and Fillmore Street, as specifically defined herein; amending the City's Zoning**
6 **Map Sectional Map 2SU to reflect the boundaries of the Japantown Special Use District;**
7 **and making environmental findings and findings of consistency with the General Plan**
8 **and priority policies of Planning Code Section 101.1.**

9 Note: Additions are *single-underline italics Times New Roman*;
10 deletions are ~~*strikethrough italics Times New Roman*~~.
11 Board amendment additions are double underlined.
Board amendment deletions are ~~strikethrough normal~~.

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

13 Section 1. Findings. The Board of Supervisors of the City and County of San
14 Francisco hereby finds and declares as follows:

15 a. The legislation will affect property located in Japantown, which generally is bounded
16 by Bush Street, Geary Boulevard, Laguna Street, and Fillmore Street.

17 b. In response to various historic, social, and economic events, Japantown, at one
18 time, had been the center of a highly concentrated Japanese-American residential population.
19 However, changing social, economic, and urban patterns led to a decline in Japantown's size
20 and identity as a neighborhood center for the population it once served. Nonetheless,
21 Japantown continues to play an important local and regional role to many Japanese-
22 Americans as a placed to visit for cultural, educational, commercial, and entertainment
23 reasons. Japantown also plays an important local, regional, national, and international role for
24 San Francisco residents and tourists seeking Japanese and Pan-Asian goods and services
25 and the unique cultural opportunities that Japantown provides.

1 c. Japantown is a city within a city with an identifiable main street on Post Street; major
2 public gathering places, such as Peace Plaza; a commercial core found at the Japantown
3 Center; areas with a high concentration of community cultural facilities, such as Sutter Street
4 and the Buchanan Mall; entertainment and cinematic venues; and quiet residential districts.

5 d. Japantown, established shortly after the 1906 earthquake, currently is
6 commemorating its centennial anniversary, and is one of three remaining Japantowns in the
7 United States. Consequently, Japantown has iconic and historical significance at a local,
8 statewide, and national level.

9 e. The goal of this legislation is to strengthen Japantown's identity as the cultural,
10 spiritual, recreational, and commercial center of the region's Japanese and Japanese-
11 American community. Through zoning and urban design principles, the City intends to
12 reposition Japan Center as a unique resource for Japanese and Pan-Asian goods and
13 services; preserve Japantown as a focus for Japanese American cultural and educational
14 institutions; rekindle Japantown's historical and spiritual connection to the Japanese American
15 community; and enhance Japantown's character as an unique experience for the City's
16 residents and tourists.

17 f. An additional goal of this legislation is to stabilize change in Japantown and preserve
18 its existing character so that the City and stakeholders have an opportunity to work
19 collaboratively on an anticipated community planning process, which may result in additional
20 Planning Code amendments. Part of this community planning process will be discussion and
21 evaluation of the Concepts for the Japantown Community Plan prepared for the Japantown
22 Planning Preservation and Development Task Force. A copy of this report is on file with the
23 Clerk of the Board of Supervisors in File No. _____ and is incorporated herein by reference.

24 Section 2. Environmental Findings, General Plan Findings, and Other Required
25 Findings.

1 a. The Planning Department has determined that the actions contemplated in this
2 Ordinance are in compliance with the California Environmental Quality Act (California Public
3 Resources Code sections 21000 et seq.). Said determination is on file with the Clerk of the
4 Board of Supervisors in File No. _____ and is incorporated herein by
5 reference. The Board adopts, as though fully set forth herein, the environmental findings and
6 affirms the conclusion of the Planning Commission in its Resolution No. _____, adopted after
7 a duly noticed public hearing on _____, 2006. A copy of which said Planning
8 Commission Resolution is on file with the Clerk of the Board of Supervisors in File No. _____,
9 and is incorporated by reference herein.

10 b. On _____, 2006, the Planning Commission, in Resolution No. _____ approved
11 and recommended for adoption by the Board, the Japantown Special Use District, and
12 adopted findings that the legislation is consistent, on balance, with the City's General Plan
13 and eight priority policies of Planning Code Section 101.1 The Board adopts these findings as
14 its own. A copy of said Resolution is on file with the Clerk of the Board of Supervisors in File
15 No. _____, and is incorporated by reference herein.

16 c. Pursuant to Planning Code Section 302, this Board of Supervisors finds that this
17 Special Use District will serve the public necessity, convenience and welfare for the reasons
18 set forth in Planning Commission Resolution No. _____, and incorporates such reasons by
19 reference herein.

20 Section 3. The San Francisco Planning Code is hereby amended by adding Section
21 249.31, to read as follows:

22 Sec. 249.31. Japantown Special Use District.

23 A Special Use District entitled "Japantown Special Use District," the boundaries of which are
24 shown on Sectional Map 2SU of the Zoning Map of the City and County of San Francisco is hereby
25 established for the purposes set forth below.

1 (a) Purposes. In order to maintain the cultural and historic integrity and neighborhood
2 character of Japantown, the Japantown Special Use District is established to:

3 (1) Preserve and develop Japantown as a viable neighborhood by revitalizing its commercial,
4 recreational, cultural, and spiritual identity as a local, regional, statewide, national, and international
5 resource;

6 (2) Enhance the distinctive image and unique character of Japantown to passing motorists,
7 transit riders, and pedestrians through architectural design, streetscape enhancements, signage, and
8 other elements of the built environment;

9 (3) Strengthen and support Japantown's identity through recognition of its planning
10 subdistricts including the Geary Boulevard corridor; Japantown Center; Post Street commercial core;
11 Sutter Street community/cultural core; Buchanan Mall; Fillmore Street corridor; and surrounding
12 residential districts; and

13 (4) Encourage the representational expression of traditional Japanese architectural design and
14 aesthetic from the pre-Meiji era for commercial, cultural, and institutional uses.

15 (b) Controls. The following provisions shall apply within such special use district:

16 (1) Unless a new use or change in use is otherwise prohibited, the establishment of a new use
17 or any change in use shall require conditional use authorization from the Planning Commission
18 pursuant to Section 303.

19 (2) In addition to the applicable findings of Section 303, the Planning Commission shall make
20 the following additional findings in this District:

21 (a) The new use or change in use is not incompatible with the cultural and historic
22 integrity, neighborhood character, development pattern, and design aesthetic of the Special Use
23 District;

24 (b) The new use or change in use supports one or more of the purposes for establishing
25 the Japantown Special Use District.

1 Section 4. Pursuant to Sections 106 and 302(c) of the Planning Code, the following
2 change is hereby adopted as an amendment to the Zoning Map of the City and County of San
3 Francisco, Sectional Map 2SU as follows:

4 Description of Property

5 Assessor's Blocks 675, 676, 677, 684, 685, 686, 700, and 701 to be identified as Japantown
6 Special Use District pursuant to Planning Code Section 249.31

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

10 By: _____
11 John D. Malamut
12 Deputy City Attorney

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