

LEGISLATIVE DIGEST

[Planning Code, Zoning Map - Establishing Three Outer Sunset Neighborhood Commercial Districts]

Ordinance amending the San Francisco Planning Code by: 1) adding Section 739.1 to establish the Outer Sunset Commercial Cluster 1 Neighborhood Commercial District that includes currently zoned NC-2 Noriega Street from 19th through 27th and 30th through 33rd Avenues; 2) adding Section 740.1 to establish the Outer Sunset Commercial Cluster 2 Neighborhood Commercial District that includes currently zoned NC-1 Taraval Street from 40th through 41st Avenues and from 45th through 47th Avenues, Noriega Street from 38th through 39th and 44th through 47th Avenues, Judah Street from 27th through 29th, 38th through 40th, and 44th through 47th Avenues, and Irving Street from 40th through 41st and 45th through 46th Avenues; 3) adding Section 741.1 to establish the Outer Sunset Linear Streets Neighborhood Commercial District that includes currently zoned NC-2 Taraval Street from 19th through 36th Avenues, Judah Street from 29th through 33rd Avenues, and Irving Street from 19th through 27th Avenues; 4) amending Section 724.124 (trade shops) to allow catering, remove horsepower limitations, and allow wholesaling, manufacturing and processing as an accessory use for up to two-thirds of the gross floor area; 5) amending Zoning Map Sheet ZN05 to include the new Neighborhood Commercial Districts; and 6) making environmental findings, Planning Code Section 302 findings, and findings of consistency with General Plan and the Priority Policies of Planning Code Section 101.1.

Existing Law

Article 7 of the Planning Code establishes a number of Neighborhood Commercial Districts throughout the City. Planning Code Section 724.124 defines a "Trade Shop."

Amendments to Current Law

The proposed legislation establishes three new Neighborhood Commercial Districts (NCDs) in the Outer Sunset. The Outer Sunset Commercial Cluster 1 NCD includes non-contiguous properties currently zoned NC-2 along portions of Noriega Street; the Outer Sunset Commercial Cluster 2 NCD includes non-contiguous properties currently zoned NC-1 along portions of Taraval Street, Noriega Street, Judah Street, and Irving Street; and the Outer Sunset Linear Streets NCD includes contiguous properties currently zoned N-2 along portions of Taraval Street, Judah Street, and Irving Street. The definition of "Trade Shop" has been amended to allow catering, remove horsepower limitations, and allow wholesaling, manufacturing and processing as an accessory use for up to two-thirds of the gross floor area. The Zoning Map is amended to include the new Neighborhood Commercial Districts

Background Information

The commercial corridors in the Outer Sunset District provide a selection of convenience goods and services for the residents of the Outer Sunset. There are a high concentration of restaurants that draw customers from throughout the City and the region. There are also a significant number of professional, realty, and business offices, as well as financial institutions.

The intent of this legislation is to enhance the character of the Taraval Street, Noriega Street, Irving Street, and Judah Street commercial corridors by requiring active ground-floor uses, encouraging the production of locally-made goods in the Outer Sunset District, and customizing the planning controls to meet the needs of the community.