

1 [Planning Code - Castro Street Neighborhood Commercial District, 24th Street - Noe Valley  
2 Neighborhood Commercial District, Upper Market Street Neighborhood Commercial Transit  
3 District, and Parcels Zoned Neighborhood Commercial Transit on Market Street]

4 **Ordinance amending the Planning Code to require that certain uses obtain Conditional**  
5 **Use authorization in the Castro Street Neighborhood Commercial District, the 24th**  
6 **Street - Noe Valley Neighborhood Commercial District, the Upper Market Neighborhood**  
7 **Transit District, and in the Moderate-Scale Neighborhood Commercial Transit (NCT-3)**  
8 **District for parcels on Market Street west of Octavia Boulevard; affirming the Planning**  
9 **Department's determination under the California Environmental Quality Act; and**  
10 **making findings of consistency with the General Plan, and the eight priority policies of**  
11 **Planning Code, Section 101.1.**

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.

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

20 Section 1. Findings.

21 (a) The Planning Department has determined that the actions contemplated in this  
22 ordinance comply with the California Environmental Quality Act (California Public Resources  
23 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of  
24 Supervisors in File No. 150017 and is incorporated herein by reference. The Board affirms  
25 this determination.

(b) On April 23, 2015, the Planning Commission, in Resolution No. 19359, adopted  
findings that the actions contemplated in this ordinance are consistent, on balance, with the

1 City’s General Plan and eight priority policies of Planning Code Section 101.1. The Board  
 2 adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the  
 3 Board of Supervisors in File No. 150017, and is incorporated herein by reference.

4 (c) Pursuant to Planning Code Section 302, the Board of Supervisors finds that this  
 5 Planning Code amendment will serve the public necessity, convenience, and welfare for the  
 6 reasons set forth in Planning Commission Resolution No. 19359 and the Board incorporates  
 7 such reasons herein by reference. A copy of said Resolution is on file with the Clerk of the  
 8 Board of Supervisors in File No. 150017 and is incorporated herein by reference.

9  
 10 Section 2. The Planning Code is hereby amended by revising the Zoning Control  
 11 Tables in Sections 715, 728, 731, and 733, to read as follows:

12 **SEC. 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING  
 13 CONTROL TABLE**

No.	Zoning Category	§ References	Castro Street		
			Controls by Story		
			1st	2nd	3rd+
* * * *					
<b>Retail Sales and Services</b>					
* * * *					
715.53	Business or Professional Service	§ 790.108	<u>P</u> <u>C</u>	P	C
* * * *					

24 **SEC. 728. 24TH STREET - NOE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT  
 25 ZONING CONTROL TABLE**

No.	Zoning Category	§ References	24th Street - Noe Valley		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
* * * *					
<b>Retail Sales and Services</b>					
* * * *					
728.51	Medical Service	§ 790.114	<i>P</i> <u>C</u>	<i>€</i> <u>P</u>	
* * * *					
728.53	Business or Professional Service	§ 790.108	<i>P</i> <u>C</u>	<i>€</i> <u>P</u>	<u>C</u>
* * * *					

**SEC. 731. MODERATE SCALE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT  
NCT-3 ZONING CONTROL TABLE**

No.	Zoning Category	§ References	NCT-3		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
* * * *					
<b>Retail Sales and Services</b>					
* * * *					
731.50	Limited Financial Service	§ 790.112	<i>P</i> #	<i>P</i>	-
* * * *					
731.53	Business or Professional Service	§ 790.108	<i>P</i> #	<i>P</i>	<i>P</i>

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2 **SPECIFIC PROVISIONS FOR NCT-3 DISTRICTS**

3 4 5 6 Article 7 Code Section	Other Code Section	Zoning Controls
7 8 9 10 11 12 13 § 731.50 § 731.53	§ 790.112 § 790.108	LIMITED FINANCIAL SERVICE AND BUSINESS OR PROFESSIONAL USES <b>Boundaries:</b> Applicable only for the parcels zoned NCT-3 on Market Street West of Octavia Boulevard <b>Controls:</b> A Conditional Use authorization is required for a Limited Financial Service use and for a Business or Professional Service use on the 1st story

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16 **SEC. 733. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE**

17 18 19 20 21 22 23 24 25 No.	Zoning Category	§ References	Upper Market Street Transit		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
****					
<b>Retail Sales and Services</b>					
****					
733.50	Limited Financial Service	§ 790.112	<u>PC</u>	-	-

1	* * * *					
2	733.53	Business or Professional Service	§ 790.108	<del>P</del> <u>C</u>	P	C
3	* * * *					
4						

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

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

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

19 By: \_\_\_\_\_  
20 JUDITH A. BOYAJIAN  
21 Deputy City Attorney

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