

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 and**
5 **RM-1 Use Districts to the Ocean Avenue Neighborhood Commercial Transit (NCT)**
6 **District, and to include them in the existing Ocean Avenue NCT District; rezone**
7 **properties facing Ocean Avenue, between Paloma Avenue and 19th Avenue, from NC-1**
8 **to NCT-1; and adopting findings, including environmental findings, Section 302**
9 **findings, and findings of consistency with the General Plan, and the eight priority**
10 **policies of Planning Code, 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. _____ 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. _____ and the Board incorporates such
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1 reasons herein by reference. A copy of Planning Commission Resolution No.
2 _____ is on file with the Board of Supervisors in File No. _____.

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.

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

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

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

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

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

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

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

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

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

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

Description of Property	Use District to be Superseded	Use District Hereby Approved
Block 6901, lot 001 and 001A	NC-1	NCT-1
Block 6902, lots 001, 010, 011,	NC-1	NCT-1

1	012, 013, 014, 015, 016 and 017		
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3	Block 6903, lots, 001, 010, 011,	NC-1	NCT-1
4	012, 013, 014, 015, 016,		
5	and 017		
6			
7	Block 6946, lots 032, 033,	RM-1	Ocean Avenue
8	034, 035, 036, 037, and 057		Neighborhood Commercial -
9			Transit District
10			
11	Block 6946, lots 001, 051,	RH-2	Ocean Avenue
12	and 061		Neighborhood Commercial -
13			Transit District
14			
15	Block 6947, lots 001, 001A,	RH-2	Ocean Avenue
16	001B, 001C, 001D, 001E,		Neighborhood Commercial -
17	002, 002D, and 002E		Transit District
18			
19	Block 7220, lots 003, 003A	NC-1	NCT-1
20			
21	Block 7223, lots, 003, 003A,	NC-1	NCT-1
22	and 004		
23			
24	Block 7224, lots, 002, 002A,	NC-1	NCT-1
25	and 02B		

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Block 7225, lots, 013, 014, NC-1 NCT-1
014A and 014C

Block 7226, lots, 017, 019, NC-1 NCT-1
019A, 020, 021, 021A, 021B,
021C, 022 and 023

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

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

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

By: ANDREA RUIZ-ESQUIDE
Deputy City Attorney

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