

[Planning Code – Establishing Four Outer Sunset Neighborhood Commercial Districts]

1
2 Ordinance amending the San Francisco Planning Code by 1) adding Section 739.1 to
3 establish the Noriega Street Neighborhood Commercial District including specified
4 non-residential properties zoned NC-2 along Noriega Street; 2) adding Section 740.1 to
5 establish the Irving Street Neighborhood Commercial District including specified non-
6 residential properties zoned NC-2 along Irving Street; 3) adding Section 741.1 to
7 establish the Taraval Street Neighborhood Commercial District including specified non-
8 residential properties zoned NC-2 along Taraval Street; 4) adding Section 742.1 to
9 establish the Judah Street Neighborhood Commercial District including specified non-
10 residential properties zoned NC-2 along Judah Street; 5) amending Sections 263.20 and
11 710.10 of the NC-1 Zoning Control Table to include properties zoned NC-1 along
12 Noriega, Irving, Taraval, and Judah Streets; 6) amending Section 790.124 (trade shops)
13 to remove horsepower and square footage limitations and impose operating conditions
14 regarding noise and odor; 7) amending Sheet ZN05 of the Zoning Map to include the
15 new Neighborhood Commercial Districts; and making environmental findings, Planning
16 Code Section 302 findings, and findings of consistency with General Plan and the
17 Priority Policies of Planning Code Section 101.1.
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20 NOTE: Additions are single-underline italics Times New Roman;
21 deletions are ~~strike-through italics Times New Roman~~.
22 Board amendment additions are double-underlined;
23 Board amendment deletions are ~~strikethrough-normal~~.

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

25 Section 1. Findings.

Supervisor Chu
BOARD OF SUPERVISORS

1 (a) The Planning Department has determined that the actions contemplated in this
2 Ordinance comply with the California Environmental Quality Act (California Public Resources
3 Code Section 21000 et seq.). Said determination is on file with the Clerk of the Board of
4 Supervisors in File No. 120241.

5 (b) Pursuant to Planning Code Section 302, the Board of Supervisors finds that these
6 Planning Code and Zoning Map amendments will serve the public necessity, convenience and
7 welfare for the reasons set forth in Planning Commission Resolution No. 18647 and the Board
8 incorporates such reasons herein by reference. A copy of Planning Commission Resolution
9 No. 18647 is on file with the Clerk of the Board of Supervisors in File No. 120241.

10 (c) The Board of Supervisors finds that these Planning Code and Zoning Map
11 amendments are consistent with the General Plan and with the Priority Policies of Planning
12 Code Section 101.1 for the reasons set forth in Planning Commission Resolution No. 18647
13 and the Board incorporates such reasons herein by reference.

14
15 Section 2. The San Francisco Planning Code is hereby amended by adding Section
16 739.1, to read as follows:

17 **SEC. 739.1. NORIEGA STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

18 The Noriega Street Neighborhood Commercial District is located in the Outer Sunset
19 neighborhood and includes the non-residential currently-zoned NC-2 properties fronting both sides of
20 Noriega Street between 19th and 27th and 30th through 33rd Avenues.

21 The District provides a selection of convenience goods and services for the residents of the
22 Outer Sunset District. There are a high concentration of restaurants, drawing customers from
23 throughout the City and the region. There are also a significant number of professional, realty, and
24 business offices as well as financial institutions.

1 The Noriega Street Neighborhood Commercial District controls are designed to promote
 2 development that is consistent with its existing land use patterns and to maintain a harmony of uses that
 3 support the District's vitality. The building standards allow small-scale buildings and uses, protecting
 4 rear yards above the ground story and at residential levels. In new development, most commercial uses
 5 are permitted at the first two stories, although certain limitations apply to uses at the second story.
 6 Special controls are necessary to preserve the equilibrium of neighborhood-serving convenience and
 7 comparison shopping businesses and to protect adjacent residential livability. To protect continuous
 8 frontage, drive-up uses are prohibited and active, pedestrian-oriented ground floor uses generally must
 9 be provided, unless such uses are authorized by Conditional Use. These controls are designed to
 10 encourage the street's active retail frontage, and local fabrication and production of goods.

11
 12 **SEC. 739. NORIEGA STREET NEIGHBORHOOD COMMERCIAL DISTRICT**
 ZONING CONTROL TABLE

			<u>Noriega Street Neighborhood Commercial District</u>
<u>No.</u>	<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>			
<u>739.10</u>	<u>Height and Bulk Limit</u>	<u>§§ 102.12, 105, 106, 250 - 252, 260, 261.1, 263.20, 270, 271</u>	<u>Varies</u> <u>See Zoning Map. Additional 5 feet for commercial uses on the ground floor</u>
<u>739.11</u>	<u>Lot Size</u> <u>[Per Development]</u>	<u>§§ 790.56, 121.1</u>	<u>P up to 9,999 sq. ft.;</u> <u>C 10,000 sq. ft. & above</u> <u>§ 121.1</u>
<u>739.12</u>	<u>Rear Yard</u>	<u>§§ 130, 134, 136</u>	<u>Required at the second story and above and at all residential levels</u> <u>§ 134(a) (e)</u>
<u>739.13</u>	<u>Street Frontage</u>		<u>Active Frontage Required</u> <u>§ 145.1;</u> <u>Generally Active Use Required</u>

			<u>Noriega Street Neighborhood Commercial District</u>
<u>No.</u>	<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>			
			<u>§ 145.4(c), unless exempted by Conditional Use</u>
<u>739.14</u>	<u>Awning</u>	<u>§ 790.20</u>	<u>P</u> <u>§ 136.1(a)</u>
<u>739.15</u>	<u>Canopy</u>	<u>§ 790.26</u>	<u>P</u> <u>§ 136.1(b)</u>
<u>739.16</u>	<u>Marquee</u>	<u>§ 790.58</u>	<u>P</u> <u>§ 136.1(c)</u>
<u>739.17</u>	<u>Street Trees</u>		<u>Required</u> <u>§ 138.1</u>
<u>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES#</u>			
<u>739.20</u>	<u>Floor Area Ratio</u>	<u>§§ 102.9, 102.11, 123</u>	<u>2.5 to 1</u> <u>§ 124(a)(b)</u>
<u>739.21</u>	<u>Use Size</u> <u>[Non-Residential]</u>	<u>§ 790.130</u>	<u>P up to 3,999 sq. ft.;</u> <u>C 4,000 sq. ft. & above</u> <u>§ 121.2</u>
<u>739.22</u>	<u>Off-Street Parking.</u> <u>Commercial/</u> <u>Institutional</u>	<u>§§ 150, 153 - 157, 159 -</u> <u>160, 204.5</u>	<u>Generally, none required if</u> <u>occupied floor area is less than</u> <u>5,000 sq. ft.</u> <u>§§ 151, 161(g)</u>
<u>739.23</u>	<u>Off-Street Freight</u> <u>Loading</u>	<u>§§ 150, 153 - 155, 204.5</u>	<u>Generally, none required if</u> <u>gross floor area is less than</u> <u>10,000 sq. ft</u> <u>§§ 152, 161(b)</u>
<u>739.24</u>	<u>Outdoor Activity</u> <u>Area</u>	<u>§ 790.70</u>	<u>P if located in front; C if</u> <u>located elsewhere</u> <u>§ 145.2(a)</u>
<u>739.25</u>	<u>Drive-Up Facility</u>	<u>§ 790.30</u>	
<u>739.26</u>	<u>Walk-Up Facility</u>	<u>§ 790.140</u>	<u>P if recessed 3 ft.;</u> <u>C if not recessed</u>

			<u>Noriega Street Neighborhood Commercial District</u>
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<u>No.</u>	<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>			
			<u>§ 145.2(b)</u>
<u>739.27</u>	<u>Hours of Operation</u>	<u>§ 790.48</u>	<u>P 6 a.m. - 2 a.m.;</u> <u>C 2 a.m. - 6 a.m.</u>
<u>739.30</u>	<u>General Advertising Sign</u>	<u>§§ 262, 602 - 604, 608,</u> <u>609</u>	<u>P</u> <u>§ 607.1(e)1</u>
<u>739.31</u>	<u>Business Sign</u>	<u>§§ 262, 602 - 604, 608,</u> <u>609</u>	<u>P</u> <u>§ 607.1(e)2</u>
<u>739.32</u>	<u>Other Signs</u>	<u>§§ 262, 602 - 604, 608,</u> <u>609</u>	<u>P</u> <u>§ 607.1(c)(d)(g)</u>

<u>No.</u>	<u>Zoning Category</u>	<u>§ References</u>	<u>Noriega Street Neighborhood Commercial District</u>		
			<u>Controls by Story</u>		
		<u>§ 790.118</u>	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>739.38</u>	<u>Residential Conversion</u>	<u>§ 790.84</u>	<u>P</u>	<u>C</u>	
<u>739.39</u>	<u>Residential Demolition</u>	<u>§790.86</u>	<u>P</u>	<u>C</u>	<u>C</u>
<u>Retail Sales and Services</u>					
<u>739.40</u>	<u>Other Retail Sales and Services</u> <u>[Not Listed Below]</u>	<u>§ 790.102</u>	<u>P</u>	<u>P</u>	
<u>739.41</u>	<u>Bar</u>	<u>§ 790.22</u>	<u>P</u>		
<u>739.43</u>	<u>Limited-Restaurant</u>	<u>§ 790.90</u>	<u>P#</u>		
<u>739.44</u>	<u>Restaurant</u>	<u>§ 790.91</u>	<u>P#</u>		
<u>739.45</u>	<u>Liquor Store</u>	<u>790.55</u>	<u>P</u>		
<u>739.46</u>	<u>Movie Theater</u>	<u>§ 790.64</u>	<u>P</u>		

<u>No.</u>	<u>Zoning Category</u>	<u>§ References</u>	<u>Noriega Street Neighborhood Commercial District</u>		
			<u>Controls by Story</u>		
		<u>§ 790.118</u>	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>739.47</u>	<u>Adult Entertainment</u>	<u>§ 790.36</u>			
<u>739.48</u>	<u>Other Entertainment</u>	<u>§ 790.38</u>	<u>P</u>		
<u>739.49</u>	<u>Financial Service</u>	<u>§ 790.110</u>	<u>P# P</u>	<u>G# C</u>	
<u>739.50</u>	<u>Limited Financial Service</u>	<u>§ 790.112</u>	<u>P# P</u>		
<u>739.51</u>	<u>Medical Service</u>	<u>§ 790.114</u>	<u>P</u>	<u>P</u>	
<u>739.52</u>	<u>Personal Service</u>	<u>§ 790.116</u>	<u>P</u>	<u>P</u>	
<u>739.53</u>	<u>Business or Professional Service</u>	<u>§ 790.108</u>	<u>P</u>	<u>P</u>	
<u>739.54</u>	<u>Massage Establishment</u>	<u>§ 790.60</u> <u>§ 1900 Health</u> <u>Code</u>	<u>C</u>		
<u>739.55</u>	<u>Tourist Hotel</u>	<u>§ 790.46</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>739.56</u>	<u>Automobile Parking</u>	<u>§ 790.8, 156,</u> <u>160</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>739.57</u>	<u>Automotive Gas Station</u>	<u>§ 790.14</u>	<u>C</u>		
<u>739.58</u>	<u>Automotive Service Station</u>	<u>§ 790.17</u>	<u>C</u>		
<u>739.59</u>	<u>Automotive Repair</u>	<u>§ 790.15</u>	<u>C</u>		
<u>739.60</u>	<u>Automotive Wash</u>	<u>§ 790.18</u>			
<u>739.61</u>	<u>Automobile Sale or Rental</u>	<u>§ 790.12</u>			
<u>739.62</u>	<u>Animal Hospital</u>	<u>§ 790.6</u>	<u>C</u>		
<u>739.63</u>	<u>Ambulance Service</u>	<u>§ 790.2</u>			
<u>739.64</u>	<u>Mortuary</u>	<u>§ 790.62</u>			
<u>739.65</u>	<u>Trade Shop</u>	<u>§ 790.124</u>	<u>P#</u>	<u>C#</u>	
<u>739.66</u>	<u>Storage</u>	<u>§ 790.117</u>			
<u>739.68</u>	<u>Fringe Financial Service</u>	<u>§ 790.111</u>	<u>P#</u>		

<u>No.</u>	<u>Zoning Category</u>	<u>§ References</u>	<u>Noriega Street Neighborhood Commercial District</u>		
			<u>Controls by Story</u>		
		<u>§ 790.118</u>	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>739.69</u>	<u>Tobacco Paraphernalia Establishments</u>	<u>§ 790.123</u>	<u>C</u>		
<u>739.69B</u>	<u>Amusement Game Arcade (Mechanical Amusement Devices)</u>	<u>§ 790.4</u>			
<u>739.69C</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.35(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>739.69D</u>	<u>Large-Scale Urban Agriculture</u>	<u>§ 102.35(b)</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Institutions and Non-Retail Sales and Services</u>					
<u>739.70</u>	<u>Administrative Service</u>	<u>§ 790.106</u>			
<u>739.80</u>	<u>Hospital or Medical Center</u>	<u>§ 790.44</u>			
<u>739.81</u>	<u>Other Institutions, Large</u>	<u>§ 790.50</u>	<u>P</u>	<u>C</u>	<u>C</u>
<u>739.82</u>	<u>Other Institutions, Small</u>	<u>§ 790.51</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>739.83</u>	<u>Public Use</u>	<u>§ 790.80</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>739.84</u>	<u>Medical Cannabis Dispensary</u>	<u>§ 790.141</u>	<u>P#</u>		
<u>RESIDENTIAL STANDARDS AND USES</u>					
<u>739.90</u>	<u>Residential Use</u>	<u>§ 790.88</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>739.91</u>	<u>Residential Density, Dwelling Units</u>	<u>§§ 207, 207.1, 790.88(a)</u>	<u>Generally, 1 unit per 800 sq. ft. lot area § 207.4</u>		
<u>739.92</u>	<u>Residential Density, Group Housing</u>	<u>§§ 207.1, 790.88(b)</u>	<u>Generally, 1 bedroom per 275 sq. ft. lot area § 208</u>		
<u>739.93</u>	<u>Usable Open Space [Per Residential Unit]</u>	<u>§§ 135, 136</u>	<u>Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)</u>		
<u>739.94</u>	<u>Off-Street Parking, Residential</u>	<u>§§ 150, 153 - 157, 159 - 160, 204.5</u>	<u>Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)</u>		

<u>No.</u>	<u>Zoning Category</u>	<u>§ References</u>	<u>Noriega Street Neighborhood Commercial District</u>		
			<u>Controls by Story</u>		
		<u>§ 790.118</u>	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>739.95</u>	<u>Community Residential Parking</u>	<u>§ 790.10</u>	<u>C</u>	<u>C</u>	<u>C</u>

SPECIFIC PROVISIONS FOR NORIEGA STREET NEIGHBORHOOD COMMERCIAL DISTRICT

<u>Article 7 Code Section</u>	<u>Other Code Section</u>	<u>Zoning Controls</u>	
<u>§ 739.43</u> <u>§ 739.44</u>	<u>§ 703.3</u>	<u>Restaurants and Limited-Restaurants are P;</u> <u>Formula Retail Restaurants and Formula</u> <u>Retail Limited-Restaurants are C</u>	
<u>§ 739.84</u>	<u>§ 790.141</u> <u>Health Code</u> <u>§ 3308</u>	<u>Medical cannabis dispensaries may only</u> <u>operate between the hours of 8 a.m. and 10</u> <u>p.m.</u>	
<u>§ 739.65</u>	<u>§ 703.3</u>	<u>Trade shops are subject to Formula Retail</u> <u>controls</u>	
<u>§ 739.68</u>	<u>§ 790.11</u>	<u>Fringe Financial Services are P subject to the</u> <u>restrictions set forth in Subsection 249.35(c)(3).</u>	

Section 3. The San Francisco Planning Code is hereby amended by adding Section 740.1, to read as follows:

SEC. 740.1. IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

The Irving Street Neighborhood Commercial District is located in the Outer Sunset neighborhood and includes the non-residential currently-zoned NC-2 properties fronting both sides of

Irving Street between 19th and 27th Avenues. The District provides a selection of convenience goods and services for the residents of the Outer Sunset District. There are a high concentration of restaurants, drawing 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 Irving Street Neighborhood Commercial District controls are designed to promote development that is consistent with its existing land use patterns and to maintain a harmony of uses that support the District's vitality. The building standards allow small-scale buildings and uses, protecting rear yards above the ground story and at residential levels. In new development, most commercial uses are permitted at the first two stories, although certain limitations apply to uses at the second story. Special controls are necessary to preserve the equilibrium of neighborhood-serving convenience and comparison shopping businesses and to protect adjacent residential livability. These controls are designed to encourage the street's active retail frontage, and local fabrication and production of goods.

**SEC. 740. IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

			<u>Irving Street Neighborhood Commercial District</u>
<u>No.</u>	<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>			
<u>740.10</u>	<u>Height and Bulk Limit</u>	<u>§§ 102.12, 105, 106, 250 - 252, 260, 261.1, 263.20, 270, 271</u>	<u>Varies See Zoning Map Additional 5 feet for commercial uses on the ground floor</u>
<u>740.11</u>	<u>Lot Size [Per Development]</u>	<u>§§ 790.56, 121.1</u>	<u>P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1</u>
<u>740.12</u>	<u>Rear Yard</u>	<u>§§ 130, 134, 136</u>	<u>Required at the second story</u>

			<u>Irving Street Neighborhood</u>
			<u>Commercial District</u>
<u>No.</u>	<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>			
			<u>and above and at all residential levels</u> <u>§ 134(a) (e)</u>
<u>740.13</u>	<u>Street Frontage</u>		<u>Active Frontage Required</u> <u>§ 145.1;</u> <u>Generally Active Use Required</u> <u>§ 145.4(c), unless exempted by</u> <u>Conditional Use</u>
<u>740.14</u>	<u>Awning</u>	<u>§ 790.20</u>	<u>P</u> <u>§ 136.1(a)</u>
<u>740.15</u>	<u>Canopy</u>	<u>§ 790.26</u>	<u>P</u> <u>§ 136.1(b)</u>
<u>740.16</u>	<u>Marquee</u>	<u>§ 790.58</u>	<u>P</u> <u>§ 136.1(c)</u>
<u>740.17</u>	<u>Street Trees</u>		<u>Required</u> <u>§ 138.1</u>
<u>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES#</u>			
<u>740.20</u>	<u>Floor Area Ratio</u>	<u>§§ 102.9, 102.11, 123</u>	<u>2.5 to 1</u> <u>§ 124(a)(b)</u>
<u>740.21</u>	<u>Use Size</u> <u>[Non-Residential]</u>	<u>§ 790.130</u>	<u>P up to 3,999 sq. ft.;</u> <u>C 4,000 sq. ft. & above</u> <u>§ 121.2</u>
<u>740.22</u>	<u>Off-Street Parking,</u> <u>Commercial/</u> <u>Institutional</u>	<u>§§ 150, 153 - 157, 159 -</u> <u>160, 204.5</u>	<u>Generally, none required if</u> <u>occupied floor area is less than</u> <u>5,000 sq. ft.</u> <u>§§ 151, 161(g)</u>
<u>740.23</u>	<u>Off-Street Freight</u> <u>Loading</u>	<u>§§ 150, 153 - 155, 204.5</u>	<u>Generally, none required if</u> <u>gross floor area is less than</u>

			<u>Irving Street Neighborhood</u>
			<u>Commercial District</u>

<u>No.</u>	<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
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BUILDING STANDARDS

			<u>10,000 sq. ft</u> <u>§§ 152, 161(b)</u>
<u>740.24</u>	<u>Outdoor Activity Area</u>	<u>§ 790.70</u>	<u>P if located in front; C if located elsewhere</u> <u>§ 145.2(a)</u>
<u>740.25</u>	<u>Drive-Up Facility</u>	<u>§ 790.30</u>	
<u>740.26</u>	<u>Walk-Up Facility</u>	<u>§ 790.140</u>	<u>P if recessed 3 ft.; C if not recessed</u> <u>§ 145.2(b)</u>
<u>740.27</u>	<u>Hours of Operation</u>	<u>§ 790.48</u>	<u>P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.</u>
<u>740.30</u>	<u>General Advertising Sign</u>	<u>§§ 262, 602 - 604, 608, 609</u>	<u>P</u> <u>§ 607.1(e)1</u>
<u>740.31</u>	<u>Business Sign</u>	<u>§§ 262, 602 - 604, 608, 609</u>	<u>P</u> <u>§ 607.1(e)2</u>
<u>740.32</u>	<u>Other Signs</u>	<u>§§ 262, 602 - 604, 608, 609</u>	<u>P</u> <u>§ 607.1(c)(d)(g)</u>

<u>No.</u>	<u>Zoning Category</u>	<u>§ References</u>	<u>Irving Street Neighborhood Commercial District</u>		
			<u>Controls by Story</u>		
		<u>§ 790.118</u>	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>740.38</u>	<u>Residential Conversion</u>	<u>§ 790.84</u>	<u>P</u>	<u>C</u>	
<u>740.39</u>	<u>Residential Demolition</u>	<u>§790.86</u>	<u>P</u>	<u>C</u>	<u>C</u>

<u>No.</u>	<u>Zoning Category</u>	<u>§ References</u>	<u>Irving Street Neighborhood Commercial District</u>		
			<u>Controls by Story</u>		
		<u>§ 790.118</u>	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Retail Sales and Services</u>					
<u>740.40</u>	<u>Other Retail Sales and Services [Not Listed Below]</u>	<u>§ 790.102</u>	<u>P</u>	<u>P</u>	
<u>740.41</u>	<u>Bar</u>	<u>§ 790.22</u>	<u>P</u>		
<u>740.43</u>	<u>Limited-Restaurant</u>	<u>§ 790.90</u>	<u>P#</u>		
<u>740.44</u>	<u>Restaurant</u>	<u>§ 790.91</u>	<u>P#</u>		
<u>740.45</u>	<u>Liquor Store</u>	<u>790.55</u>	<u>P</u>		
<u>740.46</u>	<u>Movie Theater</u>	<u>§ 790.64</u>	<u>P</u>		
<u>740.47</u>	<u>Adult Entertainment</u>	<u>§ 790.36</u>			
<u>740.48</u>	<u>Other Entertainment</u>	<u>§ 790.38</u>	<u>P</u>		
<u>740.49</u>	<u>Financial Service</u>	<u>§ 790.110</u>	<u>P# P</u>	<u>G# C</u>	
<u>740.50</u>	<u>Limited Financial Service</u>	<u>§ 790.112</u>	<u>P# P</u>		
<u>740.51</u>	<u>Medical Service</u>	<u>§ 790.114</u>	<u>P</u>	<u>P</u>	
<u>740.52</u>	<u>Personal Service</u>	<u>§ 790.116</u>	<u>P</u>	<u>P</u>	
<u>740.53</u>	<u>Business or Professional Service</u>	<u>§ 790.108</u>	<u>P</u>	<u>P</u>	
<u>740.54</u>	<u>Massage Establishment</u>	<u>§ 790.60</u> <u>§ 1900 Health Code</u>	<u>C</u>		
<u>740.55</u>	<u>Tourist Hotel</u>	<u>§ 790.46</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>740.56</u>	<u>Automobile Parking</u>	<u>§ 790.8, 156, 160</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>740.57</u>	<u>Automotive Gas Station</u>	<u>§ 790.14</u>	<u>C</u>		
<u>740.58</u>	<u>Automotive Service Station</u>	<u>§ 790.17</u>	<u>C</u>		
<u>740.59</u>	<u>Automotive Repair</u>	<u>§ 790.15</u>	<u>C</u>		
<u>740.60</u>	<u>Automotive Wash</u>	<u>§ 790.18</u>			
<u>740.61</u>	<u>Automobile Sale or Rental</u>	<u>§ 790.12</u>			

<u>No.</u>	<u>Zoning Category</u>	<u>§ References</u>	<u>Irving Street Neighborhood Commercial District</u>		
			<u>Controls by Story</u>		
		<u>§ 790.118</u>	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>740.62</u>	<u>Animal Hospital</u>	<u>§ 790.6</u>	<u>C</u>		
<u>740.63</u>	<u>Ambulance Service</u>	<u>§ 790.2</u>			
<u>740.64</u>	<u>Mortuary</u>	<u>§ 790.62</u>			
<u>740.65</u>	<u>Trade Shop</u>	<u>§ 790.124</u>	<u>P#</u>	<u>C#</u>	
<u>740.66</u>	<u>Storage</u>	<u>§ 790.117</u>			
<u>740.68</u>	<u>Fringe Financial Service</u>	<u>§ 790.111</u>	<u>P#</u>		
<u>740.69</u>	<u>Tobacco Paraphernalia Establishments</u>	<u>§ 790.123</u>	<u>C</u>		
<u>740.69B</u>	<u>Amusement Game Arcade (Mechanical Amusement Devices)</u>	<u>§ 790.4</u>			
<u>738.69C</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.35(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>738.69D</u>	<u>Large-Scale Urban Agriculture</u>	<u>§ 102.35(b)</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Institutions and Non-Retail Sales and Services</u>					
<u>740.70</u>	<u>Administrative Service</u>	<u>§ 790.106</u>			
<u>740.80</u>	<u>Hospital or Medical Center</u>	<u>§ 790.44</u>			
<u>740.81</u>	<u>Other Institutions, Large</u>	<u>§ 790.50</u>	<u>P</u>	<u>C</u>	<u>C</u>
<u>740.82</u>	<u>Other Institutions, Small</u>	<u>§ 790.51</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>740.83</u>	<u>Public Use</u>	<u>§ 790.80</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>740.84</u>	<u>Medical Cannabis Dispensary</u>	<u>§ 790.141</u>	<u>P#</u>		
<u>RESIDENTIAL STANDARDS AND USES</u>					
<u>740.90</u>	<u>Residential Use</u>	<u>§ 790.88</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>740.91</u>	<u>Residential Density, Dwelling Units</u>	<u>§§ 207, 207.1, 790.88(a)</u>	<u>Generally, 1 unit per 800 sq. ft. lot area § 207.4</u>		
<u>740.92</u>	<u>Residential Density, Group</u>	<u>§§ 207.1,</u>	<u>Generally, 1 bedroom</u>		

<u>No.</u>	<u>Zoning Category</u>	<u>§ References</u>	<u>Irving Street Neighborhood Commercial District</u>		
			<u>Controls by Story</u>		
		<u>§ 790.118</u>	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
	<u>Housing</u>	<u>790.88(b)</u>	<u>per 275 sq. ft. lot area</u> <u>§ 208</u>		
<u>740.93</u>	<u>Usable Open Space [Per Residential Unit]</u>	<u>§§ 135, 136</u>	<u>Generally, either 100</u> <u>sq. ft. if private, or 133</u> <u>sq. ft. if common</u> <u>§ 135(d)</u>		
<u>740.94</u>	<u>Off-Street Parking, Residential</u>	<u>§§ 150, 153 - 157, 159 - 160, 204.5</u>	<u>Generally, 1 space for</u> <u>each dwelling unit</u> <u>§§ 151, 161(a) (g)</u>		
<u>740.95</u>	<u>Community Residential Parking</u>	<u>§ 790.10</u>	<u>C</u>	<u>C</u>	<u>C</u>

SPECIFIC PROVISIONS FOR IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT

<u>Article 7 Code Section</u>	<u>Other Code Section</u>	<u>Zoning Controls</u>
<u>§ 740.43</u> <u>§ 740.44</u>	<u>§ 703.3</u>	<u>Restaurants and Limited-Restaurants are P;</u> <u>Formula Retail Restaurants and Formula</u> <u>Retail Limited-Restaurants are NP</u>
<u>§ 740.43</u> <u>§ 740.44</u>	<u>§ 781.2</u>	<u>IRVING STREET RESTAURANT</u> <u>SUBDISTRICT</u> <u>Boundaries: Applicable only for the portion of</u> <u>the Irving Street NC-2 District between 19th</u> <u>and 27th Avenues as mapped on Sectional Map</u> <u>SU05</u> <u>Controls: Restaurants are C; Formula Retail</u> <u>restaurants and Limited-Restaurant are NP</u>

1	<u>§ 740.84</u>	<u>§790.141</u>	<u>Medical cannabis dispensaries may only operate between the hours of 8 a.m. and 10 p.m.</u>
2			
3	<u>§ 740.65</u>	<u>§ 703.3</u>	<u>Trade shops are subject to Formula Retail controls</u>
4			
5	<u>§ 740.68</u>	<u>§ 790.11</u>	<u>Fringe Financial Services are P subject to the restrictions set forth in Subsection 249.35(c)(3)</u>
6			

7
8 Section 4. The San Francisco Planning Code is hereby amended by adding Section
9 741.1, to read as follows:

10 **SEC. 741.1. TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

11 The Taraval Street Neighborhood Commercial District is located in the Outer Sunset
12 neighborhood and includes the non-residential currently-zoned NC-2 properties fronting both sides of
13 Taraval Street from 19th through 27th 36th Avenues. The District provides a selection of convenience
14 goods and services for the residents of the Outer Sunset District. There are a high concentration of
15 restaurants, drawing customers from throughout the City and the region. There are also a significant
16 number of professional, realty, and business offices as well as financial institutions.

17 The Taraval Street Neighborhood Commercial District controls are designed to promote
18 development that is consistent with its existing land use patterns and to maintain a harmony of uses that
19 support the District's vitality. The building standards allow small-scale buildings and uses, protecting
20 rear yards above the ground story and at residential levels. In new development, most commercial uses
21 are permitted at the first two stories, although certain limitations apply to uses at the second story.
22 Special controls are necessary to preserve the equilibrium of neighborhood-serving convenience and
23 comparison shopping businesses and to protect adjacent residential livability. These controls are
24 designed to encourage the street's active retail frontage, and local fabrication and production of goods.

25 **SEC. 741. TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT**

Supervisor Chu
BOARD OF SUPERVISORS

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ZONING CONTROL TABLE

			<u>Taraval Street Neighborhood Commercial District</u>
<u>No.</u>	<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>			
<u>741.10</u>	<u>Height and Bulk Limit</u>	<u>§§ 102.12, 105, 106, 250 - 252, 260, 261.1, 263.20, 270, 271</u>	<u>Varies</u> <u>See Zoning Map. Additional 5 feet for commercial uses on the ground floor</u>
<u>741.11</u>	<u>Lot Size</u> <u>[Per Development]</u>	<u>§§ 790.56, 121.1</u>	<u>P up to 9,999 sq. ft.;</u> <u>C 10,000 sq. ft. & above</u> <u>§ 121.1</u>
<u>741.12</u>	<u>Rear Yard</u>	<u>§§ 130, 134, 136</u>	<u>Required at the second story and above and at all residential levels</u> <u>§ 134(a) (e)</u>
<u>741.13</u>	<u>Street Frontage</u>		<u>Active Frontage Required</u> <u>§ 145.1;</u> <u>Generally Active Use Required</u> <u>§ 145.4(c), unless exempted by</u> <u>Conditional Use</u>
<u>741.14</u>	<u>Awning</u>	<u>§ 790.20</u>	<u>P</u> <u>§ 136.1(a)</u>
<u>741.15</u>	<u>Canopy</u>	<u>§ 790.26</u>	<u>P</u> <u>§ 136.1(b)</u>
<u>741.16</u>	<u>Marquee</u>	<u>§ 790.58</u>	<u>P</u> <u>§ 136.1(c)</u>
<u>741.17</u>	<u>Street Trees</u>		<u>Required</u> <u>§ 138.1</u>
<u>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES#</u>			
<u>741.20</u>	<u>Floor Area Ratio</u>	<u>§§ 102.9, 102.11, 123</u>	<u>2.5 to 1</u> <u>§ 124(a)(b)</u>
<u>741.21</u>	<u>Use Size</u>	<u>§ 790.130</u>	<u>P up to 3,999 sq. ft.;</u>

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			<u>Taraval Street Neighborhood Commercial District</u>
<u>No.</u>	<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>			
	<u>[Non-Residential]</u>		<u>C 4,000 sq. ft. & above</u> <u>§ 121.2</u>
<u>741.22</u>	<u>Off-Street Parking, Commercial/Institutional</u>	<u>§§ 150, 153 - 157, 159 - 160, 204.5</u>	<u>Generally, none required if occupied floor area is less than 5,000 sq. ft.</u> <u>§§ 151, 161(g)</u>
<u>741.23</u>	<u>Off-Street Freight Loading</u>	<u>§§ 150, 153 - 155, 204.5</u>	<u>Generally, none required if gross floor area is less than 10,000 sq. ft</u> <u>§§ 152, 161(b)</u>
<u>741.24</u>	<u>Outdoor Activity Area</u>	<u>§ 790.70</u>	<u>P if located in front; C if located elsewhere</u> <u>§ 145.2(a)</u>
<u>741.25</u>	<u>Drive-Up Facility</u>	<u>§ 790.30</u>	
<u>741.26</u>	<u>Walk-Up Facility</u>	<u>§ 790.140</u>	<u>P if recessed 3 ft.;</u> <u>C if not recessed</u> <u>§ 145.2(b)</u>
<u>741.27</u>	<u>Hours of Operation</u>	<u>§ 790.48</u>	<u>P 6 a.m. - 2 a.m.;</u> <u>C 2 a.m. - 6 a.m.</u>
<u>741.30</u>	<u>General Advertising Sign</u>	<u>§§ 262, 602 - 604, 608, 609</u>	<u>P</u> <u>§ 607.1(e)1</u>
<u>741.31</u>	<u>Business Sign</u>	<u>§§ 262, 602 - 604, 608, 609</u>	<u>P</u> <u>§ 607.1(f)2</u>
<u>741.32</u>	<u>Other Signs</u>	<u>§§ 262, 602 - 604, 608, 609</u>	<u>P</u> <u>§ 607.1(c)(d)(g)</u>

<u>No.</u>	<u>Zoning Category</u>	<u>§ References</u>	<u>Taraval Street Neighborhood Commercial District</u>		
			<u>Controls by Story</u>		
		<u>§ 790.118</u>	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>741.38</u>	<u>Residential Conversion</u>	<u>§ 790.84</u>	<u>P</u>	<u>C</u>	
<u>741.39</u>	<u>Residential Demolition</u>	<u>§790.86</u>	<u>P</u>	<u>C</u>	<u>C</u>
<u>Retail Sales and Services</u>					
<u>741.40</u>	<u>Other Retail Sales and Services</u> <u>[Not Listed Below]</u>	<u>§ 790.102</u>	<u>P</u>	<u>P</u>	
<u>741.41</u>	<u>Bar</u>	<u>§ 790.22</u>	<u>P</u>		
<u>741.43</u>	<u>Limited-Restaurant</u>	<u>§ 790.90</u>	<u>P#</u>		
<u>741.44</u>	<u>Restaurant</u>	<u>§ 790.91</u>	<u>P#</u>		
<u>741.45</u>	<u>Liquor Store</u>	<u>790.55</u>	<u>P</u>		
<u>741.46</u>	<u>Movie Theater</u>	<u>§ 790.64</u>	<u>P</u>		
<u>741.47</u>	<u>Adult Entertainment</u>	<u>§ 790.36</u>			
<u>741.48</u>	<u>Other Entertainment</u>	<u>§ 790.38</u>	<u>P</u>		
<u>741.49</u>	<u>Financial Service</u>	<u>§ 790. 110</u>	<u>P# P</u>	<u>G# C</u>	
<u>741.50</u>	<u>Limited Financial Service</u>	<u>§ 790.112</u>	<u>P# P</u>		
<u>741.51</u>	<u>Medical Service</u>	<u>§ 790.114</u>	<u>P</u>	<u>P</u>	
<u>741.52</u>	<u>Personal Service</u>	<u>§ 790.116</u>	<u>P</u>	<u>P</u>	
<u>741.53</u>	<u>Business or Professional Service</u>	<u>§ 790.108</u>	<u>P</u>	<u>P</u>	
<u>741.54</u>	<u>Massage Establishment</u>	<u>§ 790.60</u> <u>§ 1900 Health</u> <u>Code</u>	<u>C</u>		
<u>741.55</u>	<u>Tourist Hotel</u>	<u>§ 790.46</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>741.56</u>	<u>Automobile Parking</u>	<u>§ 790.8, 156,</u> <u>160</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>741.57</u>	<u>Automotive Gas Station</u>	<u>§ 790.14</u>	<u>C</u>		
<u>741.58</u>	<u>Automotive Service Station</u>	<u>§ 790.17</u>	<u>C</u>		
<u>741.59</u>	<u>Automotive Repair</u>	<u>§ 790.15</u>	<u>C</u>		

<u>No.</u>	<u>Zoning Category</u>	<u>§ References</u>	<u>Taraval Street Neighborhood Commercial District</u>		
			<u>Controls by Story</u>		
		<u>§ 790.118</u>	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>741.60</u>	<u>Automotive Wash</u>	<u>§ 790.18</u>			
<u>741.61</u>	<u>Automobile Sale or Rental</u>	<u>§ 790.12</u>			
<u>741.62</u>	<u>Animal Hospital</u>	<u>§ 790.6</u>	<u>C</u>		
<u>741.63</u>	<u>Ambulance Service</u>	<u>§ 790.2</u>			
<u>741.64</u>	<u>Mortuary</u>	<u>§ 790.62</u>			
<u>741.65</u>	<u>Trade Shop</u>	<u>§ 790.124</u>	<u>P#</u>	<u>C#</u>	
<u>741.66</u>	<u>Storage</u>	<u>§ 790.117</u>			
<u>741.68</u>	<u>Fringe Financial Service</u>	<u>§ 790.111</u>	<u>P#</u>		
<u>741.69</u>	<u>Tobacco Paraphernalia Establishments</u>	<u>§ 790.123</u>	<u>C</u>		
<u>741.69B</u>	<u>Amusement Game Arcade (Mechanical Amusement Devices)</u>	<u>§ 790.4</u>			
<u>741.69C</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.35(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>741.69D</u>	<u>Large-Scale Urban Agriculture</u>	<u>§ 102.35(b)</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Institutions and Non-Retail Sales and Services</u>					
<u>741.70</u>	<u>Administrative Service</u>	<u>§ 790.106</u>			
<u>741.80</u>	<u>Hospital or Medical Center</u>	<u>§ 790.44</u>			
<u>741.81</u>	<u>Other Institutions, Large</u>	<u>§ 790.50</u>	<u>P</u>	<u>C</u>	<u>C</u>
<u>741.82</u>	<u>Other Institutions, Small</u>	<u>§ 790.51</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>741.83</u>	<u>Public Use</u>	<u>§ 790.80</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>741.84</u>	<u>Medical Cannabis Dispensary</u>	<u>§ 790.141</u>	<u>P#</u>		
<u>RESIDENTIAL STANDARDS AND USES</u>					
<u>741.90</u>	<u>Residential Use</u>	<u>§ 790.88</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>741.91</u>	<u>Residential Density, Dwelling Units</u>	<u>§§ 207, 207.1.</u>	<u>Generally, 1 unit per</u>		

<u>No.</u>	<u>Zoning Category</u>	<u>§ References</u>	<u>Taraval Street Neighborhood Commercial District</u>		
			<u>Controls by Story</u>		
		<u>§ 790.118</u>	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
		<u>790.88(a)</u>	<u>800 sq. ft. lot area</u> <u>§ 207.4</u>		
<u>741.92</u>	<u>Residential Density, Group Housing</u>	<u>§§ 207.1,</u> <u>790.88(b)</u>	<u>Generally, 1 bedroom</u> <u>per 275 sq. ft. lot area</u> <u>§ 208</u>		
<u>741.93</u>	<u>Usable Open Space [Per Residential Unit]</u>	<u>§§ 135, 136</u>	<u>Generally, either 100</u> <u>sq. ft. if private, or 133</u> <u>sq. ft. if common</u> <u>§ 135(d)</u>		
<u>741.94</u>	<u>Off-Street Parking, Residential</u>	<u>§§ 150, 153 -</u> <u>157, 159 - 160,</u> <u>204.5</u>	<u>Generally, 1 space for</u> <u>each dwelling unit</u> <u>§§ 151, 161(a) (g)</u>		
<u>741.95</u>	<u>Community Residential Parking</u>	<u>§ 790.10</u>	<u>C</u>	<u>C</u>	<u>C</u>

**SPECIFIC PROVISIONS FOR TARAVAL STREET NEIGHBORHOOD COMMERCIAL
DISTRICT**

<u>Article 7 Code Section</u>	<u>Other Code Section</u>	<u>Zoning Controls§</u>	
<u>§ 741.43</u> <u>§ 741.44</u>	<u>§ 703.3</u>	<u>Restaurants and Limited-Restaurants are P;</u> <u>Formula Retail Restaurants and Limited-</u> <u>Restaurants are NP</u>	
<u>§ 741.43</u> <u>§ 741.44</u>	<u>§ 781.1</u>	<u>TARAVAL STREET RESTAURANT</u> <u>SUBDISTRICT</u> <u>Boundaries: Applicable only for the Taraval</u> <u>Street NC-2 District between 12th and 36th</u> <u>Avenues as mapped on Sectional Maps SU05</u>	

		<i>and SU06</i>	
		<i><u>Controls: Restaurants and Limited-restaurant are C; Formula Retail restaurants and Formula Retail Limited-restaurant are NP</u></i>	
<i>§ 741.84</i>	<i>§790.141 Health Code §3308</i>	<i>Medical cannabis dispensaries may only operate between the hours of 8 a.m. and 10 p.m.</i>	
<i>§ 741.65</i>	<i>§ 703.3</i>	<i>Trade shops are subject to Formula Retail controls</i>	
<i>§ 741.68</i>	<i>§ 790.11</i>	<i>Fringe Financial Services are P subject to the restrictions set forth in Subsection 249.35(c)(3)</i>	

Section 5. The San Francisco Planning Code is hereby amended by adding Section 742.1, to read as follows:

SEC. 742.1. JUDAH STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

The Judah Street Neighborhood Commercial District is located in the Outer Sunset neighborhood and includes the non-residential currently-zoned NC-2 properties fronting both sides of Judah Street from 29th through 33rd Avenues. The District provides a selection of convenience goods and services for the residents of the Outer Sunset District. There are a high concentration of restaurants, drawing 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 Judah Street Neighborhood Commercial District controls are designed to promote development that is consistent with its existing land use patterns and to maintain a harmony of uses that support the District's vitality. The building standards allow small-scale buildings and uses, protecting rear yards above the ground story and at residential levels. In new development, most commercial uses

1 are permitted at the first two stories, although certain limitations apply to uses at the second story.
 2 Special controls are necessary to preserve the equilibrium of neighborhood-serving convenience and
 3 comparison shopping businesses and to protect adjacent residential livability. These controls are
 4 designed to encourage the street's active retail frontage, and local fabrication and production of goods.

5 **SEC. 742. JUDAH STREET NEIGHBORHOOD COMMERCIAL DISTRICT**
 6 **ZONING CONTROL TABLE**

			<u>Judah Street Neighborhood Commercial District</u>
<u>No.</u>	<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>			
<u>742.10</u>	<u>Height and Bulk Limit</u>	<u>§§ 102.12, 105, 106, 250 - 252, 260, 261.1, 263.20, 270, 271</u>	<u>Varies</u> <u>See Zoning Map. Additional 5 feet for commercial uses on the ground floor</u>
<u>742.11</u>	<u>Lot Size [Per Development]</u>	<u>§§ 790.56, 121.1</u>	<u>P up to 9,999 sq. ft.;</u> <u>C 10,000 sq. ft. & above</u> <u>§ 121.1</u>
<u>742.12</u>	<u>Rear Yard</u>	<u>§§ 130, 134, 136</u>	<u>Required at the second story and above and at all residential levels</u> <u>§ 134(a) (e)</u>
<u>742.13</u>	<u>Street Frontage</u>		<u>Active Frontage Required</u> <u>§ 145.1;</u> <u>Generally Active Use Required</u> <u>§ 145.4(c), unless exempted by</u> <u>Conditional Use</u>
<u>742.14</u>	<u>Awning</u>	<u>§ 790.20</u>	<u>P</u> <u>§ 136.1(a)</u>
<u>742.15</u>	<u>Canopy</u>	<u>§ 790.26</u>	<u>P</u> <u>§ 136.1(b)</u>
<u>742.16</u>	<u>Marquee</u>	<u>§ 790.58</u>	<u>P</u> <u>§ 136.1(c)</u>

			<u>Judah Street Neighborhood Commercial District</u>
<u>No.</u>	<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>			
<u>742.17</u>	<u>Street Trees</u>		<u>Required</u> <u>§ 138.1</u>
<u>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES#</u>			
<u>742.20</u>	<u>Floor Area Ratio</u>	<u>§§ 102.9, 102.11, 123</u>	<u>2.5 to 1</u> <u>§ 124(a)(b)</u>
<u>742.21</u>	<u>Use Size</u> <u>[Non-Residential]</u>	<u>§ 790.130</u>	<u>P up to 3,999 sq. ft.;</u> <u>C 4,000 sq. ft. & above</u> <u>§ 121.2</u>
<u>742.22</u>	<u>Off-Street Parking,</u> <u>Commercial/</u> <u>Institutional</u>	<u>§§ 150, 153 - 157, 159 -</u> <u>160, 204.5</u>	<u>Generally, none required if</u> <u>occupied floor area is less than</u> <u>5,000 sq. ft.</u> <u>§§ 151, 161(g)</u>
<u>742.23</u>	<u>Off-Street Freight</u> <u>Loading</u>	<u>§§ 150, 153 - 155, 204.5</u>	<u>Generally, none required if</u> <u>gross floor area is less than</u> <u>10,000 sq. ft</u> <u>§§ 152, 161(b)</u>
<u>742.24</u>	<u>Outdoor Activity</u> <u>Area</u>	<u>§ 790.70</u>	<u>P if located in front; C if</u> <u>located elsewhere</u> <u>§ 145.2(a)</u>
<u>742.25</u>	<u>Drive-Up Facility</u>	<u>§ 790.30</u>	
<u>742.26</u>	<u>Walk-Up Facility</u>	<u>§ 790.140</u>	<u>P if recessed 3 ft.;</u> <u>C if not recessed</u> <u>§ 145.2(b)</u>
<u>742.27</u>	<u>Hours of Operation</u>	<u>§ 790.48</u>	<u>P 6 a.m. - 2 a.m.;</u> <u>C 2 a.m. - 6 a.m.</u>
<u>742.30</u>	<u>General Advertising</u> <u>Sign</u>	<u>§§ 262, 602 - 604, 608,</u> <u>609</u>	<u>P</u> <u>§ 607.1(e)1</u>
<u>742.31</u>	<u>Business Sign</u>	<u>§§ 262, 602 - 604, 608,</u> <u>609</u>	<u>P</u> <u>§ 607.1(f)2</u>

			<u>Judah Street Neighborhood Commercial District</u>
<u>No.</u>	<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>			
<u>742.32</u>	<u>Other Signs</u>	<u>§§ 262, 602 - 604, 608, 609</u>	<u>P</u> <u>§ 607.1(c)(d)(g)</u>

<u>No.</u>	<u>Zoning Category</u>	<u>§ References</u>	<u>Judah Street Neighborhood Commercial District</u>		
			<u>Controls by Story</u>		
		<u>§ 790.118</u>	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>742.38</u>	<u>Residential Conversion</u>	<u>§ 790.84</u>	<u>P</u>	<u>C</u>	
<u>742.39</u>	<u>Residential Demolition</u>	<u>§790.86</u>	<u>P</u>	<u>C</u>	<u>C</u>
<u>Retail Sales and Services</u>					
<u>742.40</u>	<u>Other Retail Sales and Services [Not Listed Below]</u>	<u>§ 790.102</u>	<u>P</u>	<u>P</u>	
<u>742.41</u>	<u>Bar</u>	<u>§ 790.22</u>	<u>P</u>		
<u>742.43</u>	<u>Limited-Restaurant</u>	<u>§ 790.90</u>	<u>P#</u>		
<u>742.44</u>	<u>Restaurant</u>	<u>§ 790.91</u>	<u>P#</u>		
<u>742.45</u>	<u>Liquor Store</u>	<u>790.55</u>	<u>P</u>		
<u>742.46</u>	<u>Movie Theater</u>	<u>§ 790.64</u>	<u>P</u>		
<u>742.47</u>	<u>Adult Entertainment</u>	<u>§ 790.36</u>			
<u>742.48</u>	<u>Other Entertainment</u>	<u>§ 790.38</u>	<u>P</u>		
<u>742.49</u>	<u>Financial Service</u>	<u>§ 790. 110</u>	<u>P# P</u>	<u>C# C</u>	
<u>742.50</u>	<u>Limited Financial Service</u>	<u>§ 790.112</u>	<u>P# P</u>		
<u>742.51</u>	<u>Medical Service</u>	<u>§ 790.114</u>	<u>P</u>	<u>P</u>	
<u>742.52</u>	<u>Personal Service</u>	<u>§ 790.116</u>	<u>P</u>	<u>P</u>	
<u>742.53</u>	<u>Business or Professional Service</u>	<u>§ 790.108</u>	<u>P</u>	<u>P</u>	

<u>No.</u>	<u>Zoning Category</u>	<u>§ References</u>	<u>Judah Street Neighborhood Commercial District</u>		
			<u>Controls by Story</u>		
		<u>§ 790.118</u>	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>742.54</u>	<u>Massage Establishment</u>	<u>§ 790.60</u> <u>§ 1900 Health</u> <u>Code</u>	<u>C</u>		
<u>742.55</u>	<u>Tourist Hotel</u>	<u>§ 790.46</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>742.56</u>	<u>Automobile Parking</u>	<u>§ 790.8, 156,</u> <u>160</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>742.57</u>	<u>Automotive Gas Station</u>	<u>§ 790.14</u>	<u>C</u>		
<u>742.58</u>	<u>Automotive Service Station</u>	<u>§ 790.17</u>	<u>C</u>		
<u>742.59</u>	<u>Automotive Repair</u>	<u>§ 790.15</u>	<u>C</u>		
<u>742.60</u>	<u>Automotive Wash</u>	<u>§ 790.18</u>			
<u>742.61</u>	<u>Automobile Sale or Rental</u>	<u>§ 790.12</u>			
<u>742.62</u>	<u>Animal Hospital</u>	<u>§ 790.6</u>	<u>C</u>		
<u>742.63</u>	<u>Ambulance Service</u>	<u>§ 790.2</u>			
<u>742.64</u>	<u>Mortuary</u>	<u>§ 790.62</u>			
<u>742.65</u>	<u>Trade Shop</u>	<u>§ 790.124</u>	<u>P#</u>	<u>C#</u>	
<u>742.66</u>	<u>Storage</u>	<u>§ 790.117</u>			
<u>742.68</u>	<u>Fringe Financial Service</u>	<u>§ 790.111</u>	<u>P#</u>		
<u>742.69</u>	<u>Tobacco Paraphernalia</u> <u>Establishments</u>	<u>§ 790.123</u>	<u>C</u>		
<u>742.69B</u>	<u>Amusement Game Arcade</u> <u>(Mechanical Amusement Devices)</u>	<u>§ 790.4</u>			
<u>742.69C</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.35(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>742.69D</u>	<u>Large-Scale Urban Agriculture</u>	<u>§ 102.35(b)</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Institutions and Non-Retail Sales and Services</u>					
<u>742.70</u>	<u>Administrative Service</u>	<u>§ 790.106</u>			

<u>No.</u>	<u>Zoning Category</u>	<u>§ References</u>	<u>Judah Street Neighborhood Commercial District</u>		
			<u>Controls by Story</u>		
		<u>§ 790.118</u>	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>742.80</u>	<u>Hospital or Medical Center</u>	<u>§ 790.44</u>			
<u>742.81</u>	<u>Other Institutions, Large</u>	<u>§ 790.50</u>	<u>P</u>	<u>C</u>	<u>C</u>
<u>742.82</u>	<u>Other Institutions, Small</u>	<u>§ 790.51</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>742.83</u>	<u>Public Use</u>	<u>§ 790.80</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>742.84</u>	<u>Medical Cannabis Dispensary</u>	<u>§ 790.141</u>	<u>P#</u>		
<u>RESIDENTIAL STANDARDS AND USES</u>					
<u>742.90</u>	<u>Residential Use</u>	<u>§ 790.88</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>742.91</u>	<u>Residential Density, Dwelling Units</u>	<u>§§ 207, 207.1, 790.88(a)</u>	<u>Generally, 1 unit per 800 sq. ft. lot area § 207.4</u>		
<u>742.92</u>	<u>Residential Density, Group Housing</u>	<u>§§ 207.1, 790.88(b)</u>	<u>Generally, 1 bedroom per 275 sq. ft. lot area § 208</u>		
<u>742.93</u>	<u>Usable Open Space [Per Residential Unit]</u>	<u>§§ 135, 136</u>	<u>Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)</u>		
<u>742.94</u>	<u>Off-Street Parking, Residential</u>	<u>§§ 150, 153 - 157, 159 - 160, 204.5</u>	<u>Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)</u>		
<u>742.95</u>	<u>Community Residential Parking</u>	<u>§ 790.10</u>	<u>C</u>	<u>C</u>	<u>C</u>

SPECIFIC PROVISIONS FOR JUDAH STREET NEIGHBORHOOD COMMERCIAL DISTRICT

<u>Article 7 Code Section</u>	<u>Other Code Section</u>	<u>Zoning Controls§</u>
<u>§ 741.43</u>	<u>§ 703.3</u>	<u>Restaurants and Limited-Restaurants are P;</u>
<u>§ 741.44</u>		<u>Formula Retail Restaurants and Formula</u>

		<u>Retail Limited-Restaurants are C</u>	
1			
2	<u>§ 742.84</u>	<u>§790.141</u>	<u>Medical cannabis dispensaries may only</u>
3		<u>Health Code</u>	<u>operate between the hours of 8 a.m. and 10</u>
4		<u>§3308</u>	<u>p.m.</u>
5	<u>§ 742.65</u>	<u>§ 703.3</u>	<u>Trade shops are subject to Formula Retail</u>
6			<u>controls</u>
7	<u>§ 742.68</u>	<u>§ 790.11</u>	<u>Fringe Financial Services are P subject to the</u>
8			<u>restrictions set forth in Subsection 249.35(c)(3).</u>

9

10 Section 6. The San Francisco Planning Code is hereby amended by amending

11 Sections 263.20 and Section 710.10 of the NC-1 Zoning Control Table, to read as follows:

12 **SEC. 263.20. SPECIAL HEIGHT EXCEPTION: ADDITIONAL FIVE FEET HEIGHT**

13 **FOR ACTIVE GROUND FLOOR USES IN ~~NCT 30-X, 40-X AND 50-X HEIGHT AND BULK~~**

14 **~~DISTRICTS, IN NC-2 AND NC-3 DESIGNATED PARCELS FRONTING MISSION STREET,~~**

15 **~~FROM SILVER AVENUE TO THE DALY CITY BORDER, AND IN SPECIFIED NC-1~~**

16 **~~DESIGNATED PARCELS AND IN SPECIFIED N~~ CERTAIN DISTRICTS.**

17 (a) **Intent.** In order to encourage generous ground floor ceiling heights for

18 commercial and other active uses, encourage additional light and air into ground floor spaces,

19 allow for walk-up ground floor residential uses to be raised slightly from sidewalk level for

20 privacy and usability of front stoops, and create better building frontage on the public street,

21 up to an additional 5' of height is allowed along major streets in NCT districts, or in specific

22 ~~NC-3, NC-2, or NC-1~~ districts listed below, for buildings that feature either higher ground floor

23 ceilings for non-residential uses or ground floor residential units (that have direct walk-up

24 access from the sidewalk) raised up from sidewalk level.

1 (b) **Applicability.** The special height exception described in this section shall only
2 apply to projects that meet all of the following criteria:

3 (1) project is located in a 30-X, 40-X or 50-X Height and Bulk District as designated
4 on the Zoning Map;

5 (2) project is located:

6 (A) in an NCT district as designated on the Zoning Map;

7 (B) in the Upper Market Street, Inner Clement Street and Outer Clement Street
8 NCDs;

9 (C) on a NC-2 or NC-3 designated parcel fronting Mission Street, from Silver
10 Avenue to the Daly City border;

11 (D) on a NC-2 designated parcel on Balboa Street between 2nd Avenue and 8th
12 Avenue, and between 32nd Avenue and 39th Avenue;

13 (E) on a NC-1 designated parcel within the boundaries of Sargent Street to Orizaba
14 Avenue to Lobos Street to Plymouth Avenue to Farallones Street to San Jose Avenue to
15 Alemany Boulevard to 19th Avenue to Randolph Street to Monticello Street and back to
16 Sargent Street; or

17 (F) on a NC-3 designated parcel fronting on Geary Boulevard from Masonic Avenue
18 to 28th Avenue, except for parcels on the north side of Geary Boulevard between Palm
19 Avenue and Parker Avenue;

20 (G) on a parcel zoned NC-1 or NC-2 with a commercial use on the ground floor on Noriega
21 Street west of 19th Avenue;

22 (H) on a parcel zoned NC-1 or NC-2 with a commercial use on the ground floor on Irving
23 Street west of 19th Avenue;

24 (I) on a parcel zoned NC-1 or NC-2 with a commercial use on the ground floor on Taraval
25 Street west of 19th Avenue;

1 (J) on a parcel zoned NC-1 or NC-2 with a commercial use on the ground floor on Judah

2 Street west of 19th Avenue;

3 (3) project features ground floor commercial space or other active use as defined by
4 Section 145.1(b)(2) with clear ceiling heights in excess of ten feet from sidewalk grade, or in
5 the case of residential uses, such walk-up residential units are raised up from sidewalk level;

6 (4) said ground floor commercial space, active use, or walk-up residential use is
7 primarily oriented along a right-of-way wider than 40 feet;

8 (5) said ground floor commercial space or active use occupies at least 50% of the
9 project's ground floor area; and

10 (6) except for projects located in NCT districts, the project sponsor has conclusively
11 demonstrated that the additional 5' increment allowed through Section 263.20 would not add
12 new shadow to any public open spaces.

13 (c) One additional foot of height, up to a total of five feet, shall be permitted above
14 the designated height limit for each additional foot of ground floor clear ceiling height in
15 excess of 10 feet from sidewalk grade, or in the case of residential units, for each foot the unit
16 is raised above sidewalk grade.

17
18 **SEC. 710. NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT NC-1**
19 **ZONING CONTROL TABLE**

			NC-1
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
710.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250 - 252, 260, 261.1, 263.20, 270, 271	Varies See Zoning Map Additional 5 feet for NC-1 parcels with a commercial use on the ground floor

			NC-1
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
			<p>within the boundaries of Sargent Street to Orizaba Avenue to Lobos Street to Plymouth Avenue to Farellones Street to San Jose Avenue to Alemany Boulevard to 19th Avenue to Randolph Street to Monticello Street and back to Sargent Street.</p> <p><i>Additional 5 feet for NC-1 parcels with a commercial use on the ground floor located on Noriega, Irving, Taraval and Judah Streets west of 19th Avenue</i></p>

Section 7. The San Francisco Planning Code is hereby amended by amending Section 790.124, to read as follows:

SEC. 790.124. TRADE SHOP.

(a) Definition. A retail use which provides custom crafted goods and/or services for sale directly to the consumer, reserving some storefront space for display and retail service for the goods being produced on site; if conducted within an enclosed building having no openings other than fixed windows or exits required by law located within 50 feet of any R District. A trade shop includes, but is not limited to:

- (a) (1) Repair of personal apparel, accessories, household goods, appliances, furniture and similar items, but excluding repair of motor vehicles and structures;
- (b) (2) Upholstery services;
- (c) (3) Carpentry;

1 ~~(d)~~ (4) Building, plumbing, electrical, painting, roofing, furnace or pest control
2 contractors and storage of incidental equipment and supplies used by them, if no processing
3 of building materials, such as mixing of concrete or heating of asphalt, is conducted on the
4 premises, and if parking, loading and unloading of all vehicles used by the contractor is
5 located entirely within the building containing the use;

6 ~~(e)~~ (5) Printing of a minor processing nature, including multicopy and blueprinting
7 services and local newspaper printing;

8 ~~(f)~~ (6) Tailoring; and

9 ~~(g)~~ (7) Other artisan craft uses, including fine arts uses.

10 ~~*It does not include a shop which uses a single machine of more than five horsepower capacity,*~~
11 ~~*or a shop in which the mechanical equipment, together with related floor space used primarily by the*~~
12 ~~*operators of such equipment, occupies in the aggregate more than 1/3 of the total gross floor area of*~~
13 ~~*the use.*~~

14 A trade shop is distinct from light manufacturing, as defined in Section 790.54(a) of this
15 Code.

16 (b) Operating Conditions.

17 (1) When located within an enclosed space, the premises shall be adequately soundproofed or
18 insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in
19 other sections of the building, and fixed-source equipment noise shall not exceed the decibel levels
20 specified in the San Francisco Noise Control Ordinance.

21 For information about compliance of fixed mechanical objects such as rooftop air conditioning,
22 restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the
23 Environmental Health Section, Department of Public Health.

24 For information about compliance with construction noise requirements, contact the
25 Department of Building Inspection.

1 For information about compliance with the requirements for amplified sound, including music
2 and television, contact the Police Department.

3 (2) While it is inevitable that some low level of odor may be detectable to nearby residents
4 and passers by, appropriate odor control equipment shall be installed in conformance with the
5 approved plans and maintained to prevent any significant noxious or offensive odors from escaping the
6 premises.

7 For information about compliance with odor or other chemical air pollutant standards, contact
8 the Bay Area Air Quality Management District (BAAQMD) and Code Enforcement, Planning
9 Department.

10 (3) Garbage, recycling, and compost containers shall be kept within the premises and
11 hidden from public view, and placed outside only when being serviced by the disposal company. Trash
12 shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth
13 by the Department of Public Works.

14 For information about compliance, contact the Bureau of Street Use and Mapping, Department
15 of Public Works.

16
17 Section 8. Sheet ZN05 of the San Francisco Zoning Map of the City and County of
18 San Francisco is hereby amended, as follows:

<u>Description of Property</u>	Use District
	<u>Hereby Approved</u>
The non-residential properties zoned NC-2 fronting both sides of Noriega Street between 19 th and 27 th and 30 th through 33 rd Avenues	Noriega Street Neighborhood Commercial District

1 The non-residential properties zoned Irving Street Neighborhood
2 NC-2 fronting both sides of Irving Street between Commercial District
3 19th and 27th Avenues

4
5 The non-residential properties zoned NC-2 Taraval Street Neighborhood
6 fronting both sides of Taraval Street from Commercial District
7 19th through ~~27th~~ 36th Avenues

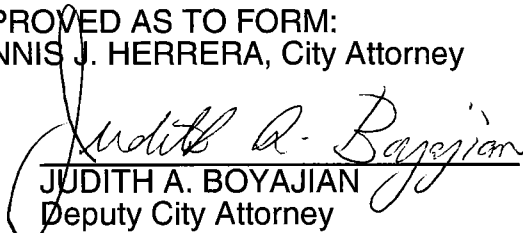
8
9 The non-residential properties zoned NC-2 Judah Street Neighborhood
10 fronting both sides of Judah Street Commercial District
11 from 29th through 33rd Avenues

12
13 Section 9. Effective Date. This Ordinance shall become effective 30 days from the
14 date of passage.

15
16 Section 10. This section is uncodified. In enacting this Ordinance, the Board intends
17 to amend only those words, phrases, paragraphs, subsections, sections, articles, numbers,
18 punctuation, charts, diagrams, or any other constituent part of the Planning Code that are
19 explicitly shown in this legislation as additions, deletions, Board amendment additions, and
20 Board amendment deletions in accordance with the "Note" that appears under the official title
21 of the legislation.

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

24 By:


25 JUDITH A. BOYAJIAN
Deputy City Attorney

Supervisor Chu
BOARD OF SUPERVISORS



City and County of San Francisco
Tails
Ordinance

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 120241

Date Passed: July 31, 2012

Ordinance amending the San Francisco Planning Code by: 1) adding Section 739.1 to establish the Noriega Street Neighborhood Commercial District including specified non-residential properties zoned NC-2 along Noriega Street; 2) adding Section 740.1 to establish the Irving Street Neighborhood Commercial District including specified non-residential properties zoned NC-2 along Irving Street; 3) adding Section 741.1 to establish the Taraval Street Neighborhood Commercial District including specified non-residential properties zoned NC-2 along Taraval Street; 4) adding Section 742.1 to establish the Judah Street Neighborhood Commercial District including specified non-residential properties zoned NC-2 along Judah Street; 5) amending Sections 263.20 and 710.10 of the NC-1 Zoning Control Table to include properties zoned NC-1 along Noriega, Irving, Taraval, and Judah Streets; 6) amending Section 790.124 (trade shops) to remove horsepower and square footage limitations and impose operating conditions regarding noise and odor; 7) amending Sheet ZN05 of the Zoning Map to include the new Neighborhood Commercial Districts; and 8) 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.

July 23, 2012 Land Use and Economic Development Committee - AMENDED

July 23, 2012 Land Use and Economic Development Committee - RECOMMENDED AS AMENDED AS A COMMITTEE REPORT

July 24, 2012 Board of Supervisors - PASSED, ON FIRST READING

Ayes: 10 - Avalos, Campos, Chiu, Chu, Cohen, Elsbernd, Kim, Mar, Olague and Wiener

Excused: 1 - Farrell

July 31, 2012 Board of Supervisors - FINALLY PASSED

Ayes: 10 - Avalos, Campos, Chiu, Chu, Cohen, Elsbernd, Farrell, Mar, Olague and Wiener

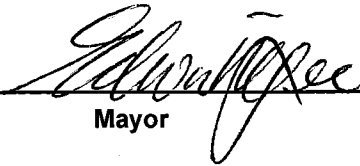
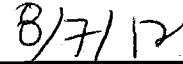
Absent: 1 - Kim

File No. 120241

I hereby certify that the foregoing
Ordinance was **FINALLY PASSED** on
7/31/2012 by the Board of Supervisors of the
City and County of San Francisco.



Angela Calvillo
Clerk of the Board


Mayor

Date Approved