

LEGISLATIVE DIGEST

[Zoning Map and Planning Code – Bayshore Boulevard Home Improvement Special Use District]

Ordinance amending the San Francisco Planning Code by adding Section 249.65 to establish the Bayshore Boulevard Home Improvement Special Use District for the properties on lots fronting Bayshore Boulevard from Jerrold Avenue to the 1-280 Freeway, the west side of Loomis Street from Jerrold Avenue to the 1-280 Freeway, Oakdale Avenue from Loomis Street to Bayshore Boulevard, Marengo Street from Bayshore Boulevard to Waterloo Street and the west side of Boutwell Street from Industrial Street to the 1-280 Freeway, and also including some lots on Cortland Avenue; amending the Zoning Map of the City and County of San Francisco to rezone the designated blocks and lots from the current M-1 and P/M-1 zoning to PDR-2, P/PDR-2 and the Bayshore Boulevard Home Improvement Special Use District; adopting findings, including environmental findings, Section 302 findings, and findings of consistency with the General Plan and the priority policies of Planning Code Section 101.1.

Existing Law

Section 249.1 et seq. of the Planning Code contains a number of special use districts with special controls.

Amendments to Current Law

This ordinance will add Section 249.65 to the Planning Code to establish the Bayshore Boulevard Home Improvement Special Use District (SUD) for designated properties fronting Bayshore Boulevard and on Cortland Avenue to rezone the designated blocks and lots from the current M-1, P/M-1, C-M, C-M/RH-1, and IPZ SUD zoning to PDR-2, P/PDR-2, PDR-1-G, the Bernal Heights SUD, and the Bayshore Boulevard Home Improvement SUD.

Within the Bayshore Boulevard Home Improvement SUD, a retail use is a permitted use and no off-street parking spaces are required. Establishment of a new use in the following categories requires a conditional use authorization: formula retail 10,000 square feet or more, a liquor store, a drive up facility, adult entertainment, automotive, and fringe financial. New construction and major alteration projects shall follow the Bayshore Boulevard Home Improvement District Design Guidelines adopted by the Planning Commission. The Planning Code provisions for street trees will apply; existing provisions for demolition of PDR buildings will not apply.

Background Information

The purpose of the Bayshore Boulevard Home Improvement SUD is to encourage and promote businesses of varying types that are focused on home improvement, particularly those that emphasize sensitivity to the environment and sustainable use of natural resources through products offered and/or treatment of the site and building. The SUD intends to create a mixed commercial district and enable synergies between retail and other businesses dedicated to the physical improvement of property and related home furnishing. This SUD was created in conjunction with other Citywide initiatives to physically improve the project area and create a coherent and identifiable place in San Francisco for shoppers to find home improvement related businesses and services.