

[Planning Code, Zoning Map - Leland Avenue Neighborhood Commercial District]

**Ordinance amending the Planning Code to establish the Leland Avenue Neighborhood Commercial District (NCD) and make various technical amendments to incorporate the NCD into the Planning Code; amending the Zoning Map to rezone all parcels fronting Leland Avenue between Bayshore Boulevard and Cora Street from Small-Scale Neighborhood Commercial District (NC-2) to Leland Avenue NCD; affirming the Planning Department's determination under the California Environmental Quality Act, making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.**

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.  
**Additions to Codes** are in *single-underline italics Times New Roman font*.  
**Deletions to Codes** are in ~~*strikethrough italics Times New Roman font*~~.  
**Board amendment additions** are in double-underlined Arial font.  
**Board amendment deletions** are in ~~strikethrough Arial font~~.  
**Asterisks (\* \* \* \*)** indicate the omission of unchanged Code subsections or parts of tables.

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

Section 1. Environmental and Land Use Findings.

(a) The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No. 241121 and is incorporated herein by reference. The Board affirms this determination.

1 (b) On February 6, 2025, the Planning Commission, in Resolution No. 21678, adopted  
2 findings that the actions contemplated in this ordinance are consistent, on balance, with the  
3 City's General Plan and eight priority policies of Planning Code Section 101.1. The Board  
4 adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the  
5 Board of Supervisors in File No. 241121, and is incorporated herein by reference.

6 (c) Pursuant to Planning Code Section 302, this Board finds that these Planning Code  
7 amendments will serve the public necessity, convenience, and welfare for the reasons set  
8 forth in Planning Commission Resolution No. 21678, and the Board incorporates such  
9 reasons herein by reference. A copy of said resolution is on file with the Clerk of the Board of  
10 Supervisors in File No. 241121.

11  
12 Section 2. Article 7 of the Planning Code is hereby amended by adding Section 746, to  
13 read as follows:

14 **SEC. 746. LELAND AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.**

15 The Leland Avenue Neighborhood Commercial District is located on Leland Avenue between  
16 Bayshore Boulevard and Cora Street in southeast San Francisco. Leland Avenue abuts the Schlage  
17 Lock Company Visitacion Valley factory site, which closed in 1999 and is identified in the Visitacion  
18 Valley/Schlage Lock Plan. Leland Avenue is located within Zone 2 of the Visitacion Valley/Schlage  
19 Lock Special Use District. The Visitacion Valley Greenway, a series of six parks that are part of the  
20 City's Crosstown Trail, ends at Leland Avenue. The District aims to cultivate a vibrant, pedestrian-  
21 friendly commercial corridor that serves the diverse needs of the local community while preserving the  
22 unique character and charm of the neighborhood. The District is in close proximity to the Caltrain  
23 Bayshore Station and light rail.

Buildings in the District typically range in height from two to four stories with occasional one-story commercial buildings. Future commercial growth is directed to the ground story to promote continuous and active retail frontage. Neighborhood-serving businesses are strongly encouraged.

**Table 746. LELAND AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE**

		<u>Leland Avenue NCD</u>
<b><u>Zoning Category</u></b>	<b><u>§ References</u></b>	<b><u>Controls</u></b>
<b><u>BUILDING STANDARDS</u></b>		
<b><u>Massing and Setbacks</u></b>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250-252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 40-X. See Height and Bulk Map Sheet HT10 for more information. Height sculpting required on Alleys per § 261.1.</u>
<u>5 Foot Height Bonus for Active Ground Floor Uses</u>	<u>§ 263.20</u>	<u>P</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet</u>
<u>Front Setback and Side Yard</u>	<u>§§ 130, 131, 132, 133</u>	<u>Not Required.</u>
<b><u>Street Frontage and Public Realm</u></b>		
<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level</u>

		<u>spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.</u>
<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on some streets, see § 145.4 for specific districts.</u>
<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Restricted on some streets, see § 155(r) for specific districts.</u>
<b><u>Miscellaneous</u></b>		
<u>Lot Size (Per Development)</u>	<u>§§ 102, 121.1</u>	<u>P(1)</u>
<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
<u>Awning, Canopy or Marquee</u>	<u>§ 136.1</u>	<u>P</u>
<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<u>As permitted by § 607.1</u>
<u>General Advertising Signs</u>	<u>§§ 262, 602, 604, 608, 609, 610, 611</u>	<u>NP</u>
<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>
<b><u>RESIDENTIAL STANDARDS AND USES</u></b>		
<b><u>Development Standards</u></b>		
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§ 135, 136</u>	<u>100 square feet if private, or 133 square feet if common, or the amount of open space required in the nearest Residential District, whichever is less.</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153-156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</u>
<u>Dwelling Unit Mix</u>	<u>§ 207.7</u>	<u>Generally required for creation of 10 or more Dwelling Units. No less than 25% of the total number of proposed</u>

		<u>Dwelling Units shall contain at least two Bedrooms, and no less than 10% of the total number of proposed Dwelling Units shall contain at least three Bedrooms.</u>		
<u><b>Use Characteristics</b></u>				
<u>Intermediate Length Occupancy</u>	<u>§§ 102, 202.10</u>	<u>P(2)</u>		
<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>		
<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>		
<u><b>Residential Uses</b></u>		<u><b>Controls by Story</b></u>		
		<u><b>1st</b></u>	<u><b>2nd</b></u>	<u><b>3rd+</b></u>
<u>Residential Uses</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Accessory Dwelling Unit Density</u>	<u>§§ 102, 207.1, 207.2</u>	<u>P per Planning Code §§ 207.1 and 207.2.</u>		
<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater.</u>		
<u>Group Housing Density</u>	<u>§ 208</u>	<u>1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater.</u>		
<u>Homeless Shelter Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the Administrative Code</u>		
<u>Senior Housing Density</u>	<u>§§ 102, 202.2(f), 207</u>	<u>P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.</u>		
<u><b>Loss of Dwelling Units</b></u>		<u><b>Controls by Story</b></u>		
		<u><b>1st</b></u>	<u><b>2nd</b></u>	<u><b>3rd</b></u>

<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
<b><u>NON-RESIDENTIAL STANDARDS AND USES</u></b>				
<b><u>Development Standards</u></b>				
<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>2.5 to 1</u>		
<u>Use Size</u>	<u>§§ 102, 121.2</u>	<u>P up to 3,999 square feet; C 4,000 square feet and above.</u>		
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153-156, 161, 166, 204.5</u>	<u>No car parking. Maximum permitted per § 151. Bike parking required per § 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.</u>		
<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153-155, 161, 204.5</u>	<u>None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.</u>		
<b><u>Commercial Use Characteristics</u></b>				
<u>Drive-up Facility</u>	<u>§ 102</u>	<u>NP</u>		
<u>Formula Retail</u>	<u>§§ 102, 303.1</u>	<u>C</u>		
<u>Hours of Operation</u>	<u>§ 102</u>	<u>P 6 a.m.-2 a.m.; C 2 a.m.-6 a.m.</u>		
<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>		
<u>Open Air Sales</u>	<u>§§ 102, 703(b)</u>	<u>See § 703(b)</u>		
<u>Outdoor Activity Area</u>	<u>§§ 102, 145.2, 202.2</u>	<u>P if located in front or it complies with § 202.2(a)(7); C if located elsewhere.</u>		
<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>		
<b><u>NON-RESIDENTIAL USES</u></b>		<b><u>Controls by Story</u></b>		
		<b><u>1st</u></b>	<b><u>2nd</u></b>	<b><u>3rd+</u></b>
<b><u>Agricultural Use Category</u></b>				
<u>Agriculture, Industrial</u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

1	<u>Agriculture, Large Scale Urban</u>	<u>§§ 102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
2	<u>Agriculture, Neighborhood</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
3	<b><u>Automotive Use Category</u></b>				
4	<b><u>Automotive Uses*</u></b>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	<u>Automotive Repair</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
6	<u>Automotive Service Station</u>	<u>§§ 102, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
7	<u>Electric Vehicle Charging Location</u>	<u>§§ 102, 202.2(b), 202.13</u>	<u>C(3)</u>	<u>C(3)</u>	<u>C(3)</u>
8	<u>Fleet Charging</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
9	<u>Gas Station</u>	<u>§§ 102, 187.1, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
10	<u>Parking Garage, Private</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
11	<u>Parking Garage, Public</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	<u>Parking Lot, Private</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
13	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
14	<b><u>Entertainment, Arts and Recreation Use Category</u></b>				
15	<b><u>Entertainment, Arts and Recreation Uses*</u></b>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	<u>Arts Activities</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
17	<u>Entertainment, General</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
18	<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
19	<u>Movie Theater</u>	<u>§§ 102, 202.4</u>	<u>P</u>	<u>P</u>	<u>P</u>
20	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
21	<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
22	<b><u>Industrial Use Category</u></b>				
23	<u>Industrial Uses</u>	<u>§ 102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	<b><u>Institutional Use Category</u></b>				
25	<b><u>Institutional Uses*</u></b>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
26	<u>Child Care Facility</u>	<u>§ 102</u>	<u>C</u>	<u>P</u>	<u>P</u>
27	<u>Community Facility</u>	<u>§ 102</u>	<u>C</u>	<u>P</u>	<u>P</u>
28	<u>Hospital</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
29	<u>Medical Cannabis Dispensary</u>	<u>§§ 102, 202.2(e)</u>	<u>DR</u>	<u>DR</u>	<u>NP</u>

<u>Public Facilities</u>	<u>§ 102</u>	<u>C</u>	<u>P</u>	<u>P</u>
<u>Religious Institution</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Residential Care Facility</u>	<u>§ 102</u>	<u>C</u>	<u>P</u>	<u>P</u>
<u>Social Service or Philanthropic Facility</u>	<u>§ 102</u>	<u>C</u>	<u>P</u>	<u>P</u>
<b><u>Sales and Service Use Category</u></b>				
<b><u>Retail Sales and Service Uses*</u></b>	<u>§§ 102, 202.2(a), 202.3</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Adult Business</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Adult Sex Venue</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Bar</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<u>Flexible Retail</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Hotel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Kennel</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Liquor Store</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Massage Establishment</u>	<u>§§ 102, 204, 303(n), 703</u>	<u>P</u>	<u>C(4)</u>	<u>NP(4)</u>
<u>Massage, Foot/Chair</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Mortuary</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Motel</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Restaurant</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Restaurant, Limited</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Services, Financial</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
<u>Services, Fringe Financial</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Services, Limited Financial</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Services, Retail Professional</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Storage, Self</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Tobacco Paraphernalia Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Trade Shop</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
<b><u>Non-Retail Sales and Service*</u></b>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>



<u>Design Professional</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Service, Non-Retail Professional</u>	<u>§ 102</u>	<u>C</u>	<u>P</u>	<u>NP</u>
<u>Trade Office</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<b><u>Utility and Infrastructure Use Category</u></b>				
<b><u>Utility and Infrastructure*</u></b>	<u>§ 102</u>	<u>C(5)</u>	<u>C(5)</u>	<u>C(5)</u>
<u>Power Plant</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Public Utilities Yard</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

\* Not listed below

(1) C for 10,000 square feet and above if located within the Priority Equity Geographies Special Use District established under Section 249.97.

(2) NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or more Dwelling Units.

(3) P where existing use is any Automotive Use.

(4) P if accessory to a Hotel, Personal Service, or Health Service.

(5) C if a Macro WTS Facility; P if a Micro WTS Facility.

Section 3. Articles 1.2 and 6 of the Planning Code are hereby amended by revising Sections 121.2 and 607.1, to read as follows:

**SEC. 121.2. NON-RESIDENTIAL USE SIZE LIMITS IN NEIGHBORHOOD COMMERCIAL AND NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICTS.**

(a) In order to protect and maintain a scale of development appropriate to each district, Non-Residential Uses of the same size or larger than the square footage stated in the table below may be permitted only as Conditional Uses. The use area shall be measured as the Gross Floor Area for each individual Non-Residential Use.

District	Use Size Limits
* * * *	
NC-2, NCT-2	4,000 sq. ft.
Divisadero Street	
Folsom Street	
Glen Park	
Irving Street	
Judah Street	
<u>Leland Avenue</u>	
Noriega Street	
Ocean Avenue	
SoMa	
Taraval Street	
* * * *	

\* \* \* \*

**SEC. 607.1. NEIGHBORHOOD COMMERCIAL AND RESIDENTIAL-COMMERCIAL DISTRICTS.**

\* \* \* \*

(f) **Business Signs.** Business Signs, as defined in Section 602, shall be permitted in all Neighborhood Commercial and Residential-Commercial Districts subject to the limits set forth below.

\* \* \* \*

(2) RC, NC-2, NCT-2, NC-S, Inner Balboa Street, Outer Balboa Street, Broadway, Castro Street, Inner Clement Street, Outer Clement Street, Cortland Avenue, Divisadero Street, Excelsior Outer Mission Street, Fillmore Street, Upper Fillmore Street, Folsom Street, Glen Park, Inner Sunset, Irving Street, Haight Street, Lower Haight Street, Hayes-Gough, Japantown, Judah Street, Leland Avenue, Upper Market Street, Noriega Street, North Beach, Ocean Avenue, Pacific Avenue, Polk Street, Regional Commercial District, Sacramento Street, San Bruno Avenue, SoMa, Taraval Street, Inner Taraval Street, Union Street, Valencia Street, 24th Street-Mission, 24th Street-Noe Valley, and West Portal Avenue Neighborhood Commercial Districts.

\* \* \* \*

Section 4. The Planning Code is hereby amended in accordance with Planning Code Section 106 by revising Zoning Use District Map ZN10 of the Zoning Map of the City and County of San Francisco, as follows:

Description of Property		Current Zoning to be Superseded	Proposed Zoning to be Approved
Assessor's Block	Lots		
6247	2, 3, 4, 5, 6, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, 19, 42, and 43	NC-2	Leland Avenue NCD
6248	8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, 20, 21, and 22	NC-2	Leland Avenue NCD
6249	2, 12, 13, 14, 15, and 002A	NC-2	Leland Avenue NCD
6250	1, 17, 18, 19, 20, 21, 22, 23, 24, 28, 29, 30, 31, 34, 35, 36, and 37	NC-2	Leland Avenue NCD

6251	1, 16, 18, 19, 20, 23, 31, 32, 33, and 34	NC-2	Leland Avenue NCD
6252	36	NC-2	Leland Avenue NCD

Section 5. 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 6. 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:  
DAVID CHIU, City Attorney

By: /s/ HEATHER GOODMAN  
HEATHER GOODMAN  
Deputy City Attorney

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