

LEGISLATIVE DIGEST

[Planning Code - Valencia Street Neighborhood Commercial Transit District]

Ordinance amending the San Francisco Code, Section 726.52, of the Zoning Control Table, for the Valencia Street Neighborhood Commercial Transit District to: 1) permit a personal service use on the third story and above with a Conditional Use Authorization; and 2) 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.

Existing Law

Article 7 of the Planning Code establishes a number of Neighborhood Commercial Districts with special zoning controls. Section 726.1 establishes the Valencia Street Neighborhood Transit District (NCT), which is in the Mission District and lies along Valencia Street between 14th Street and Cesar Chavez.

The Valencia Street NCT Zoning Control Table, among other things, controls uses on the first story and above. A Personal Service Use is a permitted use on the first story, is allowed as a Conditional Use on the second story, and is not permitted on the third story and above. Planning Code Section 790.16 defines Personal Service as "[a] retail use which provides grooming services to the individual, including salons, cosmetic services, tattoo parlors, and health spas, or instructional services not certified by the State Educational Agency, such as art, dance, exercise, martial arts, and music classes."

Amendments to Current Law

This legislation would amend the Valencia Street NCT Zoning Control Table to allow a Personal Service use on the third story and above with a Conditional Use authorization.

Background Information

Traditionally, Personal Service was prohibited above the ground story because of a concern for loss of dwelling units. This concern is obviated in the Valencia Street NCT because of relatively recent controls in the District that ensure the preservation of housing. Since Personal Service is currently conditionally permitted on the second story in this District, the use should also be conditionally permitted on the third story and above.