

LEGISLATIVE DIGEST

[Planning Code, Zoning Map - Establishing Outer Mission Street Neighborhood Commercial District]

Ordinance amending the Planning Code, by adding a new section, to establish the Outer Mission Street Neighborhood Commercial District along Mission Street between Alemany Boulevard and the San Francisco-San Mateo County line; repealing the Excelsior Alcohol Restricted Use District and adding controls on liquor establishments to the new Neighborhood Commercial District; amending various sections to make conforming and other technical changes; amending the Zoning Map to rezone specified properties to the new Neighborhood Commercial District; and making environmental findings, Planning Code, Section 302, findings, and findings of consistency with the General Plan, and the Priority Policies of Planning Code, Section 101.1.

Existing Law

Article 7 of the Planning Code establishes a number of named districts in various San Francisco neighborhoods that have special controls. The Zoning Map maps these areas.

Amendments to Current Law

Various sections of the Planning Code and the Zoning Map are amended to add the Outer Mission Street Neighborhood Commercial District (NCD) to the list of named NCDs and to provide controls for the area. The Excelsior Alcohol Restricted Use District is repealed and the controls on liquor establishments in that section are included in the Outer Mission Street NCD. A Medical Cannabis Dispensary is not permitted within 500 feet of another such use. Conforming changes and updates to language have been made to various other Code sections.

Background Information

The area included within the Outer Mission Street NCD is mixed use, combining street-fronting retail businesses on the ground floor and housing on upper floors. The range of comparison goods and services offered is varied and often includes specialty retail stores, restaurants, and neighborhood-serving offices. The area is transit-oriented and the commercial uses serve residents of the area as well as residents and visitors from adjacent and other neighborhoods. The purpose of this legislation is to establish specific controls tailored to the needs of the area.