

REVISED LEGISLATIVE DIGEST

(3/11/2013, Amended in Committee)

[Planning, Administrative Codes, Zoning Map - Miscellaneous Technical Amendments, Fee Changes, Clarifications, and Corrections]

Ordinance amending the Planning and Administrative Codes to correct errors; make language revisions and updates; revise graphics to be consistent with text; amend fees to be charged for certain kinds of applications and appeals; clarify the meaning of certain Planning Code sections; amend the Zoning Map to remove the incorrect Chinese Hospital Special Use District designation from Assessor's Block No. 0192, Lot No. 041; and adopt findings, including findings under the California Environmental Quality Act, and Planning Code, Section 302, and findings of consistency with the General Plan and Planning Code, Section 101.1.

Existing Law

The Planning Code, including the Zoning Map, and the Administrative Code contain clerical and typographical errors. The Codes also contain provisions that are not entirely clear as to their meaning, and the Zoning Administrator has interpreted the Code provisions so as to clarify their meaning.

Amendments to Current Law

The Ordinance contains many different kinds of corrections to the Planning and Administrative Codes, which arise out of errors in other ordinances already enacted, including:

- spelling corrections
- corrections to cross-references
- proper numbering of sub-sections
- updates to various Code sections to reflect recent amendments to the Codes
- additions of new zoning districts that need to be referenced in various charts and general provisions
- grammatical corrections
- re-naming of City departments to reflect changed names or to correctly identify the department with authority
- cross-references to new Code sections
- correct and update illustrations that help to explain provisions of the Planning Code

Other Revisions:

The Ordinance contains a revised definition of “massage establishment” to clarify its intended meaning and to streamline and simplify references to the definition.

The Ordinance contains a revision to allow restoration of a use contained in a damaged or destroyed building within 18 months, rather than 12 months as currently permitted in Planning Code Section 178(f), to make Section 178(f) consistent with other Planning Code provisions.

The Ordinance sets forth a clarification about relocation of existing signs to reflect an interpretation of existing Planning Code Section 303(l) to permit the square footage of one or more existing signs to be disaggregated in order to erect multiple smaller signs with lesser total square footage.

The Ordinance includes a \$111 surcharge to be added to certain fees to compensate the City for the costs of appeals to the Board of Supervisors and increases a \$500 fee to \$521 for appeals to the Board of Supervisors, to reflect the adjustments permitted and the current charge for such appeals.

The Ordinance contains an amendment to the San Francisco Zoning Map to correct an error and reinstate the correct zoning district for 835 and 845 Jackson Street, Assessor's Block 0192, Lot 041, to remain part of the Chinatown Residential Neighborhood Commercial District.