

1 [Planning Code - Commercial Uses in Polk Street and Pacific Avenue Neighborhood  
2 Commercial Districts; Technical and Other Amendments]

3 **Ordinance amending the Planning Code to 1) limit lot sizes in the Pacific Avenue**  
4 **Neighborhood Commercial District (“Pacific NCD”) and the Polk Street Neighborhood**  
5 **Commercial District (“Polk NCD”); 2) limit the size of Non-Residential Uses in the**  
6 **Pacific NCD and Polk NCD, and exempting movie theaters in the Polk NCD from certain**  
7 **size limits; 3) restrict lot mergers in the Pacific NCD and Polk NCD; 4) require ground**  
8 **floor Commercial Uses in the Polk NCD and on certain portions of Pacific Avenue; 5)**  
9 **modify residential and non-residential off-street parking requirements in the Pacific**  
10 **NCD and Polk NCD; 6) prohibit garage entries, driveways, or other vehicular access to**  
11 **off-street parking or loading on certain streets and alleys in the Pacific NCD and Polk**  
12 **NCD; 7) deem nonconforming uses in the Polk NCD to be discontinued after 18 months**  
13 **of non-use; 8) modify the maximum concentration of Eating and Drinking Uses in the**  
14 **Polk NCD; 9) prohibit massage establishment, chair/foot massage, and kennel uses in**  
15 **the Polk Street NCD; 10) restrict medical services in the Polk NCD and Pacific NCD; 11)**  
16 **prohibit storefront mergers in the Polk NCD; 12) require a dwelling unit mix in the**  
17 **Pacific NCD and Polk NCD; 13) prohibit the loss of residential units through demolition,**  
18 **merger, or conversion and allow division if it meets a dwelling unit mix requirement in**  
19 **the Polk NCD and Pacific NCD; 14) require Conditional Use authorization before**  
20 **replacing a legacy business in the Polk NCD and Pacific NCD; 15) correct, clarify, and**  
21 **simplify language in other Planning Code Sections; affirming the Planning**  
22 **Department’s determination under the California Environmental Quality Act; and**  
23 **making findings of consistency with the General Plan, and the eight priority policies of**  
24 **Planning Code, Section 101.1, and findings of public convenience, necessity, and**  
25 **welfare under Planning Code, Section 302.**

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

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

11  
12 Section 1. Findings.

13 (a) The Planning Department has determined that the actions contemplated in this  
14 ordinance are categorically exempt from environmental review under Sections 15060(c) and  
15 15378 of the California Environmental Quality Act (California Public Resources Code Sections  
16 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors in File  
17 No. 170418 and is incorporated herein by reference. The Board affirms this determination.

18 (b) On July 13, 2017, the Planning Commission, in Resolution No. 19959, adopted  
19 findings that the actions contemplated in this ordinance are consistent, on balance, with the  
20 City's General Plan and eight priority policies of Planning Code Section 101.1. The Board  
21 adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the  
22 Board of Supervisors in File No. 170418, and is incorporated herein by reference.

23 (c) On July 13, 2017, the Planning Commission, in Resolution No. 19959, approved  
24 this legislation, recommended it for adoption by the Board of Supervisors, and adopted  
25 findings that it will serve the public necessity, convenience, and welfare. Pursuant to Planning  
Code Section 302, the Board adopts these findings as its own. A copy of said Resolution is  
on file with the Clerk of the Board of Supervisors in File No. 170418, and is incorporated by  
reference herein.

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Section 2. The Planning Code is hereby amended by revising Sections 121.1, 121.2, 121.7, and 145.4, to read as follows:

**SEC. 121.1. DEVELOPMENT OF LARGE LOTS, NEIGHBORHOOD COMMERCIAL DISTRICTS.**

(a) **Purpose.** In order to promote, protect, and maintain a scale of development which is appropriate to each district and compatible with adjacent buildings, new construction or significant enlargement of existing buildings on lots of the same size or larger than the square footage stated in the table below shall be permitted only as Conditional Uses.

District	Lot Size Limits
<i>Pacific Avenue</i> <i>Polk Street</i>	<i>2,500 sq. ft.</i>
NC-1, NCT-1 24th Street-Mission 24th Street-Noe Valley Broadway Castro Street Glen Park Haight Street Inner Clement Street Inner Sunset Irving Street Judah Street Noriega Street	5,000 sq. ft.

1	North Beach	
2	Outer Clement Street	
3	Sacramento Street	
4	Taraval Street	
5	Union Street	
6	Upper Fillmore Street	
7	West Portal Avenue	
8	NC-2, NCT-2	
9	NC-3, NCT-3	
10	Divisadero Street	
11	Excelsior Outer Mission Street	
12	Fillmore Street	
13	Folsom Street	
14	Hayes-Gough	
15	Japantown	
16	Mission Street	10,000 sq. ft.
17	Ocean Avenue	
18	<i>Pacific Avenue</i>	
19	<i>Polk Street</i>	
20	Regional Commercial District	
21	SoMa	
22	Upper Market Street	
23	Valencia Street	
24	NC-S	Not Applicable
25	* * * *	

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

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6 (b) In order to protect and maintain a scale of development appropriate to each  
7 district, Non- Residential Uses that exceed the square footage stated in the table below shall  
8 not be permitted, except in the following circumstances:

9 (1) In the Castro Street Neighborhood Commercial District, a Child Care  
10 Facility, School, Post-Secondary Educational Institution, Religious Institution, Social Service  
11 or Philanthropic Facility, Community Facility, or a Residential Care Facility as defined in  
12 Section 102 of this Code that is operated by a non-profit and is neighborhood-serving may  
13 exceed this Subsection 121.2(b) with Conditional Use authorization.

14 (2) In the Regional Commercial District, Schools and Childcare Facilities as  
15 defined in Section 102 may exceed this Subsection 121.2(b) with Conditional Use  
16 authorization.

17 (3) In the Polk Street Neighborhood Commercial District, this subsection 121.2(b)  
18 shall not apply to a Movie Theater use as defined in Section 102 of this Code.

19 The use area shall be measured as the Gross Floor Area for each individual Non-  
20 Residential use.

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District	Use Size Limits
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1 2 3 4	West Portal Avenue North Beach Castro Street <u>Polk Street</u> <u>Pacific Avenue</u>	4,000 sq. ft.
5 6	Regional Commercial District	25,000 square feet

7 **SEC. 121.7. RESTRICTION OF LOT MERGERS IN CERTAIN DISTRICTS AND ON**  
8 **PEDESTRIAN-ORIENTED STREETS.**

9 In order to promote, protect, and maintain a fine-grain scale of development in  
10 residential districts and on important pedestrian-oriented commercial streets which is  
11 appropriate to each district, compatible with adjacent buildings; provide for a diverse  
12 streetscape; ensure the maintenance and creation of multiple unique buildings and building  
13 frontages rather than large single structures superficially treated; promote diversity and  
14 multiplicity of land ownership and discourage consolidation of property under single  
15 ownership, merger of lots is regulated as follows:

16 (a) In RTO Districts, merger of lots creating a lot greater than 5,000 square feet  
17 shall not be permitted except according to the procedures and criteria in subsections (d) and  
18 (e) below.

19 (b) In those NCT, NC and Mixed Use Districts listed below, merger of lots resulting  
20 in a lot with a single street frontage greater than that stated in the table below on the specified  
21 streets or in the specified Districts is prohibited except according to the procedures and  
22 criteria in subsections (c) and (d) below.

23	Street or District	Lot Frontage Limit
24	Hayes, from Franklin to Laguna	50 feet
25	RED and RED-MX	50 feet
	Church Street, from Duboce to 16th Street	100 feet

1	Divisadero Street NCT except for the east and west blocks between Oak and Fell, Fillmore Street NCT, Folsom Street NCT, RCD, WMUG, WMUO, and SALI	100 feet
2	Market, from Octavia to Noe	150 feet
3	Ocean Avenue in the Ocean Avenue NCT	See subsection (e)
4	Inner and Outer Clement NCDs	50 feet
5	North Beach NCD and SUD, <i>and</i> Telegraph Hill-North Beach Residential SUD, <u>Polk Street NCD, and Pacific Avenue NCD*</u>	25 feet*
6	NC-2 districts on Balboa Street between 2nd Avenue and 8th Avenue, and between 32nd Avenue and 38th Avenue	50 feet

8 \* For lots that do not have street frontage, the merger would not result in a lot with a width  
9 greater than 25 feet.

10 \* \* \* \*

11 **SEC. 145.4 REQUIRED GROUND FLOOR COMMERCIAL USES.**

12 (a) **Purpose.** To support active, pedestrian-oriented commercial uses on important  
13 commercial streets.

14 (b) **Applicability.** The requirements of this Section 145.4 apply to the following street  
15 frontages.

16 \* \* \* \*

17 (25) Post Street, between Fillmore Street and Laguna Street on the south side and  
18 between Webster Street and Laguna Street on the north side; *and*

19 (26) Divisadero Street for the entirety of the Divisadero Street NCT District;

20 (27) The entirety of the North Beach Neighborhood Commercial District and North  
21 Beach Special Use District;

22 (28) Any street frontage that is in the Polk Street Neighborhood Commercial District; and,

23 (29) Pacific Avenue, between Van Ness Avenue and Jones Street, on lots where the last  
24 known ground floor use was a commercial or retail use.  
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1 (c) **Definitions.**

2 "Active commercial uses" shall include those uses specifically identified below in  
3 Table 145.4, and:

4 (1) Shall not include Automotive Uses except for Automobile Sale or Rental  
5 uses where curb-cuts, garage doors, or loading access are not utilized or proposed, and such  
6 sales or rental activity is entirely within an enclosed building and does not encroach on  
7 surrounding sidewalks or open spaces;

8 (2) Shall include Public Facilities as defined in Section 102 and ~~a~~ Public Uses as  
9 defined in Section 890.80, except for Utility Installations; and

10 (3) Shall not include Residential Care Facilities as defined in Sections 102 and  
11 890.50.

12 \* \* \* \*

13  
14 Section 3. The Planning Code is hereby amended by revising Sections 151, 151.1,  
15 and 155, to read as follows:

16 **SEC. 151. SCHEDULE OF REQUIRED OFF-STREET PARKING SPACES.**

17 (a) **Applicability.** Off-street parking spaces shall be provided in the minimum  
18 quantities specified in Table 151, except as otherwise provided in Section 151.1 and Section  
19 161 of this Code. Where the building or lot contains uses in more than one of the categories  
20 listed, parking requirements shall be calculated in the manner provided in Section 153 of this  
21 Code. Where off-street parking is provided which exceeds certain amounts in relation to the  
22 quantities specified in Table 151, as set forth in subsection (c), such parking shall be  
23 classified not as accessory parking but as either a ~~p~~P principal or a Conditional Use, depending  
24 upon the use provisions applicable to the district in which the parking is located. In  
25 considering an application for a Conditional Use for any such parking, due to the amount



1 being provided, the Planning Commission shall consider the criteria set forth in Section 303(t)  
 2 or 303(u) of this Code. Minimum off-street parking requirements shall be reduced, to the  
 3 extent needed, when such reduction is part of a Development Project's compliance with the  
 4 Transportation Demand Management Program set forth in Section 169 of *the Planning this*  
 5 Code.

6 (b) **Minimum Parking Required.**

7 **Table 151**  
 8 **OFF-STREET PARKING SPACES REQUIRED**

Use or Activity	Number of Off-Street Parking Spaces Required
Dwelling, except as specified below, and except in the Bernal Heights Special Use District as provided in Section 242	One for each Dwelling Unit.
Dwelling, in the Telegraph Hill - North Beach Residential Special Use District	None required. P up to <del>three cars</del> <u>0.5 parking spaces</u> for each <del>four</del> Dwelling Units, <u>subject to the controls and procedures of Section 249.49(c) and Section 155(t); C up to one car for each Dwelling Unit, subject to the criteria and procedures of Section 303(u);</u> NP above.
<u>Dwelling, in the Polk Street Neighborhood Commercial District</u>	<u>None required. P up to 0.5 cars for each Dwelling Unit; NP above preceding ratio.</u>
<u>Dwelling, in the Pacific Avenue Neighborhood Commercial District</u>	<u>None required. P up to 0.5 cars for each Dwelling Unit; C up to one car for each Dwelling Unit; NP above preceding ratios.</u>
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 22 **SEC. 151.1. SCHEDULE OF PERMITTED OFF-STREET PARKING SPACES IN**  
 23 **SPECIFIED DISTRICTS.**

24 (a) **Applicability.** This Section 151.1 shall apply only to NCT, RC, RCD, RTO, Mixed  
 25 Use, M-1, PDR-1-D, PDR-1-G, and C-3 Districts, and to the Broadway, Excelsior Outer

1 Mission Street, Japantown, ~~and~~ North Beach, Polk, and Pacific Neighborhood Commercial  
2 Districts.

3 \* \* \* \*

4 **SEC. 155. GENERAL STANDARDS AS TO LOCATION AND ARRANGEMENT OF OFF-**  
5 **STREET PARKING, FREIGHT LOADING AND SERVICE VEHICLE FACILITIES.**

6 Required off-street parking and freight loading facilities shall meet the following  
7 standards as to location and arrangement. In addition, facilities which are not required but are  
8 actually provided shall meet the following standards unless such standards are stated to be  
9 applicable solely to required facilities. In application of the standards of this Code for off-street  
10 parking and loading, reference may be made to provisions of other portions of the Municipal  
11 Code concerning off-street parking and loading facilities, and to standards of the Better  
12 Streets Plan and the Bureau of Engineering of the Department of Public Works. Final authority  
13 for the application of such standards under this Code, and for adoption of regulations and  
14 interpretations in furtherance of the stated provisions of this Code shall, however, rest with the  
15 Planning Department.

16 \* \* \* \*

17 (r) **Protected Pedestrian-, Cycling-, and Transit-Oriented Street Frontages.** In  
18 order to preserve the pedestrian character of certain downtown and neighborhood commercial  
19 districts and to minimize delays to transit service, regulation of garage entries, driveways or  
20 other vehicular access to off-street parking or loading (except for the creation of new publicly-  
21 accessible Streets and Alleys) ~~shall be regulated~~ on development lots shall be as follows on the  
22 following street frontages:

- 23 (1) Folsom Street, from Essex Street to the Embarcadero, not permitted except  
24 as set forth in Section 827.
- 25 (2) Not permitted:

1 \* \* \* \*

2 (GG) Polk Street between Filbert Street and Golden Gate Avenue,

3 (HH) California Street between Van Ness Avenue and Hyde Street,

4 (II) Hyde Street between California Street and Pine Street,

5 (JJ) Broadway between Van Ness Avenue and Larkin Street,

6 (KK) Bush Street between Van Ness Avenue and Larkin Street, and

7 (LL) Pine Street between Van Ness Avenue and Larkin Street.

8 \* \* \* \*

9 (§ 4) Parking and Loading Access.

10 \* \* \* \*

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12 Section 4. The Planning Code is hereby amended by revising Section 186.1, to read  
13 as follows:

14 **SEC. 186.1. EXEMPTION OF NONCONFORMING USES IN NEIGHBORHOOD**  
15 **COMMERCIAL DISTRICTS.**

16 \* \* \* \*

17 (d) **Discontinuance.** A nonconforming use that is discontinued for a period of three  
18 years, or otherwise abandoned or changed to another use that is listed in Article 7 of this  
19 Code as a pPrincipal or eConditional ~~u~~Use for the district in which the use is located shall not  
20 be reestablished, except ~~for~~ in the following instances:

21 (1) In the North Beach, Polk Street, Castro Street, and Haight Street  
22 Neighborhood Commercial Districts the period of non-use for a nonconforming use to be  
23 deemed discontinued shall be 18 months.

24 \* \* \* \*

1 Section 5. The Planning Code is hereby amended by revising Sections 207.6 and  
2 207.8, to read as follows:

3 **SEC. 207.6. REQUIRED MINIMUM DWELLING UNIT MIX IN RTO, RCD, NCT, DTR, ~~AND~~**  
4 **EASTERN NEIGHBORHOODS MIXED USE DISTRICTS, THE POLK STREET AND PACIFIC**  
5 **AVENUE NEIGHBORHOOD COMMERCIAL DISTRICTS.**

6 (a) **Purpose.** In order to foster flexible and creative infill development while  
7 maintaining the character of the district, dwelling unit density is not controlled by lot area in  
8 RTO, NCT, and Eastern Neighborhoods Mixed Use Districts but rather by the physical  
9 constraints of this Code (such as height, bulk, setbacks, open space, and dwelling unit  
10 exposure). However, to ensure an adequate supply of family-sized units in existing and new  
11 housing stock, new residential construction must include a minimum percentage of units of at  
12 least two bedrooms. *In the Pacific Avenue and Polk Street Neighborhood Commercial Districts, a*  
13 *dwelling unit mix requirement addresses the need for family-sized housing production in these districts.*

14 (b) **Applicability.**

15 (1) This Section shall apply in the RTO, RCD, NCT, DTR, ~~and~~ Eastern  
16 Neighborhoods Mixed Use Districts, *and the Pacific Avenue and Polk Street NCDs.*

17 \* \* \* \*

18 (c) **Controls.** For all RTO, RCD and NCT districts, as well as DTR, ~~and~~ Eastern  
19 Neighborhoods Mixed Use Districts *and the Pacific Avenue and Polk Street NCDs,* one of the  
20 following three must apply;:

21 (1) no less than 40% of the total number of proposed Dwelling Units shall contain  
22 at least two bedrooms. Any fraction resulting from this calculation shall be rounded to the  
23 nearest whole number of Dwelling Units, or

1 (2) no less than 30% of the total number of proposed Dwelling Units shall contain  
2 at least three bedrooms. Any fraction resulting from this calculation shall be rounded to the  
3 nearest whole number of Dwelling Units, or

4 (3) no less than 35% of the total number of proposed Dwelling Units shall contain  
5 at least two or three bedrooms with at least 10% of the total number of proposed Dwelling  
6 Units containing three bedrooms. Any fraction resulting from this calculation shall be rounded to  
7 the nearest whole number of Dwelling Units.

8 (d) **Modifications.**

9 (1) In NCT, RCD, ~~and~~ RTO and the Pacific Avenue and Polk Street NC Districts, these  
10 requirements may be waived or modified with Conditional Use Authorization. In addition to  
11 those conditions set forth in Section 303, the Planning Commission shall consider the  
12 following criteria:

13 (A) The project demonstrates a need or mission to serve unique populations,

14 or

15 (B) The project site or existing building(s), if any, feature physical constraints  
16 that make it unreasonable to fulfill these requirements.

17 \* \* \* \*

18 (e) **Monitoring.** The Department shall monitor projects that choose Option (2 B) or (3  
19 €) in subsection (c)(~~2~~) above and shall include that data in the annual Housing Inventory  
20 starting in 2019.

21 **SEC. 207.8. DIVISION OF DWELLING UNITS IN THE RTO, POLK STREET NCD, PACIFIC**  
22 **AVENUE NCD, ~~UPPER MARKET NCD,~~ AND NCT DISTRICTS.**

23 In order to ensure an adequate supply of family-sized units in existing and new housing  
24 stock, the subdivision of existing units is restricted. The division of any existing ~~d~~Dwelling  
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1 #Unit into two or more units in RTO, Polk Street NCD, Pacific Avenue NCD ~~Upper Market NCD~~,  
2 and NCT districts shall be permitted only if it meets both of the following conditions:

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1 (a) The existing unit exceeds 2,000 occupied square feet or contains more than 3  
2 bedrooms; and

3 (b) At least one of the resulting units is no less than 2 bedrooms and 1,250 square  
4 feet in size.

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6 Section 6. The Planning Code is hereby amended by revising Section 303, to read as  
7 follows:

8 **SEC. 303. CONDITIONAL USES.**

9 (a) **General.** The Planning Commission shall hear and make determinations  
10 regarding applications for the authorization of Conditional Uses in the specific situations in  
11 which such authorization is provided for elsewhere in this Code. The procedures for  
12 Conditional Uses shall be as specified in this Section 303 and in Sections 306 through 306.6,  
13 except that Planned Unit Developments shall in addition be subject to Section 304, Hospitals  
14 and Post-Secondary Educational Institutions shall in addition be subject to the Institutional  
15 Master Plan requirements of Section 304.5.

16

\* \* \* \*

17 (f) **Conditional Use Abatement.** The Planning Commission may consider the  
18 possible revocation of a Conditional Use or the possible modification of or placement of  
19 additional conditions on a Conditional Use when the Planning Commission determines, based  
20 upon substantial evidence, that the applicant for the Conditional Use had submitted false or  
21 misleading information in the application process that could have reasonably had a substantial  
22 effect upon the decision of the Commission or the Conditional Use is not in compliance with a  
23 ~~e~~Condition of ~~a~~Approval, is in violation of law if the violation is within the subject matter  
24 jurisdiction of the Planning Commission, or operates in such a manner as to create  
25 hazardous, noxious, or offensive conditions enumerated in Section 202(c) if the violation is

1 within the subject matter jurisdiction of the Planning Commission and these circumstances  
2 have not been abated through administrative action of the Director, the Zoning Administrator  
3 or other City authority. Such consideration shall be the subject of a public hearing before the  
4 Planning Commission but no fee shall be required of the applicant or the subject Conditional  
5 Use operator.

6 \* \* \* \*

7 (o) **Eating and Drinking Uses.** With regard to a Conditional Use authorization  
8 application for a Restaurant, Limited-Restaurant and Bar uses the Planning Commission shall  
9 consider, in addition to the criteria set forth in ~~S~~ subsection (c) above, the existing  
10 concentration of eating and drinking uses in the area. Such concentration should not exceed  
11 ~~25% percent~~ of the total commercial frontage as measured in linear feet within the immediate  
12 area of the subject site *except as otherwise provided in this subsection (o). The concentration of*  
13 *eating and drinking uses in the Polk Street Neighborhood Commercial District shall not exceed 35% of*  
14 *the total commercial frontage as measured in linear feet within the immediate area of the subject site.*  
15 For the purposes of this Section 303 of the Code, the immediate area shall be defined as all  
16 properties located within 300' of the subject property and also located within the same zoning  
17 district.

18 \* \* \* \*

19  
20 Section 7. The Planning Code is hereby amended by revising Sections 723 and 726,  
21 to read as follows:

22 **SEC. 723. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

23 (a) **Background.** Sitting in the gulch between Nob and Russian Hills and Pacific  
24 Heights, the Polk Street Neighborhood Commercial District extends for a mile as a north-  
25 south linear strip, and includes a portion of Larkin Street between Post and California Streets.



1 Polk Street's dense mixed-use character consists of buildings with residential units above  
2 ground-story commercial use. The district has an active, pedestrian-oriented, and continuous  
3 commercial frontage along Polk Street for almost all of its length. Larkin Street and side  
4 streets in the district have a greater proportion of residences than Polk Street itself. California  
5 Street and Hyde Street also have active, pedestrian-oriented, and commercial frontage that is small-  
6 scale. The district is well served by transit and includes the historic California Cable Car. To preserve  
7 and maintain the district's small-scale, fine grain storefronts, the consolidation or merger of existing  
8 retail or commercial spaces or storefronts is prohibited and lot mergers are controlled. The district  
9 provides convenience goods and services to the residential communities in the Polk Gulch  
10 neighborhood and to the residents on the west slopes of Nob and Russian Hills. It has many  
11 apparel and specialty stores, as well as some automobile uses, which serve a broader trade  
12 area. Commercial uses also include offices, as well as movie theaters, restaurants, and bars  
13 which keep the district active into the evening.

14 (b) Controls.

15 (1) Purposes. The Polk Street District controls are designed to encourage and  
16 promote development ~~which~~ that is compatible with the surrounding neighborhood. The  
17 building standards monitor large-scale development and protect rear yards at residential  
18 levels. Consistent with Polk Street's existing mixed-use character, new buildings may contain  
19 most commercial uses at the ~~first two stories~~ Story. The controls encourage neighborhood-  
20 serving businesses, but limit new eating, drinking, other entertainment, and financial service  
21 uses, which can produce parking congestion, noise, and other nuisances or displace other  
22 types of local-serving convenience goods and services. They also prohibit new adult  
23 entertainment uses. Restrictions on drive-up and most automobile uses protect the district's  
24 continuous retail frontage and prevent further traffic congestion.

Housing developed in new buildings is encouraged above the ~~second~~ First sStory, especially in the less intensely developed portions of the district along Larkin Street and on large lots throughout the district. New housing development requires 40% or more two-bedroom plus units to encourage families to live in the district. Parking is limited in new developments given the district's transit access and the proximity to bus rapid transit along Van Ness Avenue parallel to the district. Existing housing units are protected by ~~limitations~~ prohibitions on demolitions and upper-story conversions. Accessory ~~d~~Dwelling ~~u~~Units are permitted within the district pursuant to ~~S~~ubsection 207(c)(4) of this Code.

**(2) Replacement of a Legacy Business Requires Conditional Use Authorization.**

Where an immediately prior use was a Legacy Business, as defined under Administrative Code Section 2A.242, the controls require any new Non-Residential Use to obtain Conditional Use authorization; this requirement shall not apply where: (A) the subject non-residential space has had no occupant and has not been open to the public for three or more years from the date the application for the new use is filed, or (B) where the Legacy Business has removed itself or has been otherwise removed from the Legacy Business Registry.

**(3) Merger of Storefronts Prohibited.** To preserve and maintain the district's small-

scale, fine grain storefronts, the consolidation or merger of existing ground floor retail or commercial spaces or storefronts shall be prohibited.

**(4) Loss of Residential Units.** To prevent the loss of existing Residential Units, the

removal, demolition, merger, or conversion of Residential Units above the First Story are prohibited even if such loss of Residential Units would otherwise be allowed pursuant to Section 317 of this Code.

**Table 723. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT  
ZONING CONTROL TABLE**

		Polk Street NCD
Zoning Category	§ References	Controls

<b>BUILDING STANDARDS</b>				
* * * *				
<b>Street Frontage and Public Realm</b>				
* * * *		* * * *	* * * *	
Lot Size (Per Development)	§§ 102, 121.1	P up to <del>9,999</del> <u>2,499</u> square feet; C <del>10,000</del> <u>2,500</u> square feet and above		
* * * *				
<b>RESIDENTIAL STANDARDS AND USES</b>				
<b>Development Standards</b>				
Usable Open Space [Per Dwelling Unit]	§§ 135, 136	60 square feet per unit if private, or 80 square feet per unit if common		
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5	<i>A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per § 161. No car parking required.</i> 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.		
Dwelling Unit Mix	§ 207.6	<i>Not required. No less than 40% of the total number of proposed Dwelling Units shall contain at least two bedrooms; or no less than 30% of the total number of proposed Dwelling Units shall contain at least three bedrooms.</i>		
<b>Use Characteristics</b>				
Single Room Occupancy	§ 102	P		
Student Housing	§ 102	P		
<b>Residential Uses</b>		<b>Controls By Story</b>		
		<b>1st</b>	<b>2nd</b>	<b>3rd+</b>
Residential Uses	§ 102	P	P	P
* * * *		* * * *	* * * *	
<b>Loss and Division of Dwelling Units</b>				

1	Residential Conversion	§ 317	€ <u>NP</u>	€ <u>NP</u>	NP
2	Residential Demolition and Merger	§ 317	€ <u>NP</u>	€ <u>NP</u>	€ <u>NP</u>
3	<u>Division of Dwelling Units</u>	<u>§ 207.8</u>	<u>Division of existing Dwelling Units P per §207.8.</u>		
4					
5					
6					

Zoning Category	§ References	Controls		
<b>NON-RESIDENTIAL STANDARDS AND USES (Z)</b>				
<b>Development Standards</b>				
* * * *	* * * *	* * * *		
Use Size	§§102, 121.2	P up to <del>2,499</del> <u>1,999</u> square feet; C <del>2,500</del> <u>2,000</u> square feet and above		
* * * *	* * * *	* * * *		
* * * *				
		Controls by Story		
		1st	2nd	3rd+
* * * *				
<b>Sales and Service Use Category</b>				
Retail Sales and Service Uses*	§§102, 202.2(a), 202.3	P	P	NP
* * * *	* * * *	* * * *	* * * *	* * * *
Kennel	§102	€ <u>NP</u>	NP	NP
* * * *	* * * *	* * * *	* * * *	* * * *
Massage Establishment	§102	€ <u>NP</u>	NP	NP
Massage, Foot/Chair	§102	<del>P</del> <u>NP</u>	NP	NP
* * * *	* * * *	* * * *	* * * *	* * * *
<u>Services, Health</u>	<u>§102</u>	<u>NP</u>	<u>C</u>	<u>C</u>

* * * *	* * * *	* * * *	* * * *	* * * *
<i>Trade Shop</i>	§102	P	C	NP
* * * *	* * * *	* * * *	* * * *	* * * *

*\* Not listed below.*

\* \* \* \*

**(7) REPLACEMENT OF LEGACY BUSINESSES REQUIRES CONDITIONAL USE**

**AUTHORIZATION.** *Where an immediately prior use was a Legacy Business, as defined under Administrative Code Section 2A.242, the controls require any new Non-Residential Use to obtain Conditional Use authorization; this requirement shall not apply where: (A) the subject non-residential space has had no occupant and has not been open to the public for three or more years from the date the application for the new use is filed, or (B) where the Legacy Business has removed itself or has been otherwise removed from the Legacy Business Registry.*

**SEC. 726. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.**

**(a) Background.** The Pacific Avenue Neighborhood Commercial District, on Pacific Avenue from just east of Polk Street to all four corners of Pacific Avenue and Jones Street, is situated on the north slope of the Nob Hill neighborhood and south of the Broadway Tunnel. Pacific Avenue is a multi-purpose, small-scale mixed-use neighborhood shopping district on a narrow street that provides limited convenience goods to the adjacent neighborhoods.

**(b) Controls.**

**(1) Purposes.** The Pacific Avenue Neighborhood Commercial District controls are designed to promote a small, neighborhood serving mixed-use commercial street that preserves the surrounding neighborhood residential character. These controls are intended to preserve livability in a largely low-rise development residential neighborhood, enhance solar access on a narrow street right-of-way, and protect residential rear yard patterns at the ground floor. Accessory dwelling units are permitted within the district pursuant to §Subsection 207(c)(4) of this Code.

**(2) Replacement of a Legacy Business Requires Conditional Use Authorization.**

Where an immediately prior use was a Legacy Business, as defined under Administrative Code Section 2A.242, the controls require any new Non-Residential Use to obtain Conditional Use authorization; this requirement shall not apply where: (A) the subject non-residential space has had no occupant and has not been open to the public for three or more years from the date the application for the new use is filed, or (B) where the Legacy Business has removed itself or has been otherwise removed from the Legacy Business Registry.

**(3) Loss of Residential Units.** To prevent the loss of existing Residential Units, the removal, demolition, merger, or conversion of Residential Units above the First Story are prohibited even if such loss of Residential Units would otherwise be allowed pursuant to Section 317 of this Code.

**Table 726. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT  
ZONING CONTROL TABLE**

		Pacific Avenue NCD
Zoning Category	§ References	Controls
<b>BUILDING STANDARDS</b>		
* * * *		
<b>Street Frontage and Public Realm</b>		
Lot Size (Per Development)	§§ 102, 121.1	P up to <del>9,999</del> <u>2,499</u> square feet; C <del>10,000</del> <u>2,500</u> square feet and above
* * * *	* * * *	* * * *
* * * *		
<b>RESIDENTIAL STANDARDS AND USES</b>		
<b>Development Standards</b>		
Usable Open Space [Per Dwelling Unit]	§§ 135, 136	100 square feet per unit if private, or 133 square feet per unit if common
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5	<del>A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per § 161. No car parking required.</del> 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.		
Dwelling Unit Mix	§ 207.6	<i>Not required No less than 40% of the total number of proposed Dwelling Units shall contain at least two bedrooms; or no less than 30% of the total number of proposed Dwelling Units shall contain at least three bedrooms.</i>		
<b>Use Characteristics</b>				
Single Room Occupancy	§ 102	P		
Student Housing	§ 102	P		
<b>Residential Uses</b>		<b>Controls By Story</b>		
		<b>1st</b>	<b>2nd</b>	<b>3rd+</b>
Residential Uses	§ 102	P	P	P
* * * *	* * * *	* * * *		
<b>Loss and Division of Dwelling Units</b>				
Residential Conversion	§ 317	€ <u>NP</u>	NP	NP
Residential Demolition	§ 317	€ <u>NP</u>	NP	NP
Residential Merger	§ 317	€ <u>NP</u>	€ <u>NP</u>	€ <u>NP</u>
<u>Division of Dwelling Units</u>	<u>§ 207.8</u>	<u>Division of existing Dwelling Units P per §207.8.</u>		

Zoning Category	§ References	Controls
<b>NON-RESIDENTIAL STANDARDS AND USES (6)</b>		
<b>Development Standards</b>		
* * *		
*		
Use Size	§ 102, 121.2	P up to 1,999 square feet; C 2,000 square feet and above

* * *	* * * *	* * * *		
* * * *				
		<b>Controls by Story</b>		
		<b>1st</b>	<b>2nd</b>	<b>3rd+</b>
* * * *				
<b>Sales and Service Use Category</b>				
* * * *	* * * *	* * * *	* * * *	* * * *
<i>Services, Health</i>	<i>§102</i>	<i>€ NP</i>	<i>C</i>	<i>NP</i>
* * * *	* * * *	* * * *	* * * *	* * * *

**(6) REPLACEMENT OF LEGACY BUSINESSES REQUIRES CONDITIONAL USE**

**AUTHORIZATION.** *Where an immediately prior use was a Legacy Business, as defined under Administrative Code Section 2A.242, the controls require any new Non-Residential Use to obtain Conditional Use authorization; this requirement shall not apply where: (A) the subject non-residential space has had no occupant and has not been open to the public for three or more years from the date the application for the new use is filed, or (B) where the Legacy Business has removed itself or has been otherwise removed from the Legacy Business Registry.*

Section 8. 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 9. 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



1 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment  
2 additions, and Board amendment deletions in accordance with the “Note” that appears under  
3 the official title of the ordinance.

4  
5 Section 10. Severability. If any section, subsection, sentence, clause, phrase, or word  
6 of this ordinance, or any application thereof to any person or circumstance, is held to be  
7 invalid or unconstitutional by a decision of a court of competent jurisdiction, such decision  
8 shall not affect the validity of the remaining portions or applications of the ordinance. The  
9 Board of Supervisors hereby declares that it would have passed this ordinance and each and  
10 every section, subsection, sentence, clause, phrase, and word not declared invalid or  
11 unconstitutional without regard to whether any other portion of this ordinance or application  
12 thereof would be subsequently declared invalid or unconstitutional.

13 APPROVED AS TO FORM:  
14 DENNIS J. HERRERA, City Attorney

15 By: \_\_\_\_\_  
16 JUDITH A. BOYAJIAN  
17 Deputy City Attorney  
18 n:\legana\as2017\1700533\01220621.docx