

1 [Sacramento Street Neighborhood Commercial District – Allowing residential conversion on
2 second and third stories with a conditional use permit.]

3 **Ordinance amending Section 724.1 of the Planning Code to allow, as a conditional use,**
4 **for conversion of upper floor residential units in the Sacramento Street Neighborhood**
5 **Commercial District as a conditional use, where: the new use will be an Other**
6 **Institution, Large, Educational Services use, only one dwelling unit in building will be**
7 **converted and that unit is the only non-residential use in the building, and no legally**
8 **residing tenant will be displaced; and making findings of consistency with the priority**
9 **policies of Planning Code Section 101.1 and the General Plan.**

10 Note: Additions are single-underline italics Times New Roman;
11 deletions are ~~strikethrough italics Times New Roman~~.
12 Board amendment additions are double underlined.
13 Board amendment deletions are ~~strikethrough normal~~.

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

14 Section 1. Findings. The Board of Supervisors of the City and County of San Francisco
15 hereby finds and determines that:

16 (a) Pursuant to Planning Code Section 302, the Board of Supervisors finds that this
17 ordinance will serve the public necessity, convenience and welfare.

18 (b) Pursuant to Planning Code Section 101.1, the Board of Supervisors finds that this
19 ordinance is consistent with the Priority Policies of Section 101.1(b) of the Planning Code and
20 with the General Plan and hereby incorporates a report containing those findings as if fully set
21 forth herein. A copy of said report is on file with the Clerk of the Board of Supervisors in File
22 No. _____.

23
24 Section 2. The San Francisco Planning Code is hereby amended by amending Section
25 724.1, to read as follows:

1 **SECTION 724.1 SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL**

2 **DISTRICT. ZONING CONTROL TABLE**

3				Sacramento Street
4	No.	Zoning Category	§ References	Controls
5	BUILDING STANDARDS			
6	724.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250-252, 260, 270, 271	40-X
7				
8	724.11	Lot Size [<i>Per Development</i>]	§§ 790.56, 121.1	P up to 4,999 sq. ft. C 5,000 sq. ft. & above § 121.1
9				
10	724.12	Rear Yard	§§ 130, 134, 136	Required at grade level and above § 134(a) (e)
11				
12	724.13	Street Frontage		Required § 145.1
13				
14	724.14	Awning	§ 790.20	P § 136.1(a)
15				
16	724.15	Canopy	§ 790.26	P § 136.1(b)
17				
18	724.16	Marquee	§ 790.58	P § 136.1(c)
19				
20	724.17	Street Trees		Required § 143
21	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
22	724.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a) (b)
23				
24	724.21	Use Size [<i>Non- Residential</i>]	§ 790.130	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2
25				

1	724.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153-157, 159-160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)		
2						
3	724.23	Off-Street Freight Loading	§§ 150, 153-155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)		
4						
5	724.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)		
6						
7	724.25	Drive-Up Facility	§ 790.30			
8						
9	724.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)		
10						
11	724.27	Hours of Operation	§ 790.48	P 6 a.m. - 12 a.m.; C 12 a.m. - 6 a.m.		
12						
13	724.30	General Advertising Sign	§§ 262, 602-604, 608, 609			
14						
15	724.31	Business Sign	§§ 262, 602-604, 608, 609	P § 607.1(f) 2		
16						
17	724.32	Other Signs	§§ 262, 602-604, 608, 609	P § 607.1(c) (d) (g)		
18						
19				Sacramento Street		
20				Controls by Story		
21	No.	Zoning Category	§ References	1st	2nd	3rd+
22			§ 790.118	1st	2nd	3rd+
23	724.38	Residential Conversion	§ 790.84	P	<u>C#</u>	<u>C#</u>
24						
25						

1	724.39	Residential Demolition	§ 790.86	P	C	C
2	Retail Sales and Services					
3	724.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P	C	
4						
5	724.41	Bar	§ 790.22			
6						
7	724.42	Full-Service Restaurant	§ 790.92	C		
8						
9	724.43	Large Fast Food Restaurant	§ 790.90			
10						
11	724.44	Small Self-Service Restaurant	§ 790.91	C		
12						
13	724.45	Liquor Store	§ 790.55	P		
14						
15	724.46	Movie Theater	§ 790.64	P		
16						
17	724.47	Adult Entertainment	§ 790.36			
18						
19	724.48	Other Entertainment	§ 790.38	C		
20						
21	724.49	Financial Service	§ 790.110	C		
22						
23	724.50	Limited Financial Service	§ 790.112	C		
24						
25	724.51	Medical Service	§ 790.114			
	724.52	Personal Service	§ 790.116	C		
	724.53	Business or Professional Service	§ 790.108	C		
	724.54	Massage Establishment	§ 790.60, § 2700 Police Code			
	724.55	Tourist Hotel	§ 790.46	C	C	

1	724.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
2	724.57	Automotive Gas Station	§ 790.14			
3	724.58	Automotive Service Station	§ 790.17			
4						
5	724.59	Automotive Repair	§ 790.15			
6	724.60	Automotive Wash	§ 790.18			
7	724.61	Automobile Sale or Rental	§ 790.12			
8	724.62	Animal Hospital	§ 790.6	C		
9	724.63	Ambulance Service	§ 790.2			
10						
11	724.64	Mortuary	§ 790.62			
12	724.65	Trade Shop	§ 790.124	P	C	
13	724.66	Storage	§ 790.117			
14	724.67	Video Store	§ 790.135	C	C	
15	Institutions and Non-Retail Sales and Services					
16	724.70	Administrative Service	§ 790.106			
17	724.80	Hospital or Medical Center	§ 790.44			
18						
19	724.81	Other Institutions, Large	§ 790.50	P	C	C
20	724.82	Other Institutions, Small	§ 790.51	P	P	P
21	724.83	Public Use	§ 790.80	C	C	C
22	RESIDENTIAL STANDARDS AND USES					
23	724.90	Residential Use	§ 790.88	P	P	P
24						
25						

1	724.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 800 sq. ft. lot area § 207.4
2				
3	724.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 275 sq. ft. lot area § 208
4				
5	724.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135, 136	Generally, either 100 sq. ft if private, or 133 sq. ft. if common § 135(d)
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7				
8	724.94	Off-Street Parking, Residential	§§ 150, 153-157, 159-160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)
9				
10	724.95	Community Residential Parking	§ 790.10	C C C
11				
12	<u>Article 7</u>	<u>Other Code Section</u>	<u>Zoning Controls</u>	
13	<u>Code Section</u>			
14	<u>724.38</u>	<u>790.84</u>	<u>Boundaries: Sacramento Street Neighborhood Commercial District</u>	
15			<u>Controls: A residential use may be converted to an Other Institution, Large, Educational Service use as defined by Section 790.50 as a conditional use, if, in addition to the criteria set forth in Section 303, the Planning Commission finds that:</u>	
16			<u>1) The residential use is comprised of a single dwelling unit in a building that is otherwise used for non-residential uses; and</u>	
17			<u>2) No legally residing residential tenant will be displaced.</u>	
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Section 3. The Planning Department concluded environmental review of this ordinance pursuant to the California Environmental Quality Act. Documentation of that review is on file with the Clerk of the Board of Supervisors in File No. _____.

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

By: _____
Sarah Ellen Owsowitz
Deputy City Attorney