

LEGISLATIVE DIGEST

[Planning Code - Zoning - Prohibiting Formula Retail Pet Supply Stores in the Geary Boulevard Fast Food Subdistrict]

Ordinance amending the San Francisco Planning Code by amending Section 781.4 to: 1) prohibit formula retail pet supply stores, as defined, in the Geary Boulevard Fast-Food Subdistrict; 2) amending the name of the Subdistrict to reflect this new prohibited use; and 3) adopting findings, including environmental findings and findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.

Existing Law

Currently formula retail uses, as defined in Section 703.3 of the Planning Code, require conditional use permits in Neighborhood Commercial Districts, City wide. (See Section 703.4). This applies to all formula retail uses, including pet supply stores.

Amendments to Current Law

The Geary Boulevard Fast-Food Subdistrict extends between 14th and 28th Avenues, in properties zoned a NC-3 (Moderate Scale Neighborhood Commercial District).

This Ordinance amends Planning Code Section 781.4 to prohibit formula retail pet supply stores in the Geary Boulevard Fast-Food Subdistrict, and amends the name of the subdistrict to reflect this new prohibition. These uses are now subject to a conditional use requirement, pursuant to Section 703.4. If the Ordinance is adopted, they would be prohibited altogether in the Subdistrict.

The Ordinance defines “pet supply stores” as “a retail use which sells pet food, toys, apparatus and similar pet items.” This definition is based on an interpretation by the Zoning Administrator. (See Zoning Administrator Interpretation on “Animal Services, Where Permitted”, dated 8/90).

The Ordinance would apply retroactively to any pending applications for conditional use authorization for formula retail pet supply stores in the Subdistrict.

Background Information

This Ordinance seeks to prohibit formula retail pet supply stores in the Subdistrict to preserve the mix and variety of goods and services provided to the Richmond neighborhood and City residents, and to prevent further aggravation of parking and traffic congestion in this area.