

161-09

FILE NO. 090367

ORDINANCE NO.

1 [Planning Code Amendment - Philanthropic Administrative Service Use; Zoning Map
2 Amendment--2503 Clay Street.]

3 **Ordinance amending the San Francisco Planning Code by adding Section 790.107 to**
4 **define a Philanthropic Administrative Service Use and by adding 718.85 to the Zoning**
5 **Control Table in Section 718 to authorize a Philanthropic Administrative Service Use as**
6 **a permitted use in the Upper Fillmore Street Neighborhood Commercial District;**
7 **amending Sheet ZN02 of the Zoning Maps of the City and County of San Francisco to**
8 **change the zoning for Assessor's Block 0630, Lot 032 (2503 Clay Street) from RH-2 to**
9 **Upper Fillmore Street NCD; adopting findings, including environmental findings,**
10 **Section ~~304~~ 302 findings, and findings of consistency with the General Plan and the**
11 **priority policies of Planning Code Section 101.1.**

12
13 NOTE: Additions are *single-underline italics Times New Roman*;
14 deletions are *strike-through italics Times New Roman*.
15 Board amendment additions are double-underlined;
16 Board amendment deletions are ~~strikethrough-normal~~.

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

18 Section 1. Findings. The Board of Supervisors hereby finds that:

19 (a) The Planning Department has determined that the actions contemplated in this
20 ordinance comply with the California Environmental Quality Act (California Public Resources
21 Code Section 21000 et seq.). Said determination is on file with the Clerk of the Board of
22 Supervisors in File No. 090367 and is incorporated herein by reference.

23 (b) These Planning Code and Zoning Map amendments will serve the public
24 necessity, convenience, and welfare for the reasons set forth in Planning Commission
25 Resolution No. 17889 recommending that the Board of Supervisors approve said
amendments, and the Board incorporates such reasons herein by reference. A copy of

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1 Planning Commission Resolution No. 17889 is on file with the Clerk of the Board of
2 Supervisors in File No. 090367.

3 (c) These Planning Code and Zoning Map amendments are consistent with the
4 General Plan and with the priority policies of Planning Code Section 101.1 for the reasons set
5 forth in Planning Commission Resolution No. 17889, and the Board incorporates such
6 reasons herein by reference.

7 Section 2. The San Francisco Planning Code is hereby amended by adding Section
8 790.107, to read as follows:

9 SEC. 790.107. SERVICE, PHILANTHROPIC ADMINISTRATIVE.

10 A nonretail use which provides executive, management, administrative, and clerical services
11 and support related to philanthropic activities that serve non-profit institutions and organizations; such
12 philanthropic activities may include funding and support of educational, medical, environmental,
13 cultural, and social services institutions and organization. Such uses:

14 (a) may not be located on the first story of buildings, where the most recent prior use of which
15 was any use other than residential or office; and

16 (b) may be located in a single undivided space not physically separated from a residential use;
17 provided that:

18 (1) any Residential Conversion above the first story, associated with, or following,
19 commencement of such use shall be considered a conditional use requiring approval pursuant to
20 Section 703.2(b)(1)(B); and

21 (2) any loss of dwelling units described in Section 317 shall require approval as provided in
22 Section 317.

23 Section 3. The San Francisco Planning Code is hereby amended by amending Section
24 718 to add subsection 718.85, to read as follows:

25 SEC. 718. UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT

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ZONING CONTROL TABLE

			Upper Fillmore Street
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
718.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250--252, 260, 270, 271	40-X
718.11	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
718.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a) (e)
718.13	Street Frontage		Required § 145.1
718.14	Awning	§ 790.20	P § 136.1(a)
718.15	Canopy	§ 790.26	P § 136.1(b)
718.16	Marquee	§ 790.58	P § 136.1(c)
718.17	Street Trees		Required § 143
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
718.20	Floor Area Ratio	§§ 102.9, 102.11, 123	2.5 to 1 § 124(a) (b)
718.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2
718.22	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)

1	718.23	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)		
2	718.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)		
3	718.25	Drive-Up Facility	§ 790.30			
4	718.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)		
5	718.27	Hours of Operation	§ 790.48	P 6 a.m.--2 a.m.; C 2 a.m.--6 a.m.		
6	718.30	General Advertising Sign	§§ 262, 602--604, 608, 609			
7	718.31	Business Sign	§§ 262, 602--604, 608, 609	P § 607.1(f) 2		
8	718.32	Other Signs	§§ 262, 602--604, 608, 609	P § 607.1(c) (d) (g)		

No.	Zoning Category	§ References	Upper Fillmore Street			
			Controls by Story			
		§ 790.118	1st	2nd	3rd+	
15	718.38	Residential Conversion	§ 790.84	P	C	
16	718.39	Residential Demolition	§ 790.86	P	C	C
Retail Sales and Services						
17	718.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P	P	
18	718.41	Bar	§ 790.22			
19	718.42	Full-Service Restaurant	§ 790.92			
20	718.43	Large Fast Food Restaurant	§ 790.90			

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718.44	Small Self-Service Restaurant	§ 790.91			
718.45	Liquor Store	§ 790.55	C		
718.46	Movie Theater	§ 790.64	P		
718.47	Adult Entertainment	§ 790.36			
718.48	Other Entertainment	§ 790.38	C		
718.49	Financial Service	§ 790.110	C		
718.50	Limited Financial Service	§ 790.112	C		
718.51	Medical Service	§ 790.114	P	P	
718.52	Personal Service	§ 790.116	P	P	
718.53	Business or Professional Service	§ 790.108	P	P	
718.54	Massage Establishment	§ 790.60, § 1900 Health Code	C		
718.55	Tourist Hotel	§ 790.46	C	C	C
718.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
718.57	Automotive Gas Station	§ 790.14			
718.58	Automotive Service Station	§ 790.17			
718.59	Automotive Repair	§ 790.15			
718.60	Automotive Wash	§ 790.18			
718.61	Automobile Sale or Rental	§ 790.12			
718.62	Animal Hospital	§ 790.6	C		
718.63	Ambulance Service	§ 790.2			
718.64	Mortuary	§ 790.62			
718.65	Trade Shop	§ 790.124	P		
718.66	Storage	§ 790.117			

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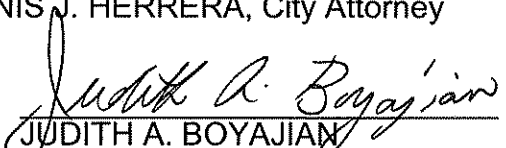
1	718.67	Video Store	§ 790.135	C	C	
2	718.68	Fringe Financial Service	§ 790.111			
3	718.69	Tobacco Paraphernalia Establishments	§ 790.123	C		
4	718.69A	Self-Service Specialty Food	§ 790.93			
5	Institutions and Non-Retail Sales and Services					
6	718.70	Administrative Service	§ 790.106			
7	718.80	Hospital or Medical Center	§ 790.44			
8	718.81	Other Institutions, Large	§ 790.50	P	C	C
9	718.82	Other Institutions, Small	§ 790.51	P	P	P
10	718.83	Public Use	§ 790.80	C	C	C
11	718.84	Medical Cannabis Dispensary	§ 790.141	P		
12	<u>718.85</u>	<i>Philanthropic Administrative Services</i>	<u>§ 790.107</u>	<u>P</u>	<u>P</u>	<u>P</u>
13	RESIDENTIAL STANDARDS AND USES					
14	718.90	Residential Use	§ 790.88	P	P	P
15	718.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 600 sq. ft. lot area § 207.4		
16	718.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 210 sq. ft. lot area § 208		
17	718.93	Usable Open Space [<i>Per Residential Unit</i>]	§§ 135, 136	Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)		
18	718.94	Off-Street Parking, Residential	§§ 150, 153--157, 159--160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
19	718.95	Community Residential Parking	§ 790.10	C	C	C

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Section 4. Pursuant to Sections 106 and 302(c) of the Planning Code, the following change in use classification, duly approved and recommended to the Board of Supervisors by the Planning Commission, is hereby adopted as an amendment to Sheet ZN02 of the Zoning Maps of the City and County of San Francisco:

<u>Description of Property</u>	<u>Use District to be Superseded</u>	<u>Use District hereby Approved</u>
Assessor's Block 0630, Lot 032	RH-2	<u>Upper Fillmore Street NCD</u>

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

By: 
JUDITH A. BOYAJIAN
Deputy City Attorney



City and County of San Francisco

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Tails Ordinance

File Number: 090367

Date Passed:

Ordinance amending the San Francisco Planning Code by adding Section 790.107 to define a Philanthropic Administrative Service Use and by adding 718.85 to the Zoning Control Table in Section 718 to authorize a Philanthropic Administrative Service Use as a permitted use in the Upper Fillmore Street Neighborhood Commercial District; amending Sheet ZN02 of the Zoning Maps of the City and County of San Francisco to change the zoning for Assessor's Block 0630, Lot 032 (2503 Clay Street) from RH-2 to Upper Fillmore Street NCD; adopting findings, including environmental findings, Section 302 findings, and findings of consistency with the General Plan and the priority policies of Planning Code Section 101.1.

June 30, 2009 Board of Supervisors — PASSED ON FIRST READING

Ayes: 11 - Alioto-Pier, Avalos, Campos, Chiu, Chu, Daly, Dufty, Elsbernd, Mar, Maxwell, Mirkarimi

July 7, 2009 Board of Supervisors — FINALLY PASSED

Ayes: 11 - Alioto-Pier, Avalos, Campos, Chiu, Chu, Daly, Dufty, Elsbernd, Mar, Maxwell, Mirkarimi

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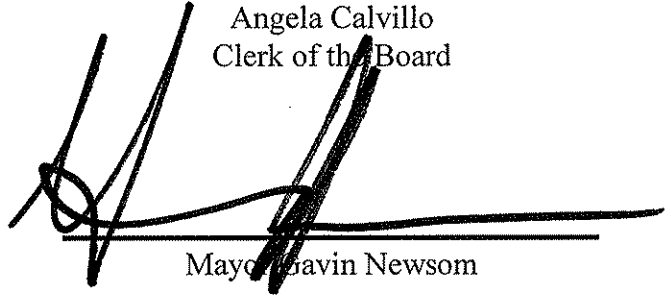
I hereby certify that the foregoing Ordinance
was **FINALLY PASSED** on July 7, 2009 by
the Board of Supervisors of the City and
County of San Francisco.



Angela Calvillo
Clerk of the Board

7/15/2009

Date Approved



Mayor Gavin Newsom