File No. 251099 **Committee Item No.** 4
Board Item No. 4

COMMITTEE/BOARD OF SUPERVISORS

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Committee: Land Use and Transportation **Date:** January 26, 2026
Board of Supervisors Meeting: **Date:** February 10, 2026

Cmte Board

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Prepared by: John Carroll **Date:** January 22, 2026
Prepared by: John Carroll **Date:** January 29, 2026
Prepared by: **Date:**

[Planning Code - Corrections and Clarifications]

Ordinance amending the Planning Code to make various clarifying and typographical changes, and prohibit massage establishments and massage sole practitioner uses as accessory uses to residential uses; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
Additions to Codes are in *single-underline italics Times New Roman font*.
Deletions to Codes are in ~~*strikethrough italics Times New Roman font*~~.
Board amendment additions are in double-underlined Arial font.
Board amendment deletions are in ~~strikethrough Arial font~~.
Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables. **Do NOT delete this NOTE: area.**

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

Section 1. Environmental and Land Use Findings.

(a) The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No. 251099 and is incorporated herein by reference. The Board affirms this determination.

(b) On October 23, 2025, the Planning Commission, in Resolution No. 21856, adopted findings that the actions contemplated in this ordinance are consistent, on balance, with the City's General Plan and eight priority policies of Planning Code Section 101.1. 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. 251099, and is incorporated herein by reference.

(c) Pursuant to Planning Code Section 302, this Board finds that this ordinance will serve the public necessity, convenience, and welfare for the reasons set forth in Planning Commission Resolution No. 21856, and incorporates such reasons by this reference thereto. A copy of said resolution is on file with the Clerk of the Board of Supervisors in File No. 251099.

Section 2. Articles 1, 1.2, 1.5, 2, 2.5, 3, 4, 6, 7, 8, and 9 of the Planning Code are hereby amended by revising Sections 102, 106, 121.1, 121.2, 121.6, 134, 138, 147, 155.2, 201, 202.12, 204.1, 210.3, 249.5, 249.31, 270, 270.2, 303.1, 305.1, 306.2, 306.6, 306.7, ~~318,~~ 401, 412, 607.2, 608.16, 701, 711, 714, 718, 721, 726, 731, 732, 733, 734, 780, 781, 784, 838, 890.60, 970, and 973, to read as follows:

SEC. 102. DEFINITIONS.

* * * *

Entertainment, Nighttime. A Retail Entertainment, Arts and Recreation Use that includes dance halls, discotheques, nightclubs, private clubs, and other similar evening-oriented entertainment activities which require dance hall keeper police permits or Place of Entertainment police permits, as defined in Section 1060 of the Police Code, which are not limited to non-amplified live entertainment, including Restaurants and Bars which present such activities. Nighttime Entertainment uses do not include any Arts Activity, any theater performance space which does not serve alcoholic beverages during performances, or any temporary uses permitted pursuant to Sections 205 through 205.5 of this Code. ~~*This use is also subject to the controls in Section 202.11.*~~ Nighttime Entertainment uses are subject to the

Entertainment Commission's Good Neighbor Policy. The use may include a non-profit theater with ABC license Type 64 and a music entertainment facility with ABC license Type 90.

* * * *

Grocery, General. A Retail Sales and Services Use that:

(a) Offers a diverse variety of unrelated, non-complementary food and non-food commodities, such as beverages, dairy, dry goods, fresh produce and other perishable items, frozen foods, household products, and paper goods;

(b) May provide beer, wine, and/or liquor sales for consumption off the premises with a California Alcoholic Beverage Control Board License ~~t~~*T*ype 20 (off-sale beer and wine) or ~~t~~*T*ype 21 (off-sale general)*, provided that all areas devoted to the display and sale of alcoholic beverages occupy no more than* ~~*that occupy less than*~~ 15% of the ~~*Occupied*~~ *Gross* Floor Area of the establishment~~ *(including all areas devoted to the display and sale of alcoholic beverages)*~~;

(c) May prepare minor amounts of food on site for immediate consumption;

(d) Markets the majority of its merchandise at retail prices; and

(e) Shall operate with the specified conditions in Section 202.2(a)(1).

~~(f)~~ Such businesses require Conditional Use authorization for conversion of a General Grocery ~~u~~*U*se greater than 5,000 square feet, pursuant to Section*s* 202.3 and 303(l).

Grocery, Specialty. A Retail Sales and Services Use that:

(a) Offers specialty food products such as baked goods, pasta, cheese, confections, coffee, meat, seafood, produce, artisanal goods, and other specialty food products, and may also offer additional food and non-food commodities related or complementary to the specialty food products;

(b) May provide beer, wine, and/or liquor sales for consumption off the premises with a California Alcoholic Beverage Control Board License ~~t~~*T*ype 20 (off-sale beer and wine) or ~~t~~*T*ype 21 (off-sale general)*, provided that all areas devoted to the display and sale of alcoholic*

beverages occupy no more than ~~*which occupy less than*~~ 15% of the ~~*Occupied*~~ *Gross* Floor Area of the establishment~~ *(including all areas devoted to the display and sale of alcoholic beverages)*~~;

(c) May prepare minor amounts of food on site for immediate consumption off-site with no seating permitted; and

(d) Markets the majority of its merchandise at retail prices.

~~*(e)*~~ Such businesses that provide food or drink per subsections (b) and (c) above shall operate with the specified conditions in Section 202.2(a)(1).

* * * *

Liquor Store. A Retail Sales and Service Use that sells beer, wine, or distilled spirits to a customer in an open or closed container for consumption off the premises and that needs a State of California Alcoholic Beverage Control Board License ~~*t*~~*T*ype 20 (off-sale beer and wine) or ~~*t*~~*T*ype 21 (off-sale general). This classification shall not include retail uses that:

(a) are both (1) classified as a General Grocery, a Specialty Grocery, or a Restaurant-Limited, and (2) have a Gross Floor Area devoted to alcoholic beverages that is within the applicable accessory use limits for the use district in which it is located, or

(b) have both (1) a Non-~~*r*~~*R*esidential Use Size of greater than 10,000 ~~*gross*~~ square feet *of Gross Floor Area* and (2) a ~~*g*~~*G*ross ~~*f*~~*F*loor ~~*a*~~*A*rea devoted to alcoholic beverages that is within accessory use limits as set forth in Section 204.3 or Section 703(d) of this Code, depending on the zoning district in which the use is located.

(c) For purposes of Planning Code Sections 249.5, 781.8, 781.9, 782, and 784, the retail uses explicitly exempted from this definition as set forth above shall only apply to General Grocery and Specialty Grocery stores that exceed 5,000 square feet ~~*in size and shall not*~~ *of Gross Floor Area provided such stores do not*:

(1) sell any malt beverage with an alcohol content greater than 5.7% ~~*percent*~~ by volume; any wine with an alcohol content of greater than 15% ~~*percent*~~ by volume, except for "dinner

wines" that have been aged two years or more and maintained in a corked bottle; or any distilled spirits in container sizes smaller than 600 milliliters;

(2) devote more than 15*%* ~~*percent*~~ of the *Gross Floor Area* ~~*square footage*~~ of the establishment to the display and sale of alcoholic beverages; and

(3) sell single servings of beer in container sizes 24 ounces or smaller.

Liquor Store uses are subject to the operating conditions of Section 202.2(a)(6). Where conditionally permitted, the Conditional Use authorization shall also satisfy the conditions of Section 303(z).

* * * *

Massage Establishment. A Retail Sales and Service Use defined by Section 29.5 of the Health Code. For purposes of the Planning Code only, "Massage Establishment" shall include a "Massage Establishment" but shall not include a "Sole Practitioner Massage Establishment," as these terms are defined in Section 29.5 of the Health Code. The Massage Establishment shall first obtain a permit from the Department of Public Health pursuant to Section 29.25 of the Health Code, or a letter from the Director of the Department of Public Health certifying that the establishment is exempt from such a permit under Section 29.25 of the Health Code.

* * * *

Planning Department (Department). The San Francisco Planning Department. For purposes of Article 4, may include the Planning Department's designee, including the Mayor's Office of Housing *and Community Development* and other City agencies or departments.

* * * *

SEC. 106. ZONING MAP INCORPORATED HEREIN.

The Zoning Map of the City and County of San Francisco referred to in Section 105, the original of which is on file with the Clerk of the Board of Supervisors under File No. 4608,

is hereby incorporated herein as though fully set forth, and the designations, locations and boundaries of districts shall be as shown thereon, subject to the provisions of Section 105 hereof. The Zoning Map may be amended by ordinance adopted by the Board of Supervisors in accordance with Section 302(c), relating to amendments approved by the ~~*City*~~ Planning Commission, or by ordinance adopted by the Board of Supervisors in accordance with Sections 302(c) and 308.1(d), relating to amendments disapproved by the ~~*City*~~ Planning Commission. Such amendments whether heretofore or hereafter adopted, shall not be printed or reprinted as part of the text of the ~~*City*~~ Planning Code, but the changes so authorized thereupon shall be incorporated in the Zoning Map and shall be included in any subsequent editions thereof.

SEC. 121.1. DEVELOPMENT OF LARGE LOTS IN NEIGHBORHOOD COMMERCIAL DISTRICTS LOCATED IN THE PRIORITY EQUITY GEOGRAPHIES SPECIAL USE DISTRICT.

(a) **Purpose.** In order to promote, protect, and maintain a scale of development that 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 Neighborhood Commercial Districts located in the Priority Equity Geographies Special Use District established under Section 249.97 shown in the table below shall be permitted only as Conditional Uses.

District	**Lot Size Limits**
North Beach (*)	2,500 sq. ft.

Polk Street (*)	
NC-1 *(*)*, NCT-1 (*)	5,000 sq. ft.
24th Street-Mission	
Broadway	
NC-2 *(*)*, NCT-2 (*)	10,000 sq. ft.
NC-3 *(*)*, NCT-3 (*)	
Bayview	
Divisadero Street (*)	
Excelsior Outer Mission Street	
Fillmore Street (*)	
Folsom Street	
~~*Hayes-Gough*~~ *Japantown*	
Leland Avenue	
Lower Polk Street	
Mission Street	
San Bruno Avenue	
SoMa	
~~*Upper Market Street*~~	
Valencia Street (*)	

(*) These districts are located at least partially in the Priority Equity Geographies Special Use District established under Section 249.97. The controls in this Section 121.1 shall apply to those areas of these districts that are within the Priority Equity Geographies SUD. The

controls in this Section 121.1 shall not apply to portions of any Neighborhood Commercial District that are outside the Priority Equity Geographies SUD.

(b) **Design Review Criteria.** In addition to the criteria of Section 303(c) of this Code, the Planning Commission shall consider the extent to which the following criteria are met:

(1) The mass, facade, and other physical characteristics of the proposed structure are compatible with objective design standards established with community input for the districts listed above, which may be specific to particular districts.

(2) Where 5,000 or more gross square feet of Non-Residential space is proposed, the project provides commercial spaces in a range of sizes, including one or more spaces of 1,000 gross square feet or smaller, to accommodate a diversity of neighborhood business types and business sizes.

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

(a) ***Non-Residential Use Sizes Conditionally Permitted.*** In order to protect and maintain a scale of development appropriate to each district, Non-Residential Uses Sizes larger than the square footage stated in the table below may be permitted only as Conditional Uses, subject to the exception in Section 121.2(b). The Non-Residential Use Size shall be measured as the Gross Floor Area for each individual Non-Residential Use.

District	**Use Size Limits**
Castro Street*	2,000 sq. ft.
Pacific Avenue	
24th Street-Mission	2,500 sq. ft.

24th Street-Noe Valley	
Haight Street	
Inner Clement Street	
Inner Sunset	
Japantown	
Outer Clement Street	
Sacramento Street	
Union Street	
Upper Fillmore Street	
West Portal Avenue**	
NC-1, NCT-1	3,000 sq. ft.
Broadway	
Cole Valley	
Hayes-Gough	
North Beach	
Polk Street **	
Lakeview Village	
Upper Market Street	
Valencia Street	
NC-2, NCT-2	4,000 sq. ft.
Cortland Avenue	
Divisadero Street	
Folsom Street	
Glen Park	
Inner Balboa Street	
Inner Taraval Street	
Irving Street	
Judah Street	
Leland Avenue	
Lower Haight Street	

Noriega Street	
Ocean Avenue	
Outer Balboa Street	
San Bruno Avenue	
SoMa	
Taraval Street	
NC-3, NCT-3	6,000 sq. ft.
Bayview	
Excelsior Outer Mission Street	
Fillmore Street	
Geary Boulevard	
Lower Polk Street	
Mission Bernal	
Mission Street	
NC-S	
Regional Commercial District	10,000 sq. ft.

* Subject to Section 121.2(d).

** Conditional Use *authorization* not required for any Limited Restaurant use that relocates within the Polk Street NCD, and is designated as a Legacy Business as of the effective date of the ordinance in Board File No. 240411, or any Health Service use in the West Portal Avenue ~~*Neighborhood Commercial District*~~ *NCD* located at Assessor's Parcel Block No. 2989B, Lot 17.

In addition to the criteria of Section 303(c) of this Code, the Commission shall consider the extent to which the following criteria are met:

(1) The intensity of activity in the district is not such that allowing the larger use will be likely to foreclose the location of other needed neighborhood-serving uses in the area.

(2) The proposed use will serve the neighborhood, in whole or in significant

part, and the nature of the use requires a larger size in order to function.

(3) The building in which the use is to be located is designed in discrete elements which respect the scale of development in the district.

(b) ***Division of Non-Residential Uses.*** Notwithstanding Sections 121.2(a), 178, and 186.1, existing Non-Residential Uses that are larger than the use size limits in subsection (a) may be divided into two or more smaller Non-Residential Uses that are larger than the use size limits in subsection (a), and such a division shall not require a Conditional Use Authorization provided the division does not cause a Net Addition of Gross Floor Area.

(c) ***Non-Residential Use Size Maximum in the Mission Street NCT.*** In order to protect the pedestrian scale of the Mission Street NCT and provide space for small businesses, the following control shall apply in the Mission Street NCT:

(1) **Applicability.** Lot mergers pursuant to Section 121.7(f) and any project located on a parcel that was created as a result of a lot merger pursuant to Section 121.7(f).

(2) **Control.** Any such project that does not include at least one non-residential space of no more than 2,500 square feet, located on the ground floor and fronting directly onto Mission Street, shall require a conditional use authorization. In considering whether to grant such conditional use authorization, the Commission shall consider the criteria in Sections 121.2(a) and 303(c).

(d) ***Non-Residential Use Size Maximum in the Castro Street NCD.*** In order to protect and maintain the pedestrian scale of the Castro Street ~~*Neighborhood Commercial District*~~ *NCD* and provide space for small businesses, Non-Residential Use Sizes larger than 4,000 square feet shall not be permitted, with the exception that a Child Care Facility, School, Post-Secondary Educational Institution, Religious Institution, Social Service or Philanthropic Facility, Community Facility, or a Residential Care Facility as defined in Section 102 of this Code that is operated by a non-profit and is neighborhood-serving may exceed this Non-Residential Use

Size limit with Conditional Use authorization.

SEC. 121.6. LARGE-SCALE RETAIL USES.

Notwithstanding any other provision of this Code, establishment of a single ~~r~~*R*etail ~~u~~*U*se in excess of 50,000 gross square feet in any zoning district other than the C-3 Zoning Districts shall require ~~c~~*C*onditional ~~u~~*U*se authorization pursuant to Section 303 unless such use already is prohibited. This Section 121.6 shall apply to the establishment of a new ~~u~~*U*se and the expansion of an existing ~~u~~*U*se. For purposes of this Section, "single ~~r~~*R*etail ~~u~~*U*se" shall include~~*, except for Hotels and Motels,*~~ all Retail Sales and Service Uses listed in Section 102 and retail uses identified in Article 8 of this Code*, except General Grocery, Hotel, and Motel Uses*. This Section shall not apply to Health Service Uses and Reproductive Health Clinics located in the MUO District east of 7th Street. Notwithstanding this Section 121.6, division of Non-Residential Use Sizes is permitted to the extent provided in Section 121.5.

SEC. 134. REAR YARDS IN R, RC, RTO, NC, M, CMUO, MUG, MUO, MUR, RED, RED-MX, SPD, UMU, AND WMUG DISTRICTS; AND LOT COVERAGE REQUIREMENTS IN C DISTRICTS.

* * * *

(d) Rear Yard Location Requirements.

* * * *

(3) **RC-3, RC-4, NC-3, NCT-3, Bayview, Broadway, Fillmore Street, Geary Boulevard, Hayes-Gough, Japantown, SoMa NCT, Mission Bernal, Mission Street, Polk Street, Lower Polk Street, ~~*Pacific Avenue,*~~ M, SPD, MUR, MUG, MUO, and UMU Districts.** Rear yards shall be provided at the lowest story containing a Dwelling Unit, and at each succeeding level or story of the building. In the Hayes-Gough NCT, lots fronting the east side of Octavia

Boulevard between Linden and Market Streets (Central Freeway Parcels L, M, N, R, S, T, U, and V) are not required to provide rear yards at any level of the building, provided that the project fully meets the usable open space requirement for Dwelling Units pursuant to Section 135, meets the exposure requirements of Section 140, and gives adequate architectural consideration to the light and air needs of adjacent buildings given the constraints of the project site.

SEC. 138. PRIVATELY-OWNED PUBLIC OPEN SPACE (POPOS) REQUIREMENTS.

* * * *

(e) **Approval of Open Space Type and Features.**

(1) In C-3 Districts, the type, size, location, physical access, seating and table requirements, landscaping, availability of commercial services, sunlight and wind conditions and hours of public access shall be reviewed ~~*and approved in accordance with the provisions of Section 309,*~~ and shall generally conform to the "Guidelines for Open Space in the Open Space Section of the Downtown Plan, or any amendments thereto.

* * * *

SEC. 147. REDUCTION OF SHADOWS ON CERTAIN PUBLIC OR PUBLICLY ACCESSIBLE OPEN SPACES IN C-3~~*, SOUTH OF MARKET MIXED USE,*~~ **AND EASTERN NEIGHBORHOODS MIXED USE DISTRICTS.**

New buildings and additions to existing buildings in C-3~~*, South of Market Mixed Use,*~~ and Eastern Neighborhoods Mixed Use Districts where the building height exceeds 50 feet shall be shaped, consistent with the dictates of good design and without unduly restricting the development potential of the site in question, to reduce substantial shadow impacts on public plazas and other publicly accessible spaces other than those protected under Section 295. In

determining the impact of shadows, the following factors shall be ~~*taken into account*~~ *considered*: The amount of area shadowed, the duration of the shadow, and the importance of sunlight to the type of open space being shadowed. Determinations under this Section with respect to C-3 Districts shall be made in accordance with the provisions of Section 309 of this Code. Determinations under this Section with respect to ~~*South of Market Mixed Use and*~~ Eastern Neighborhoods Mixed Use Districts shall be made in accordance with the provisions of Section 307 of this Code.

SEC. 155.2. BICYCLE PARKING: APPLICABILITY AND REQUIREMENTS FOR SPECIFIC USES.

* * * *

(b) **Rules for Calculating Bicycle Parking Requirements.**

* * * *

(6) Where a project proposes to construct new Non-Residential Uses or increase the area of existing Non-Residential Uses, for which the project has not identified specific uses at the time of project approval by the Planning Department or Planning Commission, the project shall provide the amount of non-residential bicycle parking required for Retail Sales per Table 155.2.

Table 155.2 ***BICYCLE PARKING SPACES REQUIRED***		
Use	***Minimum Number of Class 1 Spaces Required***	***Minimum Number of Class 2 Spaces Required***
* * * *		
NON-RESIDENTIAL USES		
* * * *		

Entertainment, Arts and Recreation Uses Category		
Entertainment, Arts and Recreation Uses not listed below	Five Class 1 spaces for facilities with a capacity of less than 500 guests; 10 Class 1 spaces for facilities with capacity of gr<u>e</u>ater than 500 guests.	One Class 2 space for every ~~*500*~~ <u>*50*</u> seats or for every portion of each 50 person capacity.
* * * *		

* * * *

SEC. 201. CLASSES OF USE DISTRICTS.

* * * *

Named Neighborhood Commercial Districts (Defined in Sec. 702(a)(1))
* * * *
Inner Taraval Street Neighborhood Commercial District (Defined in Sec. 745)
<u>*Leland Avenue Neighborhood Commercial District (Defined in Sec. 746)*</u>

* * * *

~~***SEC. 202.12. LIMITATION ON CHANGE IN USE OR DEMOLITION OF A LAUNDROMAT USE.***~~

~~*Notwithstanding any other provision of this Article 2, for the three years following the effective date of the ordinance in Board File No. 210808 adopting this Section 202.12, a change in use or demolition of a Laundromat use, as defined in Section 102, shall require Conditional Use authorization pursuant to Section 303. In acting on any application for Conditional Use authorization for changes in use or demolition of a Laundromat use, the Commission may consider the following criteria in addition to the criteria set forth in Section 303(c) and (d) of this Code:*~~

~~*(a) Whether comparable Laundromat uses and services are available in the immediate vicinity that are accessible to seniors, people with disabilities, and other residents;*~~

~~*(b) Whether, in the three years immediately prior to the date of the application for Conditional Use authorization, the rate of Laundromat closures in the immediate vicinity of the proposed change of use and/or citywide exceeds the rate of new Laundromat uses or equally accessible alternatives;*~~

~~*(c) Whether the proposed change in use would serve the essential needs of lower-income residents; and*~~

~~*(d) Whether the proposed change in use is in a census tract where at least 17% of the households had income at or below the federal poverty level.*~~

SEC. 204.1. ACCESSORY USES FOR DWELLINGS IN ALL DISTRICTS.

No use shall be permitted as an accessory use to a dwelling unit in any District that involves or requires any of the following:

* * * *

(i) The conduct of a business office open to the public other than for sales related to garden produce of Neighborhood Agriculture as defined by Section 102, or the finished products of a Cottage Food Operation; ~~*or*~~

(j) A Medical Cannabis Dispensary as defined in Section 102~~*of this Code.*~~*; or*

(k) A Massage Establishment as defined in Section 102, or either a Sole Practitioner or Sole Practitioner Massage Establishment as defined in Section 29.5 of the Health Code (a Health Service Use).

* * * *

SEC. 210.3. PDR DISTRICTS.

* * * *

Table 210.3

ZONING CONTROL TABLE FOR PDR DISTRICTS

Zoning Category	**§ References**	**PDR-1-B**	**PDR-1-D**	**PDR-1-G**	**PDR-2**
* * * *					
NON-RESIDENTIAL STANDARDS AND USES					
* * * *					
Automotive Use Category					
~~*Parcel Delivery Service (25)*~~	~~*§ 102*~~	~~*NP*~~	~~*P*~~	~~*P*~~	~~*P*~~
* * * *					
Service, Parcel Delivery *(25)*	§§ 102, 303 (cc)	C	C	C	C
* * * *					

* * * *

(25) Also considered a Production, Distribution, and Repair (PDR) use as defined in Sec. 102.

SEC. 249.5. NORTH OF MARKET RESIDENTIAL SPECIAL USE DISTRICT.

* * * *

(c) **Controls.** The following zoning controls are applicable in the North of Market

Residential Special Use District. Certain controls are set forth in other Sections of this Code and are referenced herein.

* * * *

~~*(7) Building setbacks are required in this district pursuant to Section 132.2; provisions for exceptions are also set forth in Section 132.2 of this Code.*~~

(~~8~~7) Exceptions to the rear yard requirements for an RC-4 District may be granted pursuant to Section 134(g) of this Code.

(~~9~~8) All provisions of the Planning Code applicable in an RC-4 Use District shall apply within that portion of the district zoned RC-4, except as specifically provided above. All provisions of the Planning Code applicable in a P Use District shall apply within that portion of the district zoned P, except as specifically provided above.

(~~10~~9) All demolitions of buildings containing residential units shall be permitted only if authorized as a conditional use under Section 303 of this Code, unless the Director of the Department of Building Inspection or the Chief of the Bureau of Fire Prevention and Public Safety determines that the building is unsafe or dangerous and that demolition is the only feasible means to secure the public safety. When considering whether to grant a conditional use ~~*permit*~~ *authorization* for the demolition, in lieu of the criteria set forth in Planning Code Section 303(c), consideration shall be given to the purposes of the North of Market Residential Special Use District set forth in Section 249.5(b), above, to the adverse impact on the public health, safety and general welfare due to the loss of existing housing stock in the district and to any unreasonable hardship to the applicant if the permit is denied. Demolition of residential hotel units shall also comply with the provisions of the Residential Hotel Ordinance.

(~~11~~10) **Tenderloin Neon Special Sign District.**

* * * *

SEC. 249.31. JAPANTOWN SPECIAL USE DISTRICT.

* * * *

(b) **Controls.** The following provisions, in addition to all other applicable provisions of the Planning Code, shall apply within such Special Use District:

(1) **Conditional Use Authorization.** The following activities *for non-residential Uses*, if not otherwise prohibited, shall require Conditional Use authorization from the Planning Commission pursuant to Section 303.

(A) **Use Size.** The establishment of a new ~~u~~*U*se or any change in ~~u~~*U*se in excess of 4,000 gross square feet.

(B) **Merger.** The merger of one or more existing ~~u~~*U*ses into a ~~u~~*U*se in excess of 2,500 gross square feet.

(2) For any *non-residential* ~~u~~*U*se subject to ~~c~~*C*onditional ~~u~~*U*se authorization and for any activity that the Planning Commission considers under its discretionary review power, the Planning Commission shall make the following additional findings:

(A) The ~~u~~*U*se is not incompatible with the cultural and historic integrity, neighborhood character, development pattern, and design aesthetic of the Special Use District; and

(B) The ~~u~~*U*se supports one or more of the purposes for establishing the Japantown Special Use District.

~~*(3) **Notice.** Any change in use or establishment of a new use in the neighborhood commercial zones within this Special Use District shall require notice pursuant to section 312 and shall include a posted notice. Posted notice shall be in locations that the Zoning Administrator designates. Said locations shall be easily visible to members of the public and shall be posted, at a minimum, on Geary Boulevard, Post Street, and Webster Street, Fillmore Street, or Laguna Street.*~~

SEC. 270. BULK LIMITS: MEASUREMENT.

* * * *

TABLE 270 **BULK LIMITS**			
District Symbol on Zoning Map	**Height Above Which Maximum Dimensions Apply (in feet)**	**Maximum Plan Dimensions (in feet)**	
		Length	**Diagonal Dimension**
* * * *			
T	~~*At setback height established pursuant to Section 132.2, but no higher than*~~ 80 ~~*feet.*~~	110	125
* * * *			

* * * *

SEC. 270.2. SPECIAL BULK AND OPEN SPACE REQUIREMENT: MID-BLOCK ALLEYS IN LARGE LOT DEVELOPMENT IN THE EASTERN NEIGHBORHOODS MIXED USE DISTRICTS, SOUTH OF MARKET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT, FOLSOM STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT, REGIONAL COMMERCIAL DISTRICT, C-3 DISTRICT*S*, AND DTR DISTRICT*S*.

(a) **Findings.** The historically industrial parts of the City, including the South of Market, Showplace Square, Central Waterfront, and Mission, typically have very large blocks. In the

South of Market, a typical block is 825 feet in length and 550 feet in width; in Showplace Square and the Central Waterfront blocks extend up to 800 feet in length and greater; and in the Mission many blocks are over 500 feet in length. In areas of the City historically developed as moderate and high-density residential and commercial environments, the block pattern is much smaller, with many alternate and redundant paths of travels, service alleys, and public mid-block pedestrian walkways and stairways: the typical North of Market block is 275 feet in width and not more than 412.5 feet in length, often with minor alleys bisecting these blocks further into smaller increments.

Large blocks inhibit pedestrian movement and convenience by significantly lengthening walking distances between points, thereby reducing the ability and likelihood of people to walk between destinations, including reducing access to and likelihood of using transit. Academic studies have shown that the likelihood of people to walk for trips of all purposes, including walking to transit stops, declines substantially above distances as low as 1/5th of a mile, and that the propensity to walk is very elastic for distances of one mile or less and heavily dependent on distance and route barriers (Berman, Journal of American Planning Literature, May 1996). People are generally willing to walk not more than 1/3-mile to access rail transit, and less to access bus transit. In the Eastern Neighborhoods Mixed Use~~*, South of Market Mixed Use, C-M,*~~ and DTR Districts, and South-of-Market portion of the C-3 Districts, longer walking distances due to large blocks generally lengthen walking distances by up to 1,000 feet or more for even the shortest trips, a major factor in reduced use of transit in these areas. In areas with large blocks, walking distances between destinations can be between 50% and 300% longer than for areas with smaller blocks and more route choices (Hess, Places, Summer 1997). In the South of Market area, for example, the distance between destinations for walking trips can be as much as 2.5 times longer than a trip between destinations similarly situated apart north of Market Street. Given equivalent densities and distributions of

development, where walking distances are greater due to longer and larger blocks, residents have access to up to 50% fewer destinations (e.g. shops, services, transit) for equal walking distances (Id.). Greater walking distances and fewer route choices also severely degrade accessibility to transit, services, and shops for people with disabilities and the elderly (Kulash, Development, July/August 1990). Because there are fewer pedestrian route choices and people must walk on fewer, more-highly trafficked and busier streets for longer distances, the quality of the pedestrian experience is severely diminished and there are more conflicts with motor vehicles, with corresponding heightened concerns for pedestrian safety on major streets.

* * * *

SEC. 303.1. FORMULA RETAIL USES.

* * * *

(e) **Conditional Use Authorization Required.** ~~*A*~~ Conditional Use ~~*A*~~*a*uthorization shall be required for a Formula Retail use in the ~~*following*~~ zoning districts *listed in this subsection (e)* unless explicitly exempted*, except for those uses not permitted pursuant to subsection (f).*

~~*(1) All Neighborhood Commercial Districts in Article 7;*~~

~~*(2) All Mixed Use-General Districts in Section 840;*~~

~~*(3) All Urban Mixed Use Districts in Section 843;*~~

~~*(4)*~~*(1)* All ~~*Residential-Commercial*~~ *RC* Districts as defined in Section 209.3, except for lots in the RC-3 District that front Van Ness Avenue, beginning immediately north of Chestnut Street to the north, to Broadway to the south, and lots in the RC-4 District that front Van Ness Avenue, from Broadway to Redwood Street~~;~~

(2) RTO-C Districts (209.4); and *Limited Commercial Uses in RTO*-1 and RTO-M *Districts (Sec. 209.4) as permitted by Sections 186*, 186.3, *and 231*

(3) Western SoMa Special Use District (Sec. 249.39)

(4) Central SoMa Special Use District (Sec. 249.78)

(5) All Neighborhood Commercial Districts in Article 7

(6) Third Street Formula Retail Restricted Use District (Sec. 786)

(~~5~~7) Chinatown Community Business District ~~*as defined in Section*~~ *(Sec.* 810*)*

(~~6~~8) Chinatown Residential~~/~~ Neighborhood Commercial District as defined in *(Sec.* 812*)*

~~*(7) Western SoMa Planning Area Special Use District as defined in 823;*~~

(9) MUG – Mixed Use-General District (Sec. 831)

(10) UMU – Urban Mixed Use District (Sec. 838)

(11) RED-MX – Residential Enclave – Mixed District (Sec. 835)

(12) SALI – Service/Arts/Light Industrial District (Sec. 836), up to the limit in set forth therein

(13) UMU – Urban Mixed Use District (Sec. 838)

(14) WMUG – WSoMa Mixed Use-General (Sec. 839)

(15) WMUO – WSoMa Mixed Use-Office (Sec. 840), up to the limit in set forth therein

(~~8~~16) Limited Commercial Uses in ~~*RTO-*~~1, ~~RTO-M, *and*~~ *the* RED District~~*s*~~ *(Sec. 834)*, as permitted by Sections 186~~*, 186.3,*~~ and 231~~*;*~~

~~*(9) Third Street Formula Retail Restricted Use District, as defined in Section 786; and*~~

~~*(10) Central SoMa Special Use District as defined in Section 848, except for those uses not permitted pursuant to subsection (f) below*~~; and

~~(11) RTO-C District, as defined in Section 209.4.~~

(f) **Formula Retail Uses Not Permitted.** *Specified* Formula Retail ~~*u*~~*U*ses are not permitted in ~~*the following*~~ *certain* zoning districts*, as set forth below.*~~*:*~~

(1) ***All Formula Retail Uses are not permitted in the following districts:***

(A) RH Districts (Sec. 209.1)

(B) RM Districts (Sec. 209.2)

(C) Hayes-Gough *NCT* ~~*Neighborhood Commercial Transit*~~ District *(Sec. 761)*~~;~~

~~*(2)*~~ *(D)* North Beach *NCD (Sec. 722)* ~~*Neighborhood Commercial District;*~~

~~*(3)*~~ *(E)* Chinatown Visitor Retail District *(Sec. 811)*~~;~~

(2) ***Formula Retail Restaurant and Limited Restaurant Uses are not permitted in the following districts:***

(A) Broadway NCD (Sec. 714)

(B) Upper Fillmore Street NCD (Sec. 718)

(C) Noriega Street NCD (Sec. 731)

(D) Irving Street NCD (Sec. 732)

(E) Taraval Street NCD (Sec. 733)

(F) Judah Street NCD (Sec. 734)

~~*(4) Upper Fillmore District does not permit Formula Retail uses that are also Restaurant or Limited-Restaurant uses;*~~

~~*(5) Broadway Neighborhood Commercial District does not permit Formula Retail uses that are also Restaurant or Limited-Restaurant uses;*~~

~~*(6) Geary Boulevard Formula Retail Pet Supply Store and Formula Retail Eating and Drinking Subdistrict does not permit Formula Retail uses that are also either a Retail Pet Supply Store or an Eating and Drinking use as set forth in Section 781.4;*~~

~~*(7)*~~ *(G)* Taraval Street Restaurant Subdistrict *(Sec. 781.1), and within 1/4 mile of the subdistrict if within the NC-1 District* ~~*does not permit Formula Retail uses that are also Restaurant or Limited-Restaurant uses;*~~

~~*(8) Chinatown Mixed Use Districts do not permit Formula Retail uses that are also*~~

~~*Restaurant or Limited Restaurant uses;*~~

(H) Chinatown Community Business District (Sec. 810)

(I) Chinatown Residential NCD (Sec. 812)

(3) Formula Retail Limited Restaurant Uses are not permitted in the 24th Street – Noe Valley NCD (Sec. 728).

~~*(9) Central SoMa Special Use District does not permit Formula Retail Uses that are also Bar, Restaurant, or Limited Restaurant Uses as defined in Section 102;*~~

(4) Formula Retail Bar, Restaurant, and Limited Restaurant Uses are not permitted in the following districts:

(A) Central SoMa Special Use District (Sec. 249.78)

(B) Central SoMa Mixed Use-Office District (Sec. 830)

~~*(10) RH Districts do not permit Formula Retail; and*~~

~~*(11) RM Districts do not permit Formula Retail.*~~

(5) Formula Retail pet supply stores and Eating and Drinking Uses are not permitted in the Geary Boulevard Formula Retail Pet Supply Store and Formula Retail Eating and Drinking Subdistrict (Sec. 781.4).

* * * *

SEC. 305.1. REQUESTS FOR REASONABLE MODIFICATION – RESIDENTIAL USES.

* * * *

(c) **Procedure.**

* * * *

(2) **Content of Application.** The application shall be in accordance with the policies, rules and regulations of the Planning Department, Zoning Administrator, and Planning

Commission. In addition to any other information that is required under this Section 305.1, the applicant shall complete the Reasonable Modification Form. The form shall at a minimum include the applicant's contact information and a description of the need for the requested modification including an identifiable relationship, or nexus, between the requested modification and the individual's disability. ~~*This information is required for the administrative reasonable modification process and the standard reasonable modification variance procedure.*~~

* * * *

(e) **Determination.**

(1) **Zoning Administrator Authority.** The Zoning Administrator is authorized to consider and act on requests for reasonable modification. The Zoning Administrator may conditionally approve or deny a request. In considering requests for reasonable modification under this Section 305.1, the Zoning Administrator shall consider the factors in s~~S~~ubsection (e)(2).

* * * *

(4) **Historic Resource Review.** If the proposed project would affect a building that is listed in or eligible for listing in a local, state, or federal historic resource register, then the modifications~~*, either through the administrative reasonable modification process or the standard reasonable modification variance procedure,*~~ will be reviewed by the Planning Department's Historic Preservation Technical Specialists to ensure conformance with the Secretary of the Interior Standards for the Rehabilitation of Historic Properties.

* * * *

SEC. 306.2. SCHEDULING OF HEARINGS.

When an action for an amendment to the Planning Code, ~~c~~C~~onditional~~ ~~u~~U~~se~~, or variance has been initiated by application or otherwise, ~~*except as provided by Sections 316.2 through 316.5,*~~ the Zoning Administrator shall set a time and place for a hearing thereon within a reasonable

period. In the case of an application for a variance, such period shall not exceed 30 days from the date upon which the application is accepted for filing. ~~*The procedures for scheduling of hearings and determinations on conditional use applications where such authorization is required in any South of Market District or Eastern Neighborhoods Mixed Use District, or pursuant to zoning categories .10, .11, .21, .24 through .27, .38 through .90, and .95 of Sections 710 through 729 for each Neighborhood Commercial District, are set forth in Sections 316.2 through 316.8 of this Code.*~~ When an action for an amendment to the General Plan has been initiated by the Planning Commission, the Planning Department shall set a time and place for a hearing thereon within a reasonable period.

SEC. 306.6. INITIATION OF AMENDMENTS.

Amendments initiated by the ~~*City*~~ Planning Commission or the Board of Supervisors and proposed modifications to text amendments referred to the ~~*City*~~ Planning Commission pursuant to Section 302(d) are not subject to the requirements of Sections 306.1 and 306.5. The Board of Supervisors may designate a proponent for the amendment or modification from among its membership, in adopting its motion.

SEC. 306.7. INTERIM ZONING CONTROLS.

* * * *

(b) **Effect of Interim Zoning Controls Upon Permit Applications.** A resolution of the Board of Supervisors or of the Planning Commission imposing interim zoning controls shall set forth the duration of the interim zoning controls. Once interim zoning controls are imposed pursuant to this Section, and for the duration of the controls and any extension permitted by this Section, no department of the City and County of San Francisco, including the Board of Appeals, may approve any application for a demolition permit, a building or site permit, or ~~*for*~~

any other permit or license authorizing the demolition, alteration, or construction of any building or the establishment of any use unless the action proposed would conform both to the existing provisions of the Planning Code and also to the provisions of the resolution imposing the controls. Failure of the Board of Supervisors or the Planning Commission to act on a proposed interim control within 120 days of its initiation shall be deemed to constitute disapproval. At any time after the first noticed hearing, in order to insure that the purpose for imposing interim controls is not undermined during the period when their adoption is being considered, the body considering the proposed controls may by resolution issue an order directing the Zoning Administrator, the Director of the Department of Building Inspection, the Board of Appeals, and other permit-issuing and permit-approving agencies to suspend action on applications which propose a use prohibited by the proposed interim controls pending final action on the controls; provided, however, that such order shall not apply to applications filed more than 60 days before the first noticed hearing and shall not prohibit action on applications which would otherwise be deemed approved during the period of such suspension pursuant to Government Code Sections 65950 - 65957.1.

* * * *

SEC. 401. DEFINITIONS.

* * * *

"Owned Unit." A unit Affordable to Qualifying Households that is a condominium, stock cooperative, community apartment, or detached single-family home. The owner or owners of an Owned Unit must occupy the unit as their primary residence. *An Owned Unit shall not be Group Housing, as defined in Section 102.*

* * * *

SEC. 412. DOWNTOWN PARK FEE.

Sections 412.1 through 412.6, hereafter referred to as Section 412.1 et seq., set forth the requirements and procedures for the Downtown Park Fee. The effective date of these requirements shall be either September 17, 1985, which is the date that the requirements originally became effective, ~~of~~ or the date a subsequent modification, if any, became effective.

SEC. 607.2. MIXED USE DISTRICTS.

* * * *

(f) Business Signs. Business Signs, as defined in Section 602, shall be permitted in all Mixed Use Districts subject to the limits set forth below.

* * * *

(3) **Chinatown Community Business District, Eastern Neighborhoods~~, *South of Market Mixed Use Districts,*~~ Mixed Use Districts, and ~~*the*~~ Downtown Residential Districts.**

* * * *

SEC. 608.16. CITY CENTER SPECIAL SIGN DISTRICT.

* * * *

(c) **Definitions.** Within the City Center Special Sign District, the following definitions shall apply in addition to the applicable definitions in Section~~*s*~~ 602~~ *et seq.*~~:

* * * *

(f) **Business Signs.** Business signs, as defined in Section 602~~.*3*~~, shall be permitted subject to the limits set forth below.

(1) **Wall Signs.** Wall signs, as defined in Section 602~~.*22*~~, shall be permitted as follows:

* * * *

(C) **Other Wall Signs.** The following additional wall signs shall be permitted:

* * * *

(iii) One wall sign shall be permitted in each of the two existing sign alcoves located below the roofline of the building on the primary west and east building elevations perpendicular to Geary Boulevard, subject to the following conditions: wall signs shall be no higher than the wall to which they are attached, shall have a maximum area of 170 square feet, and shall be identifying signs, as defined in Section 602~~.10~~, for the shopping center.

(2) **Window Signs.** The total area of all window signs, as defined in Section 602~~.1(b)~~, shall not exceed 1/3 the area of the window on or in which the signs are located.

* * * *

SEC. 701. NEIGHBORHOOD COMMERCIAL DISTRICT PROVISIONS.

This Article is adopted specifically for Neighborhood Commercial Districts *(NCDs)*, as shown on the Zoning Map of the City and County of San Francisco. The provisions set forth or referenced in Article 7 shall apply to any use, property, structure, or development which is located in a Neighborhood Commercial District, unless otherwise provided for within this Code. In the event of conflict between provisions of Article 7 and other provisions of this Code, the provisions of Article 7 shall prevail.

SEC. 711. NC-2 – SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

Table 711. SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT NC-2 ZONING CONTROL TABLE

* * * *

		NC-2

Zoning Category	§ References	Controls		
* * * *				
NON-RESIDENTIAL STANDARDS AND USES				
* * * *				
NON-RESIDENTIAL USES		**Controls by Story**		
		1st	**2nd**	**3rd +**
* * * *				
Sales and Service Use Category				
* * * *				
Restaurant	§§ 102, 202.2(a)	P~~(4)~~	P~~(4)~~	NP
Restaurant, Limited	§§ 102, 202.2(a)	P~~(4)~~	P~~(4)~~	NP

* * * *

(4) *[Note deleted.]* ~~*TARAVAL STREET RESTAURANT SUBDISTRICT: Applicable only for the Taraval Street NC-2 District between 12th and 19th Avenues as mapped on Sectional Maps 5 SU and 6 SU. Formula Retail Restaurants and Limited Restaurants are NP.*~~

* * * *

SEC. 714. BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

Table 714. BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		Broadway NCD
Zoning Category	**§ References**	**Controls**
* * * *		
NON-RESIDENTIAL STANDARDS AND USES		
* * * *		
Commercial Use Characteristics		
* * * *		
Formula Retail	§§ 102, 303.1	C*(4)*
* * * *		

		Controls by Story		
		1st	**2nd**	**3rd +**
* * * *				
Sales and Service Use Category				
* * * *				
Restaurant	§§ 102, 202.2(a)	P(4)	P(4)~~*(5)*~~	NP
Restaurant, Limited	§§ 102, 202.2(a)	P(4)	P(4)	NP

* * * *

(4) Formula Retail NP for ~~*this use.*~~ *Restaurants and Limited Restaurants*

* * * *

SEC. 718. UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL

DISTRICT.

* * * *

Table 718. UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		Upper Fillmore Street NCD
Zoning Category	**§ References**	**Controls**
* * * *		
NON-RESIDENTIAL STANDARDS AND USES		
* * * *		
Commercial Use Characteristics		
* * * *		
Formula Retail	§§ 102, 303.1	C*(5)*
* * * *		

* * * *

(5) Formula Retail NP for ~~*this use.*~~ *Restaurants and Limited Restaurants*

* * * *

SEC. 721. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

Table 721. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		Japantown NCD
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
* * * *		
Miscellaneous		

* * * *		
Awning, Canopy, or Marquee	§ 136.1	P
Signs	§§ 262, 602-604, ~~607,~~ 607.1, 608, 609	As permitted by § 607.1. All Business Signs, as defined in § 602~~.3~~ are also subject to the guidelines in the "Commission Guide for Formula Retail."
* * * *		

SEC. 726. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

Table 726. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		Pacific Avenue NCD
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
* * * *		
Rear Yard	§§ 130, 134, 134(a)(e), 136	Required at Grade level and at each succeeding level or Story: ~~*45% of lot depth, averaging not permitted.*~~ *25% of lot depth, but in no case less than 15 feet.*
* * * *		

SEC. 731. NORIEGA STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

Table 731. NORIEGA STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		Noriega Street NCD
Zoning Category	**§ References**	**Controls**
* * * *		
NON-RESIDENTIAL STANDARDS AND USES		
* * * *		
Commercial Use Characteristics		
* * * *		
Formula Retail	§§ 102, 303.1	C*(3)(4)*
* * * *		

* * * *

(3) Formula Retail NP for ~~*this use*~~ *Restaurants and Limited Restaurants*

(4) *Trade Shops are s*~~S~~ubject to Formula Retail Controls

* * * *

SEC. 732. IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

Table 732. IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		Irving Street NCD
Zoning Category	**§ References**	**Controls**
* * * *		
NON-RESIDENTIAL STANDARDS AND USES		

* * * *		
Commercial Use Characteristics		
* * * *		
Formula Retail	§§ 102, 303.1	C*(3)(4)*
* * * *		

* * * *

(3) Formula Retail NP for ~~*this use*~~ *Restaurants and Limited Restaurants*

(4) *Trade Shops are s*~~S~~ubject to Formula Retail Controls

* * * *

SEC. 733. TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

Table 733. TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		Taraval Street NCD
Zoning Category	**§ References**	**Controls**
* * * *		
NON-RESIDENTIAL STANDARDS AND USES		
* * * *		
Commercial Use Characteristics		
* * * *		
Formula Retail	§§ 102, 303.1	C*(3)(4)*
* * * *		

* * * *

(3) Formula Retail NP for ~~*this use*~~ *Restaurants and Limited Restaurants*

(4) *Trade Shops are s*~~S~~ubject to Formula Retail Controls

* * * *

SEC. 734. JUDAH STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

Table 734. JUDAH STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		Judah Street NCD
Zoning Category	**§ References**	**Controls**
* * * *		
NON-RESIDENTIAL STANDARDS AND USES		
* * * *		
Commercial Use Characteristics		
* * * *		
Formula Retail	§§ 102, 303.1	C*(3)(4)*
* * * *		

* * * *

(3) Formula Retail NP for ~~*this use*~~ *Restaurants and Limited Restaurants*

(4) *Trade Shops are s*~~S~~ubject to Formula Retail Controls

* * * *

SEC. 780. NEIGHBORHOOD COMMERCIAL SPECIAL USE DISTRICTS.

Purpose. In order to provide, maintain, and strengthen viable neighborhood commercial districts, promote the multiple use of neighborhood commercial areas, and protect environmental quality in neighborhood commercial areas, there shall be Neighborhood

Commercial Special Use Districts. The designations, locations, and boundaries of these Neighborhood Commercial Special Use Districts shall be as ~~*provided in Section 780.1 as*~~ shown on Sectional Maps of the Zoning Map referred to in Sections 105 and 106 of this Code, subject to the provisions of Sections 105 and 106. ~~*The original of the numbered sectional maps of the Zoning Map for Special Use Districts referred to in Section 780.1 of this Code is on file with the Clerk of the Board of Supervisors under File No. 115-87-4.*~~ In any Neighborhood Commercial Special Use District, the provisions of the applicable use district established by Section 702 shall prevail, except as specifically provided in ~~*Section 780.1 and Section 249.14 "Third Street Special Use District," as designated on Sectional Map 10SU of the Zoning Map*~~ *the Section establishing the controls for the Neighborhood Commercial Special Use District*. The provisions set forth in this Section shall be applicable to all property, whether public or private, therein.

SEC. 781. NEIGHBORHOOD COMMERCIAL RESTRICTED USE SUBDISTRICTS.

(a) **Purpose.** In order to provide, maintain, and strengthen viable neighborhood commercial districts, promote the multiple use of neighborhood commercial areas, protect environmental quality in neighborhood commercial areas, and control the expansion of certain kinds of uses which if uncontrolled may adversely affect the character of certain neighborhood commercial districts, there shall be Neighborhood Commercial Restricted Use Subdistricts. The designations, locations, and boundaries of these Neighborhood Commercial Restricted Use Subdistricts shall be as ~~*provided in Sections 781.1 through 781.6 and as*~~ shown on Sectional Maps of the Zoning Map referred to in Sections 105 and 106 of this Code, subject to the provisions of Sections 105 and 106. ~~*The original of the numbered Sectional Maps of the Zoning Map for Restricted Use Subdistricts referred to in Sections 781.1 through 781.6 of this Code is on file with the Clerk of the Board of Supervisors under File No. 115-87-4.*~~ In any Neighborhood Commercial Restricted Use Subdistrict the provisions of the applicable use district established

by Section 702~~.1~~ shall prevail, except as specifically provided in ~~*Sections 781.1 through 781.6 respectively, as designated on Sectional Maps of the Zoning Map*~~ *the Section establishing the controls for the Neighborhood Commercial Restricted Use Subdistrict*. The provisions set forth in these Sections shall be applicable to all property, whether public or private, therein.

SEC. 784. LOWER HAIGHT STREET ALCOHOL RESTRICTED USE DISTRICT.

(a) **Findings.** There are an unusually large number of establishments dispensing alcoholic beverages, including beer and wine, for off-site consumption in the Neighborhood Commercial Cluster Districts located generally along Haight Street at Scott Street and generally along Haight Street at Pierce Street and in the *Lower Haight Street* ~~*Small-Scale*~~ Neighborhood Commercial District located generally along Haight Street at and between Steiner and Webster Streets. The existence of this many ~~*off-sale alcoholic beverage establishments*~~ *Liquor Stores* appears to contribute directly to numerous peace, health, safety, and general welfare problems in the area, including loitering, littering, public drunkenness, defacement and damaging of structures, pedestrian obstructions, as well as traffic circulation, parking, and noise problems on public streets and neighborhood lots. The existence of such problems creates serious impacts on the health, safety, and welfare of residents of nearby single- and multiple-family areas, including fear for the safety of children, elderly residents, and visitors to the area. The problems also contribute to the deterioration of the neighborhood and concomitant devaluation of property and destruction of community values and quality of life. The number of ~~*establishments selling alcoholic beverages for off-site consumption*~~ *Liquor Stores* and the associated problems discourage more desirable and needed commercial uses in the area.

(b) ***Boundaries.*** ~~***Establishment of the Lower Haight Street Alcohol Restricted Use District.***~~ In order to preserve the residential character and the neighborhood-serving commercial uses of the area, the Lower Haight Street Alcohol Restricted Use District (Lower Haight Street Alcohol RUD) is hereby established for the following:

(1) Properties in the Neighborhood Commercial Cluster District located generally along Haight Street at Scott Street;

(2) Properties in the Neighborhood Commercial Cluster District located generally along Haight Street at Pierce Street;

(3) Properties in the *Lower Haight Street* ~~*Small-Scale*~~ Neighborhood Commercial District located generally along Haight Street at and between Steiner and Webster Streets.

The above Neighborhood Commercial Cluster Districts and *Lower Haight Street* ~~*Small-Scale*~~ Neighborhood Commercial District are designated on Sectional Map ZN07 of the Zoning Map of the City and County of San Francisco. Block and lot numbers for the properties included in these districts are on file with the Clerk of the Board of Supervisors in File No. 060537 and are incorporated herein by reference. The Lower Haight Street Alcohol RUD is designated on Sectional Map Number SU07 of the Zoning Map of the City and County of San Francisco.

(c) Controls.

(1) ***Prohibition on New Liquor Stores.*** No new *Liquor Stores* ~~*off-sale liquor establishments*~~ shall be permitted in the Lower Haight Street Alcohol RUD.

(2) ***Exceptions from the Prohibition.*** The prohibition on *Liquor Stores* ~~*off-sale liquor establishments*~~ shall not be interpreted to prohibit the following:

(A) Temporary uses, as described in Planning Code Section 205.1 or 205.3; or

(B) Establishment of a~~*n off-sale liquor establishment*~~ *Liquor Store* if an application for such ~~*liquor establishment*~~ *Liquor Store* is on file with the California Department of Alcoholic Beverage Control prior to ~~*the effective date of this ordinance establishing the Lower Haight Street Alcohol RUD*~~ *March 25, 2007*.

(3) **Continuation of Existing** ~~***Prohibited***~~ **Liquor** ~~***Establishments***~~ ***Stores***. In the Lower Haight Street Alcohol RUD, any ~~*prohibited liquor establishment*~~ *lawfully existing Liquor Store that lawfully existed prior to March 25, 2007* may continue in accordance with Planning Code section

180 through 186.2, subject to the following provisions:

(A) ~~*A prohibited liquor establishment lawfully existing and selling alcoholic beverages as licensed by the State of California prior to the effective date of this legislation, or subsequent legislation prohibiting that type of liquor establishment, so long as otherwise lawful,*~~ *The Liquor Store* may continue to operate only under the following conditions, as provided by California Business and Professions Code Section 23790:

(i) Except as provided in subsection (B) below, the premises shall retain the same type of retail liquor license within a license classification; and

(ii) Except as provided in subsection (B) below, the ~~*liquor establishment*~~ *Liquor Store* shall be operated continuously, without substantial changes in mode or character of operation.

(B) A break in continuous operation shall not be interpreted to include the following, provided that, except as indicated below, the location of the establishment does not change, the square footage used for the sale of alcoholic beverages does not increase, and the type of California Department of Alcoholic Beverage Control Liquor License ("ABC License") does not change:

(i) A change in ownership of ~~*a prohibited liquor establishment*~~ *the Liquor Store* or an owner-to-owner transfer of an ABC License;

(ii) Temporary closure for restoration or repair of ~~*an existing prohibited liquor establishment*~~ *the Liquor Store* on the same lot after total or partial destruction or damage due to fire, riot, insurrection, toxic accident, or act of God;

(iii) Temporary closure of ~~*an existing prohibited liquor establishment*~~ *the Liquor Store* for reasons other than total or partial destruction or damage due to fire, riot, insurrection, toxic accident, or act of God for not more than thirty (30) days for repair, renovation, or remodeling; or

(iv) Relocation of ~~*an existing prohibited liquor establishment*~~ *the Liquor Store* in the Lower

Haight Street Alcohol RUD to another location within the same Lower Haight Street Alcohol RUD with *C*~~c~~onditional *U*~~u~~se authorization from the Planning Commission, provided that the original premises shall not be occupied by a ~~*prohibited liquor establishment*~~ *lawfully pre-existing Liquor Store described in this subsection (3)*, unless by another ~~*prohibited liquor establishment*~~ *lawfully pre-existing Liquor Store* that is also relocating from within the Lower Haight Street Alcohol RUD.

~~*(c) Definitions. The following definitions shall apply to this Section 784.*~~

~~*(1) An "off-sale liquor establishment" shall mean a Liquor Store use.*~~

~~*(2) A "prohibited liquor establishment" shall mean any establishment selling alcoholic beverages lawfully existing prior to the effective date of this ordinance and licensed by the State of California for the sale of alcoholic beverages for off-site consumption ("off-sale"), so long as otherwise lawful.*~~

SEC. 838. UMU – URBAN MIXED USE DISTRICT.

* * * *

Table 838

UMU – URBAN MIXED USE DISTRICT ZONING CONTROL TABLE

Zoning Category	§ References	Urban Mixed Use District Controls
* * * *		
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		
Use Size Controls		As indicated in this table by end notes (2) and (3), certain Uses have size limits. *(1)*
* * * *		
Commercial Use Characteristics		

* * * *		
Formula Retail	§§ 102, 303.1	C *(1)*
* * * *		

* * * *

(1) ~~*[Note Deleted]*~~ *P on Assessor's Parcel Block No. 3781, Lot 003, and the Non-Residential Use Size controls in Section 838 shall not apply.*

* * * *

SEC. 890.60. MASSAGE ESTABLISHMENT.

(a) **Definition.** Massage Establishments are defined by Section 29.5 of the Health Code. For purposes of the Planning Code only, "Massage Establishment" shall include a "Massage Establishment" but not a "Sole Practitioner Massage Establishment," as these terms are defined in Section 29.5 of the Health Code. Any Massage Establishment shall have first obtained a permit from the Department of Public Health pursuant to Section 29.25 of the Health Code, or a letter from the Director of the Department of Public Health certifying that the establishment is exempt from such a permit under Section 29.25.

(b) **Controls.** Massage Establishments shall be subject to Conditional Use authorization. Certain exceptions to the Conditional Use for accessory use massage are described in subsection (c) below. When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(c), the additional criteria described in Section 303(n).

(c) **Exceptions.** Certain exceptions would allow a massage use to be "permitted" without a Conditional Use authorization including:

(1) Certain Accessory Use Massage and provided that the massage use is

accessory to a principal use; the massage use is accessed by the principal use; and the principal use is:

~~*(A) a dwelling unit and the massage use conforms to the requirements of Section 204.1, for accessory uses for dwelling units in R or NC districts; or*~~

(*A*~~*B*~~) a ~~*tourist hotel*~~ Hotel as defined in Section ~~*790.46*~~ *102* of this Code, that contains 100 or more rooms~~,~~;

(*B*~~*C*~~) a ~~*large institution*~~ *Health Service Use* as defined in Section ~~*790.50*~~ *102* of this Code; or

(*C*~~*D*~~) a ~~*hospital or medical center*~~ *Hospital*, as defined in Section ~~*790.44*~~ *102* of this Code.

(2) **Chair Massage.** The only massage service provided is chair massage, such service is visible to the public, and customers are fully-clothed at all times.

SEC. 970. SIGNS: GENERAL PROVISIONS.

(a) **Purposes.** These sections 970 through 973 are adopted in recognition of the important function of signs and of the need for their regulation in Mission Bay Use Districts under the Comprehensive Zoning Ordinance of the City and County. In addition to those purposes of the ~~*City*~~ Planning Code stated in Section 101, it is the further purpose of these provisions to safeguard and enhance property values in residential, commercial and industrial areas; to protect public investment in and the character and dignity of public buildings, open spaces and thoroughfares; to protect the distinctive appearance of San Francisco which is produced by its unique geography, topography, street patterns, skyline and architectural features; to provide a physical environment which will promote the development of business; to encourage sound practices and lessen the objectionable effects of competition in the size and placement of signs; to minimize the impact of signs which are essential to the economic vitality of

commercial districts on the livability of residential units in or adjacent commercial districts; to enhance the visual environment by relating the type, quality and size of signs to the scale and character of the districts in which they are located; to reduce hazards to motorists and pedestrians traveling on the public way; and thereby to promote the public health, safety and welfare.

(b) **Definitions.** The definitions of terms contained in Section 602~~.1 through 602.23~~ of this Code shall apply to the same terms used in Section 971 through 973.

* * * *

SEC. 973. SIGNS IN MB-NC, MB-O, MB-CI, AND MB-H DISTRICTS.

(a) **Signs or Sign Features Not Permitted.** Roof signs, as defined in Section 602~~.16~~, wind signs, as defined in Section 602~~.22~~, signs on canopies, as defined in Section 136.1(b), and general advertising signs, as defined in Section 602~~.7~~ are not permitted in MB-NC, MB-O, MB-CI and MB-H Districts. No sign shall have or consist of any moving, rotating, or otherwise physically animated part, or lights that give the appearance of animation by flashing, blinking, or fluctuating, except as permitted by Section 607.1(i). All signs or sign features not otherwise specifically regulated in this Section 973 shall be prohibited.

(b) **Signs Permitted.** In MB-NC, MB-O, MB-CI, and MB-H Districts the following signs other than signs exempted by Section 603, shall be the only signs permitted.

(1)~~1.~~ Identifying Signs. Identifying signs, as defined in Section 602~~.10~~, shall be permitted subject to the following limitations.

(A)~~A.~~ One sign per structure shall be permitted and such sign shall not exceed 20 square feet in area.

(B)~~B.~~ The sign may be a freestanding sign, if the building is recessed from the street property line, or may be a wall sign or a projecting sign. The existence of a freestanding

identifying sign shall preclude the erection of a freestanding business sign on the same lot.

(C)~~C.~~ A wall or projecting sign shall be mounted on the first story level; a freestanding sign shall not exceed 15 feet in height.

(D)~~D.~~ The sign may be non-illuminated, indirectly illuminated, or directly illuminated.

(2)~~2.~~ Nameplates. One nameplate, as defined in Section 602~~.11~~, not exceeding an area of two square feet, shall be permitted for each non-commercial use.

(3)~~3.~~ Business Signs. Business signs, as defined in Section 602~~.3~~, shall be permitted subject to the following limitations.

(A)~~A.~~ Business Signs in the MB-NC-2 District.

(i) **Window Signs.** The total area of all window signs, as defined in Section 602~~.1(b)~~, shall not exceed one-third the area of the window on or in which the signs are located. Such signs may be non-illuminated, indirectly illuminated, or directly illuminated.

* * * *

(iii) **Projecting Signs.** The number of projecting signs shall not exceed one per business. The area of such sign, as defined in Section 602~~.1(a)~~, shall not exceed 15 square feet. The height of such sign shall not exceed 24 feet, or the height of the wall to which it is attached, or the height of the lowest of any residential window sill on the wall to which the sign is attached, whichever is lower. No part of the sign shall project more than 75 percent of the horizontal distance from the street property line to the curbline, or ~~6~~ *six* feet~~, 6~~ *six* inches, whichever is less. Such signs may be non-illuminated or indirectly illuminated; or during business hours, may be directly illuminated.

(iv) **Signs on Awnings and Marquees.** Sign copy may be located on permitted awnings or marquees in lieu of projecting signs. The area of such sign copy, as defined in Section *602*~~.1(c)~~, shall not exceed 20 square feet. Such sign copy may be non-illuminated or indirectly illuminated; except that sign copy on marquees for movie theaters or places of

entertainment may be directly illuminated during business hours.

(v) **Freestanding Signs and Sign Towers.** ~~*With the exception of automotive gas and service stations, which are regulated under Paragraph below, o*~~*O*ne freestanding sign or sign tower per lot shall be permitted in lieu of a projecting sign, if the building or buildings are recessed from the street property line. The existence of a freestanding business sign shall preclude the erection of a freestanding identifying sign on the same lot. The area of such freestanding sign or sign tower, as defined in Section 602~~*.1(a)*~~, shall not exceed 30 square feet, nor shall the height of the sign exceed 24 feet. No part of the sign shall project more than 75 percent of the horizontal distance from the street property line to the curbline, or six feet, whichever is less. Such signs may be non-illuminated or indirectly illuminated, or during business hours, may be directly illuminated.

(B)~~*B.*~~ **Business Signs in MB-NC-3, MB-NC-S, MB-O, MB-CI, and MB-H Districts.**

(i) **Window Signs.** The total area of all window signs, as defined in Section 602~~*.1(b)*~~, shall not exceed one-third the area of the window on or in which the signs are located. Such signs may be non-illuminated, indirectly illuminated, or directly illuminated.

(ii) **Wall Signs.** The area of all wall signs shall not exceed three square feet per foot of street frontage occupied by the use measured along the wall to which the signs are attached, or 150 square feet for each street frontage, whichever is less. The height of any wall sign shall not exceed 24 feet, or the height of the wall to which it is attached, or the height of the lowest of any residential window sill on the wall to which the sign is attached, whichever is lower. Such signs may be non-illuminated, indirectly, or directly illuminated.

(iii) **Projecting Signs.** The number of projecting signs shall not exceed one per business. The area of such sign, as defined in Section 602~~*.1(a)*~~, shall not exceed 32 square feet. The height of the sign shall not exceed 24 feet, or the height of the wall to which it is attached, or the height of the lowest of any residential window sill on the wall to which the sign

is attached, whichever is lower. No part of the sign shall project more than 75 percent of the horizontal distance from the street property line to the curbline, or six feet six inches, whichever is less. Such signs may be non-illuminated, indirectly, or directly illuminated.

(iv) **Signs on Awnings and Marquees.** Sign copy may be located on permitted awnings or marquees in lieu of projecting signs. The area of such sign copy, as defined in Section 602~~.1(c)~~, shall not exceed 40 square feet. Such sign copy may be non-illuminated or indirectly illuminated; except that sign copy on marquees for movie theaters or places of entertainment may be directly illuminated during business hours.

(v) **Freestanding Signs and Sign Towers.** With the exception of automotive gas and service stations, which are regulated under Paragraph below, one freestanding sign or sign tower per lot shall be permitted in lieu of a projecting sign, if the building or buildings are recessed from the street property line. The existence of a freestanding business sign shall preclude the erection of a freestanding identifying sign on the same lot. The area of such freestanding sign or sign tower, as defined in Section 602~~.1(a)~~, shall not exceed 30 square feet nor shall the height of the sign exceed 24 feet. No part of the sign shall project more than 75 percent of the horizontal distance from the street property line to the curbline, or six feet, whichever is less. Such signs may be non-illuminated or indirectly illuminated; or during business hours, may be directly illuminated.

(C)~~C.~~ **Special Standards for Automotive Gas and Service Stations in MB-NC-3 and MB-NC-S Districts.** For automotive gas and service stations in MB-NC-3 and MB-NC-S Districts only the following signs are permitted, subject to the standards in this *subsection (C)* ~~*Paragraph C*~~ and to all other standards in this Section 973.

(i) A maximum of two oil company signs, which shall not extend more than 10 feet above the roofline if attached to a building, or exceed the maximum height permitted for freestanding signs in the same district is freestanding. The area of any such sign shall not

exceed 180 square feet, and along each street frontage, all parts of such a sign or signs that are within 10 feet of the street property line shall not exceed 80 square feet in area. No such sign shall project more than five feet beyond any street property line. The areas of other permanent and temporary signs as covered in *subsection (ii)*~~*Subparagraph (B)*~~ below shall not be included in the calculation of the area specified in this Subparagraph.

(ii) Other permanent and temporary business signs, not to exceed 30 square feet in area for each such sign or a total of 180 square feet for all such signs on the premises. No such sign shall extend above the roofline if attached to a building, or in any case project beyond any street property line or building setback line.

(D)~~*D.*~~ **Special Standards for Visual Accent Signs.** In order to create visual interest, variety, and distinctive character in Mission Bay Commercial Districts the Zoning Administrator may allow visual accent signs in MB-NC-2, MB-NC-3, MB-NC-S, MB-NC-S, MB-O, MB-CI, and MB-H Districts. Visual accent signs are business or identifying signs in the form of projecting signs which are larger in square footage and higher in height than would normally be permitted under the limitations of this Section 970. A visual accent sign shall meet the following standards:

(i) The sign does not exceed 40 square feet in area and 20 feet in height in MB-NC-2 Districts and 48 square feet in area and 30 feet in height in MB-NC-3, MB-NC-S, MB-O, MB-CI, and MB-H Districts without regard to the height of the wall or the lowest residential window sill on the wall to which the sign is attached.

(ii) Such signs are a minimum of 200 feet apart.

(iii) The sign is distinctive and attractive in its design and use of materials and will make an important contribution to the visual quality and character of the street.

(iv) To the maximum extent practicable given the specific uses on the street frontage, the sign identifies major destination points or places of public assembly such as theaters and

cultural centers or public or quasi-public facilities such as parking garages.

(v) The sign identifies the name of the business, service, or other activity offered or conducted on premises or the generic type of commodities sold on the premises, rather than the specific brand names or symbol of commodities sold on premises.

Section 3. Formatting of Ordinance; Explanation of Fonts.

(a) On September 18, 2025, this ordinance was first introduced at the Planning Commission, as shown in Planning Commission Resolution No. 21856, adopted on October 23, 2025. A copy this Planning Commission resolution is on file with the Clerk of the Board of Supervisors in File No. 251099.

(b) This ordinance was introduced at the Board of Supervisors on November 18, 2025, in Board File No. 251099, and was amended by the Land Use and Transportation Committee on January 26, 2026.

(c) As the ordinance in File No. 251099 proceeded through the legislative process, other ordinances addressing some of the same Planning Code sections amended in this ordinance were enacted, including Ordinance Nos. 124-25, 173-25, 217-25, and 245-25 (the "Recent Ordinances").

(d) To clearly understand the proposed amendments to existing law contained in this amended version of this ordinance, the ordinance shows in "existing text" font (plain Arial) the law currently in effect, as amended by the Recent Ordinances, that became effective after this ordinance in Board File No. 251099 was first introduced. Code text that was deleted by the Recent Ordinances has been omitted from this ordinance, including the entirety of Section 318. This ordinance shows in "Board amendment" font (double-underlined Arial for additions, and strikethrough Arial for deletions) amendments to existing law, as amended by the Recent Ordinances. This ordinance also shows in "Board amendment" font all amendments to this

ordinance made after the file was introduced.

Section ~~3~~ 4. 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 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment additions, and Board amendment deletions in accordance with the "Note" that appears under the official title of the ordinance.

Section ~~4~~ 5. Effective Date. This ordinance shall become effective at 12:00 a.m. on the 31~~0~~st day 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.

APPROVED AS TO FORM:
DAVID CHIU, City Attorney

By: /s/ HEATHER GOODMAN
HEATHER GOODMAN
Deputy City Attorney

4907-3493-0570, v. 2

FILE NO. 251099

REVISED LEGISLATIVE DIGEST
(*Amended in Committee – January 26, 2026*)

[Planning Code - Corrections and Clarifications]

Ordinance amending the Planning Code to make various clarifying and typographical changes, and prohibit massage establishments and massage sole practitioner uses as accessory uses to residential uses; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302

Existing Law

This ordinance amends multiple sections of the Planning Code.

Amendments to Current Law

The ordinance makes the following amendments:
Section 102.

- Revises Nighttime Entertainment to remove reference to Section 202.11, which has been repealed.
- Amends the unit of measurement for General Grocery, Specialty Grocery, and Liquor Store to be "Gross Floor Area" for consistency with other definitions.
- Updates the reference to "Mayor's Office of Housing" within the definition of Planning Department to "Mayor's Office of Housing and Community Development."

Sections 106, 306.6, and 970. Updates "City Planning Commission" and "City Planning Code" to "Planning Commission" and "Planning Code" respectively.

Sections 121.1, 121.2, and 201. Adds recently created Named Neighborhoods Commercial Districts (NCDs) that were previously missing to relevant Code sections. When these newer Named NCDs were created, they were not properly reflected in other relevant Code sections.

Sections 121.2 and 784. Adds or revises subsection titles for clarity.

Section 121.6. Amends the Large Retail CUA requirements to exempt General Grocery, which meets the intent of supporting General Grocery.

Sections 134 and 726. Deletes reference to Pacific Avenue NCD from 134 and corrects the rear yard requirements within Table 726, which was a drafting error.

Section 138. Removes the reference to Section 309 as the process has changed and amends the Code so that POPOS may be approved at the staff level.

Sections 147, 270.2, and 607.2. Removes reference to the “South of Market Mixed Use” district as this group of districts was consolidated into the Eastern Neighborhoods Mixed Use Districts. Amended by the Land Use and Transportation Committee to re-insert “Mixed Use Districts” and retain deletion of “South of Market.”

Section 155.2. Fixes an error in the number of required bicycle parking spaces.

Section 202.12. Deletes this section as it has expired.

Sections 204.1 and 890.60. Prohibits Massage Establishments or Sole Practitioners as an Accessory Use to a Dwelling Unit for better alignment with the Department of Public Health’s practices.

Section 210.3. Deletes a duplicate listing of Parcel Delivery Services as a prior Ordinance accidentally listed this use out twice in the Zoning Control Table.

Section 249.5. Deletes an outdated Code section reference.

Section 249.31. Clarifies that the CUA requirement for Use Size and mergers applies to Non-Residential Uses, as this Zoning District does not allow Residential Uses. Also deletes the outdated noticing requirement.

Section 270. Deletes an outdated Code section reference and repealed height setback requirement.

Section 303.1. Reorganizes the section for better clarity and updates outdated Code section references. Amended by the Land Use and Transportation Committee to incorporate the changes to existing code made by Ordinance No. 245-25, specifically, the creation of the RTO-C district and renaming of the RTO district to RTO-1.

Section 305.1 and 306.2. Deletes reference to outdated processes.

Section 318. Previously, removed an outdated reporting requirement. Amended by the Land Use and Transportation Committee to remove references to Section 318, which was deleted by Ordinance No. 245-25.

Section 401. Revises the definition of “Owned Unit” to properly reflect language that was added in a previous Ordinance, but into the wrong section.

Section 412. Corrects a typographical error.

Section 608.16, 721, 970, and 973. Corrects outdated Code section references and instead lists Section 602, which now lists all definitions for Signs.

Section 711. Removes footnote 4 related to the Taraval Street Restaurant Subdistrict. This portion of this Subdistrict has since been rezoned and no longer part of the NC-2 Zoning District.

Sections 714, 718, 731, 732, 733, and 734. Clarifies existing footnotes to explicitly state that Formula Retail is not permitted for Restaurants and Limited Restaurants.

Sections 731, 732, 733, and 734. Clarifies the existing footnote to explicitly state that Trade Shops are subject to Formula Retail controls.

Sections 780 and 781. Removes outdated references to Sectional Maps.

Section 784.

- Updates reference to the Small-Scale NCD as the area described has been rezoned to the Lower Haight Street NCD.
- Simplifies “off-sale alcoholic beverage establishment” to Liquor Store as it is now defined in the Code. The definition of “off sale liquor establishment is also deleted.
- Amends subsection to explicitly note the effective date of the Ordinance establishing the Lower Haight Street Alcohol Restricted Use District.
- Also eliminates the definition of a “prohibited liquor establishment” to say “lawfully existing Liquor Store”.

Section 838. Adds a missing footnote which was a drafting error.

Section 890. Amends outdated Use definitions and references.

Background Information

The Planning Code is amended frequently. Although the Planning Department and the City Attorney’s Office review individual ordinances, errors in grammar and syntax, mistakes in cross-references, and accidental additions and deletions of text occur due to the sheer number of legislative actions and the complexity of the Code. The Department and the City Attorney’s Office collect the Code errors and the Publisher also notes many of them in Codification Notes at the end of the section to which they apply. While many of these errors can be – and are – corrected in subsequent legislation, those errors that have not been corrected or code text clarified through subsequent legislation are recommended to the Board by the Planning Commission in an annual Code Corrections Ordinance.

This ordinance was amended by the Land Use and Transportation Committee on January 26, 2026 to make a correction to a subsection title in Section 607.2 and to make various other

updates to reflect recent changes to the existing Planning Code. Between September 18, 2025, when this ordinance was first introduced at the Planning Commission, and the January 26, 2026 committee hearing, other ordinances addressing some of the same Planning Code sections amended in this ordinance were enacted, including Ordinance Nos. 124-25, 173-25, 217-25, and 245-25. Additional amendments to the ordinance were made in committee to reflect the Planning Code, as recently amended, including amendments to Section 303.1 to incorporate the creation of the RTO-C district and the renamed RTO-1 district.

4930-8690-3436, v. 1

San Francisco Planning

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San Francisco, CA 94103
628.652.7600
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October 28, 2025

Ms. Angela Calvillo, Clerk
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: **Transmittal of Planning Department Case Number 2025-003339PCA:**
2025 Code Corrections Ordinance
Board File No. TBD

Planning Commission Action: Adopt a Recommendation for Approval with Modification

Dear Ms. Calvillo,

On September 11, 2025, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to initiate the proposed Ordinance. They adopted the proposed Ordinance on October 23, 2025. The proposed Ordinance would amend the Planning Code to make various clarifying and typographical changes. The proposed Ordinance would also prohibit Massage Establishments and Sole Practitioner uses as Accessory Uses to Residential Uses. At the hearing the Planning Commission adopted a recommendation for approval with modification. The attached ordinance was amended to include the Planning Commission's modifications.

The proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c)(2) and 15378 because they do not result in a physical change in the environment.

Please find attached documents relating to the actions of the Commission. If you have any questions or require further information, please do not hesitate to contact me.

Sincerely,

Aaron D. Starr
Manager of Legislative Affairs

cc: Austin Yang, Deputy City Attorney
John Carroll, Office of the Clerk of the Board
BOS Legislation

ATTACHMENTS :

Planning Commission Resolution
Planning Department Executive Summary
Draft Ordinance (in Word format)

San Francisco Planning

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PLANNING COMMISSION RESOLUTION NO. 21856

HEARING DATE: October 23, 2025

Project Name:	2025 Code Corrections
Case Number:	2025-003339PCA [Board File No. TBD]
Staff Contact:	Veronica Flores Legislative Affairs veronica.flores@sfgov.org, 628-652-7525
Reviewed by:	Aaron Starr, Manager of Legislative Affairs aaron.starr@sfgov.org, 628-652-7533

RESOLUTION ADOPTING A RECOMMENDATION FOR APPROVAL WITH MODIFICATION OF A PROPOSED ORDINANCE THAT WOULD AMEND THE PLANNING CODE TO MAKE VARIOUS CLARIFYING AND TYPOGRAPHICAL CHANGES, AND PROHIBIT MASSAGE ESTABLISHMENTS AND MASSAGE SOLE PRACTITIONER USES AS ACCESSORY USES TO RESIDENTIAL USES; AFFIRMING THE PLANNING DEPARTMENT'S DETERMINATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; MAKING FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN, AND THE EIGHT PRIORITY POLICIES OF PLANNING CODE, SECTION 101.1; AND MAKING FINDINGS OF PUBLIC NECESSITY, CONVENIENCE, AND WELFARE PURSUANT TO PLANNING CODE, SECTION 302.

WHEREAS, on September 18, 2025 the Planning Commission introduced a proposed Ordinance which would amend the Planning Code to make various clarifying and typographical changes and prohibit massage establishments and massage sole practitioner uses as accessory uses to residential uses;

WHEREAS, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on October 23, 2025; and,

WHEREAS, the proposed Ordinance has been determined to be categorically exempt from environmental review under the California Environmental Quality Act Section 15378 and 15060(c)(2); and

WHEREAS, the Planning Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the Custodian of Records, at 49 South Van Ness Avenue, Suite 1400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Planning Commission hereby adopts a **recommendation for approval with modification** of the proposed ordinance. The Commission's proposed modification is as follows:

1. Eliminate the proposed "Planning Entitlement Application" definition.

Findings

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

The proposed Ordinance is intended to correct identified errors in the Code. Although these are considered minor errors, they cannot be corrected without a legislative change.

General Plan Compliance

The proposed Ordinance is consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

Policy 26
Streamline and simplify permit processes to provide more equitable access to the application process, improve certainty of outcomes, and ensure meeting State- and local-required timelines, especially for 100% affordable housing and shelter projects.

Policy 40
Enforce and improve planning processes and building regulations to ensure a healthy environment for new housing developments, especially in Environmental Justice Communities.

The proposed Ordinance advances Policy 26 of the Housing Element, which calls for streamlining and simplifying the permit process to ensure more equitable access and greater predictability in outcomes. While this policy is housed within the Housing Element, the proposed Ordinance applies these same principles—transparency and efficiency—throughout the Planning Code. Further, Policy 40 of the Housing Element is to "Enforce and improve planning processes and building regulations to ensure a healthy environment for new housing developments, especially in environmental justice.". The proposed Ordinance will bring more consistency to the Planning Code, including areas that concern the development of housing. The proposed Ordinance will serve the General Plan by amending sections of the Planning Code to be consistent, clear, and concise. These amendments will improve the quality of the Planning Code and thereby make it easier for the objectives and policies of the Code to be carried out.

Planning Code Section 101 Findings

The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

   The proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

   The proposed Ordinance would not have a negative effect on housing or neighborhood character.

3. That the City's supply of affordable housing be preserved and enhanced;

   The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

   The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

   The proposed Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

   The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

   The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.

8. That our parks and open space and their access to sunlight and vistas be protected from

development;

The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.

Planning Code Section 302 Findings.

The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby ADOPTS A RECOMMENDATION FOR APPROVAL WITH MODIFICATION of the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on October 23, 2025.

Jonas P Ionin Digitally signed by Jonas P Ionin
Date: 2025.10.23 16:30:51 -07'00'

Jonas P. Ionin
Commission Secretary

AYES:	Campbell, McGarry, Williams, Braun, Imperial, Moore, So
NOES:	None
ABSENT:	None
ADOPTED:	October 23, 2025

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

EXECUTIVE SUMMARY
PLANNING CODE TEXT AMENDMENT

HEARING DATE: October 23, 2025

Project Name:	2025 Code Corrections
Case Number:	2025-003339PCA [Board File No. TBD]
Staff Contact:	Veronica Flores Legislative Affairs veronica.flores@sfgov.org, 628-652-7525
Reviewed by:	Aaron Starr, Manager of Legislative Affairs aaron.starr@sfgov.org, 628-652-7533
Environmental Review:	Not a Project Under CEQA

RECOMMENDATION: Adopt a Recommendation for Approval with Modification

Planning Code Amendment

The proposed Ordinance would amend the Planning Code to make various clarifying and typographical changes. The proposed Ordinance would also prohibit Massage Establishments and Sole Practitioner uses as Accessory Uses to Residential Uses.

The Way It Is Now:

The Planning Code contains multiple grammatical and syntactical errors, unintentional cross-references and accidental additions and deletions that undermine the legitimacy and enforceability of the Planning Code as a regulatory document.

The Way It Would Be:

The proposed Ordinance seeks to correct these errors and improve the overall quality and readability of the Code. The specific proposed changes are attached as Exhibit B.

Background

The Planning Code experiences frequent amendments. Although individual ordinances are reviewed by the Planning Department and the City Attorney's Office, the volume of legislative actions and complexity of the Code as a legal, living document ensures that errors will inadvertently arise. The Planning Department actively collects these reported errors and presents them as a Code Corrections Ordinance.

Additionally, the proposed Ordinance includes one amendment on Massage Establishments restrictions to align the Planning Code with the Health Code. The proposed Ordinance also revises definition of "Owned Unit" under Section 401 to properly reflect language that was added in a previous Ordinance, but into the wrong section.

General Plan Compliance

The proposed Ordinance advances Policy 26 of the Housing Element, which calls for streamlining and simplifying the permit process to ensure more equitable access and greater predictability in outcomes. While this policy is housed within the Housing Element, the proposed Ordinance applies these same principles—transparency and efficiency—throughout the Planning Code. Further, Policy 40 of the Housing Element is to "Enforce and improve planning processes and building regulations to ensure a healthy environment for new housing developments, especially in environmental justice.". The proposed Ordinance will bring more consistency to the Planning Code, including areas that concern the development of housing. The proposed Ordinance will serve the General Plan by amending sections of the Planning Code to be consistent, clear, and concise. These amendments will improve the quality of the Planning Code and thereby make it easier for the objectives and policies of the Code to be carried out.

Racial and Social Equity Analysis

The proposed amendments cannot be directly tied to a negative or positive impact in advancing the City's racial and social equity. There is not enough data to support the claim for the small number of businesses that it will affect.

Implementation

The Department has determined that this ordinance will improve our current implementation procedures by providing more clarity.

Recommendation

The Department recommends that the Commission **adopt a recommendation for approval with modification** of the proposed Ordinance and adopt the attached Draft Resolution to that effect.

Basis for Recommendation

This proposed Ordinance is intended to correct identified errors in the Code. Although these are considered minor errors, they cannot be corrected without a legislative change. In addition, the Ordinance includes an

amendment that would prohibit Massage Establishments and Sole Practitioner uses as Accessory Uses to Residential Uses. This change would bring the Planning Code into alignment with the Department of Public Health's (DPH) practices. DPH has informed the Planning Department that it routinely denies such proposals in residential areas due to concerns related to human trafficking. The Health Code addresses these concerns through specific requirements for privacy and public accessibility. By aligning the Planning and Health Codes, the proposed Ordinance would eliminate inconsistencies and reduce confusion regarding the permissibility of Massage Establishments in residential areas. After the Initiation hearing, the Department realized a proposed amendment would create inconsistencies with other upcoming legislation and proposes the following modification:

Recommendation 1: Eliminate the proposed "Planning Entitlement Application". The proposed Family Housing ordinance includes an amendment to update Section 311 references to "Planning Entitlement Application" to "Development Application" instead. Thus, the proposed definition under this proposed Ordinance is no longer required.

Required Commission Action

The proposed Ordinance is before the Commission so that it may adopt a recommendation of approval, disapproval, or approval with modifications.

Environmental Review

The proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c)(2) and 15378 because they do not result in a physical change in the environment.

Public Comment

As of the date of this report, the Planning Department has not received any public comment regarding the proposed Ordinance.

ATTACHMENTS:

Exhibit A: Draft Planning Commission Resolution
Exhibit B: Appendix with List of Proposed Changes
Exhibit C: Proposed Ordinance

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San Francisco Planning

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EXHIBIT A

PLANNING COMMISSION DRAFT RESOLUTION

HEARING DATE: October 23, 2025

Project Name:	2025 Code Corrections
Case Number:	2025-003339PCA [Board File No. TBD]
Staff Contact:	Veronica Flores Legislative Affairs veronica.flores@sfgov.org, 628-652-7525
Reviewed by:	Aaron Starr, Manager of Legislative Affairs aaron.starr@sfgov.org, 628-652-7533
Environmental Review:	Not a Project Under CEQA

RESOLUTION ADOPTING A RECOMMENDATION FOR APPROVAL OF A PROPOSED ORDINANCE THAT WOULD AMEND THE PLANNING CODE TO MAKE VARIOUS CLARIFYING AND TYPOGRAPHICAL CHANGES, AND PROHIBIT MASSAGE ESTABLISHMENTS AND MASSAGE SOLE PRACTITIONER USES AS ACCESSORY USES TO RESIDENTIAL USES; AFFIRMING THE PLANNING DEPARTMENT'S DETERMINATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; MAKING FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN, AND THE EIGHT PRIORITY POLICIES OF PLANNING CODE, SECTION 101.1; AND MAKING FINDINGS OF PUBLIC NECESSITY, CONVENIENCE, AND WELFARE PURSUANT TO PLANNING CODE, SECTION 302.

WHEREAS, on September 18, 2025 the Planning Commission introduced a proposed Ordinance which would amend the Planning Code to make various clarifying and typographical changes and prohibit massage establishments and massage sole practitioner uses as accessory uses to residential uses;

WHEREAS, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on October 23, 2025; and,

WHEREAS, the proposed Ordinance has been determined to be categorically exempt from environmental review under the California Environmental Quality Act Section 15378 and 15060(c)(2); and

WHEREAS, the Planning Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the Custodian of Records, at 49 South Van Ness Avenue, Suite 1400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Planning Commission hereby adopts a **recommendation for approval** of the proposed ordinance.

Findings

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

The proposed Ordinance is intended to correct identified errors in the Code. Although these are considered minor errors, they cannot be corrected without a legislative change.

General Plan Compliance

The proposed Ordinance is consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

Policy 26
Streamline and simplify permit processes to provide more equitable access to the application process, improve certainty of outcomes, and ensure meeting State- and local-required timelines, especially for 100% affordable housing and shelter projects.

Policy 40
Enforce and improve planning processes and building regulations to ensure a healthy environment for new housing developments, especially in Environmental Justice Communities.

The proposed Ordinance advances Policy 26 of the Housing Element, which calls for streamlining and simplifying the permit process to ensure more equitable access and greater predictability in outcomes. While this policy is housed within the Housing Element, the proposed Ordinance applies these same principles—transparency and efficiency—throughout the Planning Code. Further, Policy 40 of the Housing Element is to "Enforce and improve planning processes and building regulations to ensure a healthy environment for new

housing developments, especially in environmental justice.". The proposed Ordinance will bring more consistency to the Planning Code, including areas that concern the development of housing. The proposed Ordinance will serve the General Plan by amending sections of the Planning Code to be consistent, clear, and concise. These amendments will improve the quality of the Planning Code and thereby make it easier for the objectives and policies of the Code to be carried out.

Planning Code Section 101 Findings

The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

   The proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

   The proposed Ordinance would not have a negative effect on housing or neighborhood character.

3. That the City's supply of affordable housing be preserved and enhanced;

   The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

   The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

   The proposed Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

   The proposed Ordinance would not have an adverse effect on City's preparedness against injury and

loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

   The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.

8. That our parks and open space and their access to sunlight and vistas be protected from development;

   The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.

Planning Code Section 302 Findings.

The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby ADOPTS A RECOMMENDATION FOR APPROVAL WITH MODIFICATION of the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on October 23, 2025.

Jonas P. Ionin
Commission Secretary

AYES:
NOES:
ABSENT:
ADOPTED: October 23, 2025

San Francisco Planning

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EXHIBIT B

APPENDIX: CODE CLEAN-UP

Project Name: 2025 Code Corrections
Case Number: 2025-003339PCA

The following is a summary list of proposed changes to the Planning Code:

- **Section 102.**
    - Revises Nighttime Entertainment to remove reference to Section 202.11, which has been repealed.
    - Amends the unit of measurement for General Grocery, Specialty Grocery, and Liquor Store to be "Gross Floor Area" for consistency with other definitions.
    - Updates the reference to "Mayor's Office of Housing" within the definition of Planning Department to "Mayor's Office of Housing and Community Development".
    - Adds a new definition for Planning Entitlement Application, which is currently not defined.
- **Sections 106, 306.6, and 970.** Updates "City Planning Commission" and "City Planning Code" to "Planning Commission" and "Planning Code" respectively.
- **Sections 121.1, 121.2, and 201.** Adds recently created Named Neighborhoods Commercial Districts (NCDs) that were previously missing to relevant Code sections. When these newer Named NCDs were created, they were not properly reflected in other relevant Code sections. This resolves that oversight.
- **Sections 121.2 and 784.** Adds or revises subsection titles for clarity.
- **Sections 121.6.** Amends the Large Retail CUA requirements to exempt General Grocery, which meets the intent of supporting General Grocery.
- **Sections 134 and 726.** Deletes reference to Pacific Avenue NCD from 134 and corrects the rear yard

requirements within Table 726, which was a drafting error.

- **Section 138.** Removes the reference to Section 309 as the process has changed and amends the Code so that POPOS may be approved at the staff level.
- **Sections 147, 270.2, and 607.2.** Removes reference to the "South of Market Mixed Use" district as this group of districts was consolidated into the Eastern Neighborhoods Mixed Use Districts.
- **Section 155.2.** Fixes an error in the number of required bicycle parking spaces.
- **Section 202.12.** Deletes this section as it has expired.
- **Sections 204.1 and 890.60.** Prohibits Massage Establishments or Sole Practitioners as an Accessory Use to a Dwelling Unit for better alignment with the Department of Public Health's practices.
- **Section 210.3.** Deletes a duplicate listing of Parcel Delivery Services as a prior Ordinance accidentally listed this use out twice in the Zoning Control Table.
- **Section 249.5.** Deletes an outdated Code section reference.
- **Section 249.31.** Clarifies that the CUA requirement for Use Size and mergers applies to Non-Residential Uses, as this Zoning District does not allow Residential Uses. Also deletes the outdated noticing requirement.
- **Section 270.** Deletes an outdated Code section reference and repealed height setback requirement.
- **Section 303.1.** Reorganizes the section for better clarity and updates outdated Code section references.
- **Section 305.1 and 306.2.** Deletes reference to outdated processes.
- **Section 306.7.** Adds "Planning Entitlement Application" to the list of approvals.
- **Section 318.** Removes an outdated reporting requirement.
- **Section 401.** Revises the definition of "Owned Unit" to properly reflect language that was added in a previous Ordinance, but into the wrong section.
- **Section 412.** Corrects a typographical error.
- **Section 608.16, 721, 970, and 973.** Corrects outdated Code section references and instead lists Section 602, which now lists all definitions for Signs.
- **Section 711.** Removes footnote 4 related to the Taraval Street Restaurant Subdistrict. This portion of this Subdistrict has since been rezoned and no longer part of the NC-2 Zoning District.
- **Sections 714, 718, 731, 732, 733, and 734.** Clarifies existing footnotes to explicitly state that

Formula Retail is not permitted for Restaurants and Limited Restaurants.

- **Sections 731, 732, 733, and 734.** Clarifies the existing footnote to explicitly state that Trade Shops are subject to Formula Retail controls.
- **Sections 780 and 781.** Removes outdated references to Sectional Maps.
- **Section 784.**
    - Updates reference to the Small-Scale NCD as the area described has been rezoned to the Lower Haight Street NCD.
    - Simplifies “off-sale alcoholic beverage establishment” to Liquor Store as it is now defined in the Code. The definition of “off sale liquor establishment is also deleted.
    - Amends subsection to explicitly note the effective date of the Ordinance establishing the Lower Haight Street Alcohol Restricted Use District.
    - Also eliminates the definition of a “prohibited liquor establishment” to say “lawfully existing Liquor Store”.
- **Section 838.** Adds a missing footnote which was a drafting error.
- **Section 890.** Amends outdated Use definitions and references.

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EXHIBIT C

[Planning Code - Corrections and Clarifications]

Ordinance amending the Planning Code to make various clarifying and typographical changes, and prohibit massage establishments and massage sole practitioner uses as accessory uses to residential uses; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
Additions to Codes are in *single-underline italics Times New Roman font*.
Deletions to Codes are in ~~*strikethrough italics Times New Roman font*~~.
Board amendment additions are in double-underlined Arial font.
Board amendment deletions are in ~~strikethrough Arial font~~.
Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables. **Do NOT delete this NOTE: area.**

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

Section 1. Environmental and Land Use Findings.

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

(b) On _____, the Planning Commission, in Resolution No. _____, adopted findings that the actions contemplated in this ordinance are consistent, on balance, with the City's General Plan and eight priority policies of Planning Code Section 101.1. 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. _____, and is incorporated herein by reference.

(c) Pursuant to Planning Code Section 302, this Board finds that this ordinance will serve the public necessity, convenience, and welfare for the reasons set forth in Planning Commission Resolution No. _____, and incorporates such reasons by this reference thereto. A copy of said resolution is on file with the Clerk of the Board of Supervisors in File No. _____.

Section 2. Articles 1, 1.2, 1.5, 2, 2.5, 3, 4, 6, 7, 8, and 9 of the Planning Code are hereby amended by revising Sections 102, 106, 121.1, 121.2, 121.6, 134, 138, 147, 155.2, 201, 202.12, 204.1, 210.3, 249.5, 249.31, 270, 270.2, 303.1, 305.1, 306.2, 306.6, 306.7, 318, 401, 412, 607.2, 608.16, 701, 711, 714, 718, 721, 726, 731, 732, 733, 734, 780, 781, 784, 838, 890.60, 970, and 973, to read as follows:

SEC. 102. DEFINITIONS.

* * * *

Entertainment, Nighttime. A Retail Entertainment, Arts and Recreation Use that includes dance halls, discotheques, nightclubs, private clubs, and other similar evening-oriented entertainment activities which require dance hall keeper police permits or Place of Entertainment police permits, as defined in Section 1060 of the Police Code, which are not limited to non-amplified live entertainment, including Restaurants and Bars which present such activities. Nighttime Entertainment uses do not include any Arts Activity, any theater performance space which does not serve alcoholic beverages during performances, or any temporary uses permitted pursuant to Sections 205 through 205.5 of this Code. ~~*This use is also subject to the controls in Section 202.11.*~~ Nighttime Entertainment uses are subject to the

Entertainment Commission's Good Neighbor Policy. The use may include a non-profit theater with ABC license Type 64 and a music entertainment facility with ABC license Type 90.

* * * *

Grocery, General. A Retail Sales and Services Use that:

(a) Offers a diverse variety of unrelated, non-complementary food and non-food commodities, such as beverages, dairy, dry goods, fresh produce and other perishable items, frozen foods, household products, and paper goods;

(b) May provide beer, wine, and/or liquor sales for consumption off the premises with a California Alcoholic Beverage Control Board License ~~t~~*T*ype 20 (off-sale beer and wine) or ~~t~~*T*ype 21 (off-sale general)*, provided that all areas devoted to the display and sale of alcoholic beverages occupy no more than* ~~*that occupy less than*~~ 15% of the ~~*Occupied*~~ *Gross* Floor Area of the establishment~~ *(including all areas devoted to the display and sale of alcoholic beverages)*~~;

(c) May prepare minor amounts of food on site for immediate consumption;

(d) Markets the majority of its merchandise at retail prices; and

(e) Shall operate with the specified conditions in Section 202.2(a)(1).

~~(f)~~ Such businesses require Conditional Use authorization for conversion of a General Grocery ~~u~~*U*se greater than 5,000 square feet, pursuant to Section*s* 202.3 and 303(l).

Grocery, Specialty. A Retail Sales and Services Use that:

(a) Offers specialty food products such as baked goods, pasta, cheese, confections, coffee, meat, seafood, produce, artisanal goods, and other specialty food products, and may also offer additional food and non-food commodities related or complementary to the specialty food products;

(b) May provide beer, wine, and/or liquor sales for consumption off the premises with a California Alcoholic Beverage Control Board License ~~t~~*T*ype 20 (off-sale beer and wine) or ~~t~~*T*ype 21 (off-sale general)*, provided that all areas devoted to the display and sale of alcoholic*

beverages occupy no more than ~~*which occupy less than*~~ 15% of the ~~*Occupied*~~ *Gross* Floor Area of the establishment~~ *(including all areas devoted to the display and sale of alcoholic beverages)*~~;

(c) May prepare minor amounts of food on site for immediate consumption off-site with no seating permitted; and

(d) Markets the majority of its merchandise at retail prices.

~~*(e)*~~ Such businesses that provide food or drink per subsections (b) and (c) above shall operate with the specified conditions in Section 202.2(a)(1).

* * * *

Liquor Store. A Retail Sales and Service Use that sells beer, wine, or distilled spirits to a customer in an open or closed container for consumption off the premises and that needs a State of California Alcoholic Beverage Control Board License ~~*t*~~*T*ype 20 (off-sale beer and wine) or ~~*t*~~*T*ype 21 (off-sale general). This classification shall not include retail uses that:

(a) are both (1) classified as a General Grocery, a Specialty Grocery, or a Restaurant-Limited, and (2) have a Gross Floor Area devoted to alcoholic beverages that is within the applicable accessory use limits for the use district in which it is located, or

(b) have both (1) a Non-~~*r*~~*R*esidential Use Size of greater than 10,000 ~~*gross*~~ square feet *of Gross Floor Area* and (2) a ~~*g*~~*G*ross ~~*f*~~*F*loor ~~*a*~~*A*rea devoted to alcoholic beverages that is within accessory use limits as set forth in Section 204.3 or Section 703(d) of this Code, depending on the zoning district in which the use is located.

(c) For purposes of Planning Code Sections 249.5, 781.8, 781.9, 782, and 784, the retail uses explicitly exempted from this definition as set forth above shall only apply to General Grocery and Specialty Grocery stores that exceed 5,000 square feet ~~*in size and shall not*~~ *of Gross Floor Area provided such stores do not*:

(1) sell any malt beverage with an alcohol content greater than 5.7% ~~*percent*~~ by volume; any wine with an alcohol content of greater than 15% ~~*percent*~~ by volume, except for "dinner

wines" that have been aged two years or more and maintained in a corked bottle; or any distilled spirits in container sizes smaller than 600 milliliters;

(2) devote more than 15% ~~percent~~ of the *Gross Floor Area* ~~square footage~~ of the establishment to the display and sale of alcoholic beverages; and

(3) sell single servings of beer in container sizes 24 ounces or smaller.

Liquor Store uses are subject to the operating conditions of Section 202.2(a)(6). Where conditionally permitted, the Conditional Use authorization shall also satisfy the conditions of Section 303(z).

* * * *

Massage Establishment. A Retail Sales and Service Use defined by Section 29.5 of the Health Code. For purposes of the Planning Code only, "Massage Establishment" shall include a "Massage Establishment" but shall not include a "Sole Practitioner Massage Establishment," as these terms are defined in Section 29.5 of the Health Code. The Massage Establishment shall first obtain a permit from the Department of Public Health pursuant to Section 29.25 of the Health Code, or a letter from the Director of the Department of Public Health certifying that the establishment is exempt from such a permit under Section 29.25 of the Health Code.

* * * *

Planning Department (Department). The San Francisco Planning Department. For purposes of Article 4, may include the Planning Department's designee, including the Mayor's Office of Housing *and Community Development* and other City agencies or departments.

Planning Entitlement Application. *An application submitted by a project sponsor to the Planning Department.*

* * * *

SEC. 106. ZONING MAP INCORPORATED HEREIN.

The Zoning Map of the City and County of San Francisco referred to in Section 105, the original of which is on file with the Clerk of the Board of Supervisors under File No. 4608, is hereby incorporated herein as though fully set forth, and the designations, locations and boundaries of districts shall be as shown thereon, subject to the provisions of Section 105 hereof. The Zoning Map may be amended by ordinance adopted by the Board of Supervisors in accordance with Section 302(c), relating to amendments approved by the ~~*City*~~ Planning Commission, or by ordinance adopted by the Board of Supervisors in accordance with Sections 302(c) and 308.1(d), relating to amendments disapproved by the ~~*City*~~ Planning Commission. Such amendments whether heretofore or hereafter adopted, shall not be printed or reprinted as part of the text of the ~~*City*~~ Planning Code, but the changes so authorized thereupon shall be incorporated in the Zoning Map and shall be included in any subsequent editions thereof.

SEC. 121.1. DEVELOPMENT OF LARGE LOTS IN NEIGHBORHOOD COMMERCIAL DISTRICTS LOCATED IN THE PRIORITY EQUITY GEOGRAPHIES SPECIAL USE DISTRICT.

(a) **Purpose.** In order to promote, protect, and maintain a scale of development that 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 Neighborhood Commercial Districts located in the Priority Equity Geographies Special Use District established under Section 249.97 shown in the table below shall be permitted only as Conditional Uses.

District	Lot Size Limits
North Beach (*)	2,500 sq. ft.
Polk Street (*)	
NC-1 *(*)*, NCT-1 (*)	5,000 sq. ft.
24th Street-Mission	
Broadway	
NC-2 *(*)*, NCT-2 (*)	10,000 sq. ft.
NC-3 *(*)*, NCT-3 (*)	
Bayview	
Divisadero Street (*)	
Excelsior Outer Mission Street	
Fillmore Street (*)	
Folsom Street	
~~*Hayes-Gough*~~ *Japantown*	
Leland Avenue	
Lower Polk Street	
Mission Street	
San Bruno Avenue	
SoMa	
~~*Upper Market Street*~~	
Valencia Street (*)	

(*) These districts are located at least partially in the Priority Equity Geographies Special Use District established under Section 249.97. The controls in this Section 121.1 shall apply to those areas of these districts that are within the Priority Equity Geographies SUD. The controls in this Section 121.1 shall not apply to portions of any Neighborhood Commercial District that are outside the Priority Equity Geographies SUD.

(b) **Design Review Criteria.** In addition to the criteria of Section 303(c) of this Code, the Planning Commission shall consider the extent to which the following criteria are met:

(1) The mass, facade, and other physical characteristics of the proposed structure are compatible with objective design standards established with community input for the districts listed above, which may be specific to particular districts.

(2) Where 5,000 or more gross square feet of Non-Residential space is proposed, the project provides commercial spaces in a range of sizes, including one or more spaces of 1,000 gross square feet or smaller, to accommodate a diversity of neighborhood business types and business sizes.

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

(a) ***Non-Residential Use Sizes Conditionally Permitted.*** In order to protect and maintain a scale of development appropriate to each district, Non-Residential Uses Sizes larger than the square footage stated in the table below may be permitted only as Conditional Uses, subject to the exception in Section 121.2(b). The Non-Residential Use Size shall be measured as the Gross Floor Area for each individual Non-Residential Use.

District	Use Size Limits
Castro Street*	2,000 sq. ft.
North Beach	
Pacific Avenue	
Polk Street**	
24th Street-Mission	2,500 sq. ft.
24th Street-Noe Valley	
Haight Street	
Inner Clement Street	
Inner Sunset	
Japantown	
Outer Clement Street	
Sacramento Street	
Union Street	
Upper Fillmore Street	
West Portal Avenue**	
NC-1, NCT-1	3,000 sq. ft.
Broadway	
Cole Valley	
Hayes-Gough	
Lakeview Village	
Upper Market Street	
Valencia Street	
NC-2, NCT-2	4,000 sq. ft.
Cortland Avenue	
Divisadero Street	
Folsom Street	
Glen Park	
Inner Balboa Street	
Inner Taraval Street	

Irving Street	
Judah Street	
Leland Avenue	
Lower Haight Street	
Noriega Street	
Ocean Avenue	
Outer Balboa Street	
San Bruno Avenue	
SoMa	
Taraval Street	
NC-3, NCT-3	6,000 sq. ft.
Bayview	
Excelsior Outer Mission Street	
Fillmore Street	
Geary Boulevard	
Lower Polk Street	
Mission Bernal	
Mission Street	
NC-S	
Regional Commercial District	10,000 sq. ft.

* Subject to Section 121.2(d).

** Conditional Use *authorization* not required for any Limited Restaurant use that relocates within the Polk Street NCD, and is designated as a Legacy Business as of the effective date of the ordinance in Board File No. 240411, or any Health Service use in the West Portal Avenue ~~*Neighborhood Commercial District*~~ *NCD* located at Assessor's Parcel Block No. 2989B, Lot 17.

In addition to the criteria of Section 303(c) of this Code, the Commission shall consider the extent to which the following criteria are met:

(1) The intensity of activity in the district is not such that allowing the larger use will be likely to foreclose the location of other needed neighborhood-serving uses in the area.

(2) The proposed use will serve the neighborhood, in whole or in significant part, and the nature of the use requires a larger size in order to function.

(3) The building in which the use is to be located is designed in discrete elements which respect the scale of development in the district.

(b) ***Division of Non-Residential Uses.*** Notwithstanding Sections 121.2(a), 178, and 186.1, existing Non-Residential Uses that are larger than the use size limits in subsection (a) may be divided into two or more smaller Non-Residential Uses that are larger than the use size limits in subsection (a), and such a division shall not require a Conditional Use Authorization provided the division does not cause a Net Addition of Gross Floor Area.

(c) ***Non-Residential Use Size Maximum in the Mission Street NCT.*** In order to protect the pedestrian scale of the Mission Street NCT and provide space for small businesses, the following control shall apply in the Mission Street NCT:

(1) **Applicability.** Lot mergers pursuant to Section 121.7(f) and any project located on a parcel that was created as a result of a lot merger pursuant to Section 121.7(f).

(2) **Control.** Any such project that does not include at least one non-residential space of no more than 2,500 square feet, located on the ground floor and fronting directly onto Mission Street, shall require a conditional use authorization. In considering whether to grant such conditional use authorization, the Commission shall consider the criteria in Sections 121.2(a) and 303(c).

(d) ***Non-Residential Use Size Maximum in the Castro Street NCD.*** In order to protect and maintain the pedestrian scale of the Castro Street ~~*Neighborhood Commercial District*~~ *NCD* and provide space for small businesses, Non-Residential Use Sizes larger than 4,000 square feet shall not be permitted, with the exception that a Child Care Facility, School, Post-Secondary

Educational Institution, Religious Institution, Social Service or Philanthropic Facility, Community Facility, or a Residential Care Facility as defined in Section 102 of this Code that is operated by a non-profit and is neighborhood-serving may exceed this Non-Residential Use Size limit with Conditional Use authorization.

SEC. 121.6. LARGE-SCALE RETAIL USES.

Notwithstanding any other provision of this Code, establishment of a single ~~r~~*R*etail ~~u~~*U*se in excess of 50,000 gross square feet in any zoning district other than the C-3 Zoning Districts shall require ~~c~~*C*onditional ~~u~~*U*se authorization pursuant to Section 303 unless such use already is prohibited. This Section 121.6 shall apply to the establishment of a new ~~u~~*U*se and the expansion of an existing ~~u~~*U*se. For purposes of this Section, "single ~~r~~*R*etail ~~u~~*U*se" shall include~~*, except for Hotels and Motels,*~~ all Retail Sales and Service Uses listed in Section 102 and retail uses identified in Article 8 of this Code*, except General Grocery, Hotel, and Motel Uses*. This Section shall not apply to Health Service Uses and Reproductive Health Clinics located in the MUO District east of 7th Street.

SEC. 134. REAR YARDS IN R, RC, NC, M, CMUO, MUG, MUO, MUR, RED, RED-MX, SPD, UMU, AND WMUG DISTRICTS; AND LOT COVERAGE REQUIREMENTS IN C DISTRICTS.

* * * *

(d) Rear Yard Location Requirements.

* * * *

(3) **RC-3, RC-4, NC-3, NCT-3, Bayview, Broadway, Fillmore Street, Geary Boulevard, Hayes-Gough, Japantown, SoMa NCT, Mission Bernal, Mission Street, Polk Street, Lower Polk Street, ~~*Pacific Avenue,*~~ M, SPD, MUR, MUG, MUO, and UMU Districts.** Rear

yards shall be provided at the lowest story containing a Dwelling Unit, and at each succeeding level or story of the building. In the Hayes-Gough NCT, lots fronting the east side of Octavia Boulevard between Linden and Market Streets (Central Freeway Parcels L, M, N, R, S, T, U, and V) are not required to provide rear yards at any level of the building, provided that the project fully meets the usable open space requirement for Dwelling Units pursuant to Section 135, meets the exposure requirements of Section 140, and gives adequate architectural consideration to the light and air needs of adjacent buildings given the constraints of the project site.

SEC. 138. PRIVATELY-OWNED PUBLIC OPEN SPACE (POPOS) REQUIREMENTS.

* * * *

(e) **Approval of Open Space Type and Features.**

(1) In C-3 Districts, the type, size, location, physical access, seating and table requirements, landscaping, availability of commercial services, sunlight and wind conditions and hours of public access shall be reviewed ~~*and approved in accordance with the provisions of Section 309,*~~ and shall generally conform to the "Guidelines for Open Space in the Open Space Section of the Downtown Plan, or any amendments thereto.

* * * *

SEC. 147. REDUCTION OF SHADOWS ON CERTAIN PUBLIC OR PUBLICLY ACCESSIBLE OPEN SPACES IN C-3~~*, SOUTH OF MARKET MIXED USE,*~~ AND EASTERN NEIGHBORHOODS MIXED USE DISTRICTS.

New buildings and additions to existing buildings in C-3~~*, South of Market Mixed Use,*~~ and Eastern Neighborhoods Mixed Use Districts where the building height exceeds 50 feet shall be shaped, consistent with the dictates of good design and without unduly restricting the

development potential of the site in question, to reduce substantial shadow impacts on public plazas and other publicly accessible spaces other than those protected under Section 295. In determining the impact of shadows, the following factors shall be ~~*taken into account*~~ *considered*: The amount of area shadowed, the duration of the shadow, and the importance of sunlight to the type of open space being shadowed. Determinations under this Section with respect to C-3 Districts shall be made in accordance with the provisions of Section 309 of this Code. Determinations under this Section with respect to ~~*South of Market Mixed Use and*~~ Eastern Neighborhoods Mixed Use Districts shall be made in accordance with the provisions of Section 307 of this Code.

SEC. 155.2. BICYCLE PARKING: APPLICABILITY AND REQUIREMENTS FOR SPECIFIC USES.

* * * *

(b) **Rules for Calculating Bicycle Parking Requirements.**

* * * *

(6) Where a project proposes to construct new Non-Residential Uses or increase the area of existing Non-Residential Uses, for which the project has not identified specific uses at the time of project approval by the Planning Department or Planning Commission, the project shall provide the amount of non-residential bicycle parking required for Retail Sales per Table 155.2.

Table 155.2 ***BICYCLE PARKING SPACES REQUIRED***		
Use	***Minimum Number of Class 1 Spaces Required***	***Minimum Number of Class 2 Spaces Required***
* * * *		

NON-RESIDENTIAL USES		
* * * *		
Entertainment, Arts and Recreation Uses Category		
Entertainment, Arts and Recreation Uses not listed below	Five Class 1 spaces for facilities with a capacity of less than 500 guests; 10 Class 1 spaces for facilities with capacity of gr<u>e</u>ater than 500 guests.	One Class 2 space for every ~~*500*~~ <u>*50*</u> seats or for every portion of each 50 person capacity.
* * * *		

* * * *

SEC. 201. CLASSES OF USE DISTRICTS.

* * * *

Named Neighborhood Commercial Districts (Defined in Sec. 702(a)(1))
* * * *
Inner Taraval Street Neighborhood Commercial District (Defined in Sec. 745)
<u>*Leland Avenue Neighborhood Commercial District (Defined in Sec. 746)*</u>

* * * *

~~***SEC. 202.12. LIMITATION ON CHANGE IN USE OR DEMOLITION OF A LAUNDROMAT USE.***~~

~~*Notwithstanding any other provision of this Article 2, for the three years following the effective date of the ordinance in Board File No. 210808 adopting this Section 202.12, a change in use or demolition of a Laundromat use, as defined in Section 102, shall require Conditional Use authorization pursuant to Section 303. In acting on any application for Conditional Use authorization for changes in use or demolition of a Laundromat use, the Commission may consider the following criteria in addition to the*~~

~~*criteria set forth in Section 303(c) and (d) of this Code:*~~

~~*(a) Whether comparable Laundromat uses and services are available in the immediate vicinity that are accessible to seniors, people with disabilities, and other residents;*~~

~~*(b) Whether, in the three years immediately prior to the date of the application for Conditional Use authorization, the rate of Laundromat closures in the immediate vicinity of the proposed change of use and/or citywide exceeds the rate of new Laundromat uses or equally accessible alternatives;*~~

~~*(c) Whether the proposed change in use would serve the essential needs of lower-income residents; and*~~

~~*(d) Whether the proposed change in use is in a census tract where at least 17% of the households had income at or below the federal poverty level.*~~

SEC. 204.1. ACCESSORY USES FOR DWELLINGS IN ALL DISTRICTS.

No use shall be permitted as an accessory use to a dwelling unit in any District that involves or requires any of the following:

* * * *

(i) The conduct of a business office open to the public other than for sales related to garden produce of Neighborhood Agriculture as defined by Section 102, or the finished products of a Cottage Food Operation; ~~*or*~~

(j) A Medical Cannabis Dispensary as defined in Section 102~~*of this Code.*~~*; or*

(k) A Massage Establishment as defined in Section 102, or either a Sole Practitioner or Sole Practitioner Massage Establishment as defined in Section 29.5 of the Health Code (a Health Service Use).

* * * *

SEC. 210.3. PDR DISTRICTS.

* * * *

Table 210.3

ZONING CONTROL TABLE FOR PDR DISTRICTS

Zoning Category	**§ References**	**PDR-1-B**	**PDR-1-D**	**PDR-1-G**	**PDR-2**
* * * *					
NON-RESIDENTIAL STANDARDS AND USES					
* * * *					
Automotive Use Category					
~~*Parcel Delivery Service (25)*~~	~~*§ 102*~~	~~*NP*~~	~~*P*~~	~~*P*~~	~~*P*~~
* * * *					
Service, Parcel Delivery *(25)*	§§ 102, 303 (cc)	C	C	C	C
* * * *					

* * * *

(25) Also considered a Production, Distribution, and Repair (PDR) use as defined in Sec. 102.

SEC. 249.5. NORTH OF MARKET RESIDENTIAL SPECIAL USE DISTRICT.

* * * *

(c) **Controls.** The following zoning controls are applicable in the North of Market Residential Special Use District. Certain controls are set forth in other Sections of this Code and are referenced herein.

* * * *

~~*(7) Building setbacks are required in this district pursuant to Section 132.2; provisions for exceptions are also set forth in Section 132.2 of this Code.*~~

(~~8~~7) Exceptions to the rear yard requirements for an RC-4 District may be granted pursuant to Section 134(g) of this Code.

(~~9~~8) All provisions of the Planning Code applicable in an RC-4 Use District shall apply within that portion of the district zoned RC-4, except as specifically provided above. All provisions of the Planning Code applicable in a P Use District shall apply within that portion of the district zoned P, except as specifically provided above.

(~~10~~9) All demolitions of buildings containing residential units shall be permitted only if authorized as a conditional use under Section 303 of this Code, unless the Director of the Department of Building Inspection or the Chief of the Bureau of Fire Prevention and Public Safety determines that the building is unsafe or dangerous and that demolition is the only feasible means to secure the public safety. When considering whether to grant a conditional use ~~*permit*~~ *authorization* for the demolition, in lieu of the criteria set forth in Planning Code Section 303(c), consideration shall be given to the purposes of the North of Market Residential Special Use District set forth in Section 249.5(b), above, to the adverse impact on the public health, safety and general welfare due to the loss of existing housing stock in the district and to any unreasonable hardship to the applicant if the permit is denied. Demolition of residential hotel units shall also comply with the provisions of the Residential Hotel Ordinance.

(~~11~~*10*) **Tenderloin Neon Special Sign District.**

* * * *

SEC. 249.31. JAPANTOWN SPECIAL USE DISTRICT.

* * * *

(b) **Controls.** The following provisions, in addition to all other applicable provisions of the Planning Code, shall apply within such Special Use District:

(1) **Conditional Use Authorization.** The following activities *for non-residential Uses*, if not otherwise prohibited, shall require Conditional Use authorization from the Planning Commission pursuant to Section 303.

(A) **Use Size.** The establishment of a new ~~u~~*U*se or any change in ~~u~~*U*se in excess of 4,000 gross square feet.

(B) **Merger.** The merger of one or more existing ~~u~~*U*ses into a ~~u~~*U*se in excess of 2,500 gross square feet.

(2) For any *non-residential* ~~u~~*U*se subject to ~~c~~*C*onditional ~~u~~*U*se authorization and for any activity that the Planning Commission considers under its discretionary review power, the Planning Commission shall make the following additional findings:

(A) The ~~u~~*U*se is not incompatible with the cultural and historic integrity, neighborhood character, development pattern, and design aesthetic of the Special Use District; and

(B) The ~~u~~*U*se supports one or more of the purposes for establishing the Japantown Special Use District.

~~*(3) **Notice.** Any change in use or establishment of a new use in the neighborhood commercial zones within this Special Use District shall require notice pursuant to section 312 and shall include a posted notice. Posted notice shall be in locations that the Zoning Administrator designates. Said*~~

~~*locations shall be easily visible to members of the public and shall be posted, at a minimum, on Geary Boulevard, Post Street, and Webster Street, Fillmore Street, or Laguna Street.*~~

SEC. 270. BULK LIMITS: MEASUREMENT.

* * * *

TABLE 270 **BULK LIMITS**			
District Symbol on Zoning Map	**Height Above Which Maximum Dimensions Apply (in feet)**	**Maximum Plan Dimensions (in feet)**	
		Length	**Diagonal Dimension**
* * * *			
T	~~*At setback height established pursuant to Section 132.2, but no higher than*~~ 80 ~~*feet.*~~	110	125
* * * *			

* * * *

SEC. 270.2. SPECIAL BULK AND OPEN SPACE REQUIREMENT: MID-BLOCK ALLEYS IN LARGE LOT DEVELOPMENT IN THE EASTERN NEIGHBORHOODS MIXED USE DISTRICTS, SOUTH OF MARKET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT, FOLSOM STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT,

REGIONAL COMMERCIAL DISTRICT, C-3 DISTRICT*S*, AND DTR DISTRICT*S*.

(a) **Findings.** The historically industrial parts of the City, including the South of Market, Showplace Square, Central Waterfront, and Mission, typically have very large blocks. In the South of Market, a typical block is 825 feet in length and 550 feet in width; in Showplace Square and the Central Waterfront blocks extend up to 800 feet in length and greater; and in the Mission many blocks are over 500 feet in length. In areas of the City historically developed as moderate and high-density residential and commercial environments, the block pattern is much smaller, with many alternate and redundant paths of travels, service alleys, and public mid-block pedestrian walkways and stairways: the typical North of Market block is 275 feet in width and not more than 412.5 feet in length, often with minor alleys bisecting these blocks further into smaller increments.

Large blocks inhibit pedestrian movement and convenience by significantly lengthening walking distances between points, thereby reducing the ability and likelihood of people to walk between destinations, including reducing access to and likelihood of using transit. Academic studies have shown that the likelihood of people to walk for trips of all purposes, including walking to transit stops, declines substantially above distances as low as 1/5th of a mile, and that the propensity to walk is very elastic for distances of one mile or less and heavily dependent on distance and route barriers (Berman, Journal of American Planning Literature, May 1996). People are generally willing to walk not more than 1/3-mile to access rail transit, and less to access bus transit. In the Eastern Neighborhoods Mixed Use~~*, South of Market Mixed Use, C-M,*~~ and DTR Districts, and South-of-Market portion of the C-3 Districts, longer walking distances due to large blocks generally lengthen walking distances by up to 1,000 feet or more for even the shortest trips, a major factor in reduced use of transit in these areas. In areas with large blocks, walking distances between destinations can be between 50% and 300% longer than for areas with smaller blocks and more route choices (Hess, Places,

Summer 1997). In the South of Market area, for example, the distance between destinations for walking trips can be as much as 2.5 times longer than a trip between destinations similarly situated apart north of Market Street. Given equivalent densities and distributions of development, where walking distances are greater due to longer and larger blocks, residents have access to up to 50% fewer destinations (e.g. shops, services, transit) for equal walking distances (Id.). Greater walking distances and fewer route choices also severely degrade accessibility to transit, services, and shops for people with disabilities and the elderly (Kulash, Development, July/August 1990). Because there are fewer pedestrian route choices and people must walk on fewer, more-highly trafficked and busier streets for longer distances, the quality of the pedestrian experience is severely diminished and there are more conflicts with motor vehicles, with corresponding heightened concerns for pedestrian safety on major streets.

* * * *

SEC. 303.1. FORMULA RETAIL USES.

* * * *

(e) **Conditional Use Authorization Required.** ~~*A*~~ Conditional Use ~~*A*~~*a*uthorization shall be required for a Formula Retail use in the ~~*following*~~ zoning districts *listed in this subsection (e)* unless explicitly exempted*, except for those uses not permitted pursuant to subsection (f).*

~~*(1) All Neighborhood Commercial Districts in Article 7;*~~

~~*(2) All Mixed Use-General Districts in Section 840;*~~

~~*(3) All Urban Mixed Use Districts in Section 843;*~~

~~*(4)*~~*(1)* All ~~*Residential-Commercial*~~ *RC* Districts as defined in Section 209.3, except for lots in the RC-3 District that front Van Ness Avenue, beginning immediately north of Chestnut Street to the north, to Broadway to the south, and lots in the RC-4 District that front

Van Ness Avenue, from Broadway to Redwood Street~~;~~

(2) Limited Commercial Uses in RTO Districts (Sec. 209.4) as permitted by Sections 186 and 231

(3) Western SoMa Special Use District (Sec. 249.39)

(4) Central SoMa Special Use District (Sec. 249.78)

(5) All Neighborhood Commercial Districts in Article 7

(6) Third Street Formula Retail Restricted Use District (Sec. 786)

(~~5~~7) Chinatown Community Business District ~~*as defined in Section*~~ *(Sec.* 810*)*

(~~6~~8) Chinatown Residential~~/~~ Neighborhood Commercial District as defined in *(Sec.* 812*)*

~~*(7) Western SoMa Planning Area Special Use District as defined in 823;*~~

(9) MUG – Mixed Use-General District (Sec. 831)

(10) UMU – Urban Mixed Use District (Sec. 838)

(11) RED-MX – Residential Enclave – Mixed District (Sec. 835)

(12) SALI – Service/Arts/Light Industrial District (Sec. 836), up to the limit in set forth therein

(13) UMU – Urban Mixed Use District (Sec. 838)

(14) WMUG – WSoMa Mixed Use-General (Sec. 839)

(15) WMUO – WSoMa Mixed Use-Office (Sec. 840), up to the limit in set forth therein

(~~8~~16) Limited Commercial Uses in ~~*RTO and*~~ *the* RED District~~s~~ *(Sec. 834)*, as permitted by Sections 186~~*, 186.3,*~~ and 231~~;~~

~~*(9) Third Street Formula Retail Restricted Use District, as defined in Section 786; and*~~

~~*(10) Central SoMa Special Use District as defined in Section 848, except for those uses not permitted pursuant to subsection (f) below.*~~

(f) **Formula Retail Uses Not Permitted.** *Specified* Formula Retail ~~u~~*U*ses are not

permitted in ~~the following~~ *certain* zoning districts*, as set forth below.*~~:~~

(1) ***All Formula Retail Uses are not permitted in the following districts:***

(A) RH Districts (Sec. 209.1)

(B) RM Districts (Sec. 209.2)

(C) Hayes-Gough *NCT* ~~*Neighborhood Commercial Transit*~~ District *(Sec. 761)*~~;~~

~~*(2)*~~ *(D)* North Beach *NCD (Sec. 722)* ~~*Neighborhood Commercial District;*~~

~~*(3)*~~ *(E)* Chinatown Visitor Retail District *(Sec. 811)*~~;~~

(2) ***Formula Retail Restaurant and Limited Restaurant Uses are not permitted in the following districts:***

(A) Broadway NCD (Sec. 714)

(B) Upper Fillmore Street NCD (Sec. 718)

(C) Noriega Street NCD (Sec. 731)

(D) Irving Street NCD (Sec. 732)

(E) Taraval Street NCD (Sec. 733)

(F) Judah Street NCD (Sec. 734)

~~*(4) Upper Fillmore District does not permit Formula Retail uses that are also Restaurant or Limited-Restaurant uses;*~~

~~*(5) Broadway Neighborhood Commercial District does not permit Formula Retail uses that are also Restaurant or Limited-Restaurant uses;*~~

~~*(6) Geary Boulevard Formula Retail Pet Supply Store and Formula Retail Eating and Drinking Subdistrict does not permit Formula Retail uses that are also either a Retail Pet Supply Store or an Eating and Drinking use as set forth in Section 781.4;*~~

~~*(7)*~~ *(G)* Taraval Street Restaurant Subdistrict *(Sec. 781.1), and within 1/4 mile of the subdistrict if within the NC-1 District* ~~*does not permit Formula Retail uses that are also Restaurant or Limited-Restaurant uses;*~~

~~*(8) Chinatown Mixed Use Districts do not permit Formula Retail uses that are also Restaurant or Limited Restaurant uses;*~~

(H) Chinatown Community Business District (Sec. 810)

(I) Chinatown Residential NCD (Sec. 812)

(3) Formula Retail Limited Restaurant Uses are not permitted in the 24th Street – Noe Valley NCD (Sec. 728).

~~*(9) Central SoMa Special Use District does not permit Formula Retail Uses that are also Bar, Restaurant, or Limited Restaurant Uses as defined in Section 102;*~~

(4) Formula Retail Bar, Restaurant, and Limited Restaurant Uses are not permitted in the following districts:

(A) Central SoMa Special Use District (Sec. 249.78)

(B) Central SoMa Mixed Use-Office District (Sec. 830)

~~*(10) RH Districts do not permit Formula Retail; and*~~

~~*(11) RM Districts do not permit Formula Retail.*~~

(5) Formula Retail pet supply stores and Eating and Drinking Uses are not permitted in the Geary Boulevard Formula Retail Pet Supply Store and Formula Retail Eating and Drinking Subdistrict (Sec. 781.4).

* * * *

SEC. 305.1. REQUESTS FOR REASONABLE MODIFICATION – RESIDENTIAL USES.

* * * *

(c) **Procedure.**

* * * *

(2) **Content of Application.** The application shall be in accordance with the policies,

rules and regulations of the Planning Department, Zoning Administrator, and Planning Commission. In addition to any other information that is required under this Section 305.1, the applicant shall complete the Reasonable Modification Form. The form shall at a minimum include the applicant's contact information and a description of the need for the requested modification including an identifiable relationship, or nexus, between the requested modification and the individual's disability. ~~*This information is required for the administrative reasonable modification process and the standard reasonable modification variance procedure.*~~

* * * *

(e) **Determination.**

(1) **Zoning Administrator Authority.** The Zoning Administrator is authorized to consider and act on requests for reasonable modification. The Zoning Administrator may conditionally approve or deny a request. In considering requests for reasonable modification under this Section 305.1, the Zoning Administrator shall consider the factors in ~~S~~subsection (e)(2).

* * * *

(4) **Historic Resource Review.** If the proposed project would affect a building that is listed in or eligible for listing in a local, state, or federal historic resource register, then the modifications~~*, either through the administrative reasonable modification process or the standard reasonable modification variance procedure,*~~ will be reviewed by the Planning Department's Historic Preservation Technical Specialists to ensure conformance with the Secretary of the Interior Standards for the Rehabilitation of Historic Properties.

* * * *

SEC. 306.2. SCHEDULING OF HEARINGS.

When an action for an amendment to the Planning Code, ~~*e*~~*C*onditional ~~*u*~~*U*se, or variance has been initiated by application or otherwise, ~~*except as provided by Sections 316.2 through 316.5,*~~

the Zoning Administrator shall set a time and place for a hearing thereon within a reasonable period. In the case of an application for a variance, such period shall not exceed 30 days from the date upon which the application is accepted for filing. ~~*The procedures for scheduling of hearings and determinations on conditional use applications where such authorization is required in any South of Market District or Eastern Neighborhoods Mixed Use District, or pursuant to zoning categories .10, .11, .21, .24 through .27, .38 through .90, and .95 of Sections 710 through 729 for each Neighborhood Commercial District, are set forth in Sections 316.2 through 316.8 of this Code.*~~ When an action for an amendment to the General Plan has been initiated by the Planning Commission, the Planning Department shall set a time and place for a hearing thereon within a reasonable period.

SEC. 306.6. INITIATION OF AMENDMENTS.

Amendments initiated by the ~~*City*~~ Planning Commission or the Board of Supervisors and proposed modifications to text amendments referred to the ~~*City*~~ Planning Commission pursuant to Section 302(d) are not subject to the requirements of Sections 306.1 and 306.5. The Board of Supervisors may designate a proponent for the amendment or modification from among its membership, in adopting its motion.

SEC. 306.7. INTERIM ZONING CONTROLS.

* * * *

(b) **Effect of Interim Zoning Controls Upon Permit Applications.** A resolution of the Board of Supervisors or of the Planning Commission imposing interim zoning controls shall set forth the duration of the interim zoning controls. Once interim zoning controls are imposed pursuant to this Section, and for the duration of the controls and any extension permitted by this Section, no department of the City and County of San Francisco, including the Board of

Appeals, may approve *a Planning Entitlement Application or* any application for a demolition permit, a building or site permit, or ~~*for*~~ any other permit or license authorizing the demolition, alteration, or construction of any building or the establishment of any use unless the action proposed would conform both to the existing provisions of the Planning Code and also to the provisions of the resolution imposing the controls. Failure of the Board of Supervisors or the Planning Commission to act on a proposed interim control within 120 days of its initiation shall be deemed to constitute disapproval. At any time after the first noticed hearing, in order to insure that the purpose for imposing interim controls is not undermined during the period when their adoption is being considered, the body considering the proposed controls may by resolution issue an order directing the Zoning Administrator, the Director of the Department of Building Inspection, the Board of Appeals, and other permit-issuing and permit-approving agencies to suspend action on applications which propose a use prohibited by the proposed interim controls pending final action on the controls; provided, however, that such order shall not apply to applications filed more than 60 days before the first noticed hearing and shall not prohibit action on applications which would otherwise be deemed approved during the period of such suspension pursuant to Government Code Sections 65950 - 65957.1.

* * * *

SEC. 318. EFFICIENCY DWELLING UNITS WITH REDUCED SQUARE FOOTAGE.

* * * *

~~*(c)* ***Reporting and Reauthorization.*** *After the approval of approximately 325 Efficiency Dwelling Units with reduced square footage, the Planning Department in collaboration with the Mayor's Office of Housing shall submit a report to the Board of Supervisors that provides whatever information those Departments believe will assist the Board in determining whether to increase the numerical cap on the number of Efficiency Units with reduced square footage or to otherwise modify the requirements. At a*~~

~~*minimum, the report shall include the following information:*~~

~~*(1) Pricing information, based on data from the Assessor's Office, for sales properties and, to the extent feasible, rental prices for the Efficiency Dwelling Units with reduced square footage;*~~

~~*(2) A comparison of the sales and rental pricing information for Efficiency Dwelling Units with reduced square footage to similar data for studio and 1-bedroom dwelling units;*~~

~~*(3) A map showing where the Efficiency Dwelling Units with reduced square footage are located, both projects that are entitled but not yet built and projects that have been constructed;*~~

~~*(4) A comparison of the numbers of Efficiency Dwelling Units with reduced square footage that are entitled and/or built and the goals for other dwelling unit sizes within any adopted Area Plans; and*~~

~~*(5) A comparison of the numbers of Efficiency Dwelling Units with reduced square footage with the quantified housing production goals, to the extent available by household income level, set forth in the Regional Housing Needs Allocation.*~~

SEC. 401. DEFINITIONS.

* * * *

"Owned Unit." A unit Affordable to Qualifying Households that is a condominium, stock cooperative, community apartment, or detached single-family home. The owner or owners of an Owned Unit must occupy the unit as their primary residence. *An Owned Unit shall not be Group Housing, as defined in Section 102.*

* * * *

SEC. 412. DOWNTOWN PARK FEE.

Sections 412.1 through 412.6, hereafter referred to as Section 412.1 et seq., set forth the requirements and procedures for the Downtown Park Fee. The effective date of these requirements shall be either September 17, 1985, which is the date that the requirements

originally became effective, ~~*of*~~ *or* the date a subsequent modification, if any, became effective.

SEC. 607.2. MIXED USE DISTRICTS.

* * * *

(f) Business Signs. Business Signs, as defined in Section 602, shall be permitted in all Mixed Use Districts subject to the limits set forth below.

* * * *

(3) **Chinatown Community Business District, Eastern Neighborhoods,** ~~***South of Market Mixed Use Mixed Use Districts,***~~ **and** ~~***the***~~ **Downtown Residential Districts.**

* * * *

SEC. 608.16. CITY CENTER SPECIAL SIGN DISTRICT.

* * * *

(c) **Definitions.** Within the City Center Special Sign District, the following definitions shall apply in addition to the applicable definitions in Section~~*s*~~ 602~~*et seq.*~~:

* * * *

(f) **Business Signs.** Business signs, as defined in Section 602~~*.3*~~, shall be permitted subject to the limits set forth below.

(1) **Wall Signs.** Wall signs, as defined in Section 602~~*.22*~~, shall be permitted as follows:

* * * *

(C) **Other Wall Signs.** The following additional wall signs shall be permitted:

* * * *

(iii) One wall sign shall be permitted in each of the two existing sign alcoves located below the roofline of the building on the primary west and east building elevations perpendicular to Geary Boulevard, subject to the following conditions: wall signs shall be no

higher than the wall to which they are attached, shall have a maximum area of 170 square feet, and shall be identifying signs, as defined in Section 602~~.10~~, for the shopping center.

(2) **Window Signs.** The total area of all window signs, as defined in Section 602~~.1(b)~~, shall not exceed 1/3 the area of the window on or in which the signs are located.

* * * *

SEC. 701. NEIGHBORHOOD COMMERCIAL DISTRICT PROVISIONS.

This Article is adopted specifically for Neighborhood Commercial Districts *(NCDs)*, as shown on the Zoning Map of the City and County of San Francisco. The provisions set forth or referenced in Article 7 shall apply to any use, property, structure, or development which is located in a Neighborhood Commercial District, unless otherwise provided for within this Code. In the event of conflict between provisions of Article 7 and other provisions of this Code, the provisions of Article 7 shall prevail.

SEC. 711. NC-2 – SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

Table 711. SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT NC-2 ZONING CONTROL TABLE

* * * *

		NC-2
Zoning Category	**§ References**	**Controls**
* * * *		
NON-RESIDENTIAL STANDARDS AND USES		
* * * *		

NON-RESIDENTIAL USES		Controls by Story		
		1st	2nd	3rd +
* * * *				
Sales and Service Use Category				
* * * *				
Restaurant	§§ 102, 202.2(a)	P~~(4)~~	P~~(4)~~	NP
Restaurant, Limited	§§ 102, 202.2(a)	P~~(4)~~	P~~(4)~~	NP

* * * *

(4) *[Note deleted.]* ~~*TARAVAL STREET RESTAURANT SUBDISTRICT: Applicable only for the Taraval Street NC-2 District between 12th and 19th Avenues as mapped on Sectional Maps 5 SU and 6 SU. Formula Retail Restaurants and Limited Restaurants are NP.*~~

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SEC. 714. BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 714. BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		Broadway NCD
Zoning Category	**§ References**	**Controls**
* * * *		
NON-RESIDENTIAL STANDARDS AND USES		

* * * *				
Commercial Use Characteristics				
* * * *				
Formula Retail	§§ 102, 303.1	C*(4)*		
* * * *				
		Controls by Story		
		1st	**2nd**	**3rd +**
* * * *				
Sales and Service Use Category				
* * * *				
Restaurant	§§ 102, 202.2(a)	P(4)	P(4)~~*(5)*~~	NP
Restaurant, Limited	§§ 102, 202.2(a)	P(4)	P(4)	NP

* * * *

(4) Formula Retail NP for ~~*this use.*~~ *Restaurants and Limited Restaurants*

* * * *

SEC. 718. UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

Table 718. UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Upper Fillmore Street NCD
Zoning Category	**§ References**	**Controls**
* * * *		
NON-RESIDENTIAL STANDARDS AND USES		
* * * *		
Commercial Use Characteristics		
* * * *		
Formula Retail	§§ 102, 303.1	C*(5)*
* * * *		

* * * *

(5) Formula Retail NP for ~~*this use.*~~ *Restaurants and Limited Restaurants*

* * * *

SEC. 721. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

Table 721. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		Japantown NCD
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
* * * *		
Miscellaneous		
* * * *		
Awning, Canopy, or Marquee	§ 136.1	P
Signs	§§ 262, 602-604, ~~*607,*~~ 607.1, 608, 609	As permitted by § 607.1. All Business Signs, as defined in § 602~~*.3*~~ are also subject to the guidelines in the "Commission Guide for Formula Retail."

* * * *

SEC. 726. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

Table 726. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		Pacific Avenue NCD
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
* * * *		
Rear Yard	§§ 130, 134, 134(a)(e), 136	Required at Grade level and at each succeeding level or Story: ~~*45% of lot depth, averaging not permitted.*~~ *25% of lot depth, but in no case less than 15 feet.*
* * * *		

SEC. 731. NORIEGA STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

Table 731. NORIEGA STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		Noriega Street NCD
Zoning Category	**§ References**	**Controls**
* * * *		

NON-RESIDENTIAL STANDARDS AND USES		
* * * *		
Commercial Use Characteristics		
* * * *		
Formula Retail	§§ 102, 303.1	C*(3)(4)*
* * * *		

* * * *

(3) Formula Retail NP for ~~*this use*~~ *Restaurants and Limited Restaurants*

(4) *Trade Shops are s*~~S~~ubject to Formula Retail Controls

* * * *

SEC. 732. IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

Table 732. IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		Irving Street NCD
Zoning Category	**§ References**	**Controls**
* * * *		
NON-RESIDENTIAL STANDARDS AND USES		
* * * *		
Commercial Use Characteristics		
* * * *		
Formula Retail	§§ 102, 303.1	C*(3)(4)*

* * * *

* * * *

(3) Formula Retail NP for ~~this use~~ *Restaurants and Limited Restaurants*

(4) *Trade Shops are s*~~S~~ubject to Formula Retail Controls

* * * *

SEC. 733. TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

Table 733. TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		Taraval Street NCD
Zoning Category	**§ References**	**Controls**
* * * *		
NON-RESIDENTIAL STANDARDS AND USES		
* * * *		
Commercial Use Characteristics		
* * * *		
Formula Retail	§§ 102, 303.1	C*(3)(4)*
* * * *		

* * * *

(3) Formula Retail NP for ~~this use~~ *Restaurants and Limited Restaurants*

(4) *Trade Shops are s*~~S~~ubject to Formula Retail Controls

* * * *

SEC. 734. JUDAH STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

Table 734. JUDAH STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		Judah Street NCD
Zoning Category	**§ References**	**Controls**
* * * *		
NON-RESIDENTIAL STANDARDS AND USES		
* * * *		
Commercial Use Characteristics		
* * * *		
Formula Retail	§§ 102, 303.1	C*(3)(4)*
* * * *		

* * * *

(3) Formula Retail NP for ~~*this use*~~ *Restaurants and Limited Restaurants*

(4) *Trade Shops are s*~~S~~ubject to Formula Retail Controls

* * * *

SEC. 780. NEIGHBORHOOD COMMERCIAL SPECIAL USE DISTRICTS.

Purpose. In order to provide, maintain, and strengthen viable neighborhood commercial districts, promote the multiple use of neighborhood commercial areas, and protect environmental quality in neighborhood commercial areas, there shall be Neighborhood Commercial Special Use Districts. The designations, locations, and boundaries of these Neighborhood Commercial Special Use Districts shall be as ~~*provided in Section 780.1 as*~~ shown on Sectional Maps of the Zoning Map referred to in Sections 105 and 106 of this Code, subject to the provisions of Sections 105 and 106. ~~*The original of the numbered sectional maps of*~~

~~*the Zoning Map for Special Use Districts referred to in Section 780.1 of this Code is on file with the Clerk of the Board of Supervisors under File No. 115-87-4.*~~ In any Neighborhood Commercial Special Use District, the provisions of the applicable use district established by Section 702 shall prevail, except as specifically provided in ~~*Section 780.1 and Section 249.14 "Third Street Special Use District," as designated on Sectional Map 10SU of the Zoning Map*~~ *the Section establishing the controls for the Neighborhood Commercial Special Use District*. The provisions set forth in this Section shall be applicable to all property, whether public or private, therein.

SEC. 781. NEIGHBORHOOD COMMERCIAL RESTRICTED USE SUBDISTRICTS.

(a) **Purpose.** In order to provide, maintain, and strengthen viable neighborhood commercial districts, promote the multiple use of neighborhood commercial areas, protect environmental quality in neighborhood commercial areas, and control the expansion of certain kinds of uses which if uncontrolled may adversely affect the character of certain neighborhood commercial districts, there shall be Neighborhood Commercial Restricted Use Subdistricts. The designations, locations, and boundaries of these Neighborhood Commercial Restricted Use Subdistricts shall be as ~~*provided in Sections 781.1 through 781.6 and as*~~ shown on Sectional Maps of the Zoning Map referred to in Sections 105 and 106 of this Code, subject to the provisions of Sections 105 and 106. ~~*The original of the numbered Sectional Maps of the Zoning Map for Restricted Use Subdistricts referred to in Sections 781.1 through 781.6 of this Code is on file with the Clerk of the Board of Supervisors under File No. 115-87-4.*~~ In any Neighborhood Commercial Restricted Use Subdistrict the provisions of the applicable use district established by Section 702~~*.1*~~ shall prevail, except as specifically provided in ~~*Sections 781.1 through 781.6 respectively, as designated on Sectional Maps of the Zoning Map*~~ *the Section establishing the controls for the Neighborhood Commercial Restricted Use Subdistrict*. The provisions set forth in these Sections shall be applicable to all property, whether public or private, therein.

SEC. 784. LOWER HAIGHT STREET ALCOHOL RESTRICTED USE DISTRICT.

(a) **Findings.** There are an unusually large number of establishments dispensing alcoholic beverages, including beer and wine, for off-site consumption in the Neighborhood Commercial Cluster Districts located generally along Haight Street at Scott Street and generally along Haight Street at Pierce Street and in the *Lower Haight Street* ~~*Small-Scale*~~ Neighborhood Commercial District located generally along Haight Street at and between Steiner and Webster Streets. The existence of this many ~~*off-sale alcoholic beverage establishments*~~ *Liquor Stores* appears to contribute directly to numerous peace, health, safety, and general welfare problems in the area, including loitering, littering, public drunkenness, defacement and damaging of structures, pedestrian obstructions, as well as traffic circulation, parking, and noise problems on public streets and neighborhood lots. The existence of such problems creates serious impacts on the health, safety, and welfare of residents of nearby single- and multiple-family areas, including fear for the safety of children, elderly residents, and visitors to the area. The problems also contribute to the deterioration of the neighborhood and concomitant devaluation of property and destruction of community values and quality of life. The number of ~~*establishments selling alcoholic beverages for off-site consumption*~~ *Liquor Stores* and the associated problems discourage more desirable and needed commercial uses in the area.

(b) ***Boundaries.*** ~~***Establishment of the Lower Haight Street Alcohol Restricted Use District.***~~ In order to preserve the residential character and the neighborhood-serving commercial uses of the area, the Lower Haight Street Alcohol Restricted Use District (Lower Haight Street Alcohol RUD) is hereby established for the following:

(1) Properties in the Neighborhood Commercial Cluster District located generally along Haight Street at Scott Street;

(2) Properties in the Neighborhood Commercial Cluster District located generally along Haight Street at Pierce Street;

(3) Properties in the *Lower Haight Street* ~~*Small-Scale*~~ Neighborhood Commercial District located generally along Haight Street at and between Steiner and Webster Streets.

The above Neighborhood Commercial Cluster Districts and *Lower Haight Street* ~~*Small-Scale*~~ Neighborhood Commercial District are designated on Sectional Map ZN07 of the Zoning Map of the City and County of San Francisco. Block and lot numbers for the properties included in these districts are on file with the Clerk of the Board of Supervisors in File No. 060537 and are incorporated herein by reference. The Lower Haight Street Alcohol RUD is designated on Sectional Map Number SU07 of the Zoning Map of the City and County of San Francisco.

(c) Controls.

(1) ***Prohibition on New Liquor Stores.*** No new *Liquor Stores* ~~*off-sale liquor establishments*~~ shall be permitted in the Lower Haight Street Alcohol RUD.

(2) ***Exceptions from the Prohibition.*** The prohibition on *Liquor Stores* ~~*off-sale liquor establishments*~~ shall not be interpreted to prohibit the following:

(A) Temporary uses, as described in Planning Code Section 205.1 or 205.3; or

(B) Establishment of a~~*n off-sale liquor establishment*~~ *Liquor Store* if an application for such ~~*liquor establishment*~~ *Liquor Store* is on file with the California Department of Alcoholic Beverage Control prior to ~~*the effective date of this ordinance establishing the Lower Haight Street Alcohol RUD*~~ *March 25, 2007*.

(3) **Continuation of Existing** ~~***Prohibited***~~ **Liquor** ~~***Establishments***~~ ***Stores***. In the Lower Haight Street Alcohol RUD, any ~~*prohibited liquor establishment*~~ *lawfully existing Liquor Store that lawfully existed prior to March 25, 2007* may continue in accordance with Planning Code section 180 through 186.2, subject to the following provisions:

(A) ~~*A prohibited liquor establishment lawfully existing and selling alcoholic beverages as licensed by the State of California prior to the effective date of this legislation, or subsequent legislation prohibiting that type of liquor establishment, so long as otherwise lawful,*~~ *The Liquor Store*

may continue to operate only under the following conditions, as provided by California Business and Professions Code Section 23790:

(i) Except as provided in subsection (B) below, the premises shall retain the same type of retail liquor license within a license classification; and

(ii) Except as provided in subsection (B) below, the ~~*liquor establishment*~~ *Liquor Store* shall be operated continuously, without substantial changes in mode or character of operation.

(B) A break in continuous operation shall not be interpreted to include the following, provided that, except as indicated below, the location of the establishment does not change, the square footage used for the sale of alcoholic beverages does not increase, and the type of California Department of Alcoholic Beverage Control Liquor License ("ABC License") does not change:

(i) A change in ownership of ~~*a prohibited liquor establishment*~~ *the Liquor Store* or an owner-to-owner transfer of an ABC License;

(ii) Temporary closure for restoration or repair of ~~*an existing prohibited liquor establishment*~~ *the Liquor Store* on the same lot after total or partial destruction or damage due to fire, riot, insurrection, toxic accident, or act of God;

(iii) Temporary closure of ~~*an existing prohibited liquor establishment*~~ *the Liquor Store* for reasons other than total or partial destruction or damage due to fire, riot, insurrection, toxic accident, or act of God for not more than thirty (30) days for repair, renovation, or remodeling; or

(iv) Relocation of ~~*an existing prohibited liquor establishment*~~ *the Liquor Store* in the Lower Haight Street Alcohol RUD to another location within the same Lower Haight Street Alcohol RUD with *C*~~*c*~~onditional *U*~~*u*~~se authorization from the Planning Commission, provided that the original premises shall not be occupied by a ~~*prohibited liquor establishment*~~ *lawfully pre-existing Liquor Store described in this subsection (3)*, unless by another ~~*prohibited liquor establishment*~~

lawfully pre-existing Liquor Store that is also relocating from within the Lower Haight Street Alcohol RUD.

~~*(c) Definitions. The following definitions shall apply to this Section 784.*~~

~~*(1) An "off-sale liquor establishment" shall mean a Liquor Store use.*~~

~~*(2) A "prohibited liquor establishment" shall mean any establishment selling alcoholic beverages lawfully existing prior to the effective date of this ordinance and licensed by the State of California for the sale of alcoholic beverages for off-site consumption ("off-sale"), so long as otherwise lawful.*~~

SEC. 838. UMU – URBAN MIXED USE DISTRICT.

* * * *

Table 838

UMU – URBAN MIXED USE DISTRICT ZONING CONTROL TABLE

Zoning Category	§ References	Urban Mixed Use District Controls
* * * *		
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		
Use Size Controls		As indicated in this table by end notes (2) and (3), certain Uses have size limits. *(1)*
* * * *		
Commercial Use Characteristics		
* * * *		
Formula Retail	§§ 102, 303.1	C *(1)*
* * * *		

* * * *

(1) ~~[Note Deleted]~~ *P on Assessor's Parcel Block No. 3781, Lot 003, and the Non-Residential Use Size controls in Section 838 shall not apply.*

* * * *

SEC. 890.60. MASSAGE ESTABLISHMENT.

(a) **Definition.** Massage Establishments are defined by Section 29.5 of the Health Code. For purposes of the Planning Code only, "Massage Establishment" shall include a "Massage Establishment" but not a "Sole Practitioner Massage Establishment," as these terms are defined in Section 29.5 of the Health Code. Any Massage Establishment shall have first obtained a permit from the Department of Public Health pursuant to Section 29.25 of the Health Code, or a letter from the Director of the Department of Public Health certifying that the establishment is exempt from such a permit under Section 29.25.

(b) **Controls.** Massage Establishments shall be subject to Conditional Use authorization. Certain exceptions to the Conditional Use for accessory use massage are described in subsection (c) below. When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(c), the additional criteria described in Section 303(n).

(c) **Exceptions.** Certain exceptions would allow a massage use to be "permitted" without a Conditional Use authorization including:

(1) Certain Accessory Use Massage and provided that the massage use is accessory to a principal use; the massage use is accessed by the principal use; and the principal use is:

~~*(A) a dwelling unit and the massage use conforms to the requirements of Section 204.1, for accessory uses for dwelling units in R or NC districts; or*~~

(*A*~~*B*~~) a ~~*tourist hotel*~~ as defined in Section ~~*790.46*~~ *102* of this Code, that contains 100 or more rooms~~,~~;

(*B*~~*C*~~) a ~~*large institution*~~ *Health Service Use* as defined in Section ~~*790.50*~~ *102* of this Code; or

(*C*~~*D*~~) a ~~*hospital or medical center*~~ *Hospital*, as defined in Section ~~*790.44*~~ *102* of this Code.

(2) **Chair Massage.** The only massage service provided is chair massage, such service is visible to the public, and customers are fully-clothed at all times.

SEC. 970. SIGNS: GENERAL PROVISIONS.

(a) **Purposes.** These sections 970 through 973 are adopted in recognition of the important function of signs and of the need for their regulation in Mission Bay Use Districts under the Comprehensive Zoning Ordinance of the City and County. In addition to those purposes of the ~~*City*~~ Planning Code stated in Section 101, it is the further purpose of these provisions to safeguard and enhance property values in residential, commercial and industrial areas; to protect public investment in and the character and dignity of public buildings, open spaces and thoroughfares; to protect the distinctive appearance of San Francisco which is produced by its unique geography, topography, street patterns, skyline and architectural features; to provide a physical environment which will promote the development of business; to encourage sound practices and lessen the objectionable effects of competition in the size and placement of signs; to minimize the impact of signs which are essential to the economic vitality of commercial districts on the livability of residential units in or adjacent commercial districts; to enhance the visual environment by relating the type, quality and size of signs to the scale and character of the districts in which they are located; to reduce hazards to motorists and pedestrians traveling on the public way; and thereby to promote the public health, safety and

welfare.

(b) **Definitions.** The definitions of terms contained in Section 602~~.1 through 602.23~~ of this Code shall apply to the same terms used in Section 971 through 973.

* * * *

SEC. 973. SIGNS IN MB-NC, MB-O, MB-CI, AND MB-H DISTRICTS.

(a) **Signs or Sign Features Not Permitted.** Roof signs, as defined in Section 602~~.16~~, wind signs, as defined in Section 602~~.22~~, signs on canopies, as defined in Section 136.1(b), and general advertising signs, as defined in Section 602~~.7~~ are not permitted in MB-NC, MB-O, MB-CI and MB-H Districts. No sign shall have or consist of any moving, rotating, or otherwise physically animated part, or lights that give the appearance of animation by flashing, blinking, or fluctuating, except as permitted by Section 607.1(i). All signs or sign features not otherwise specifically regulated in this Section 973 shall be prohibited.

(b) **Signs Permitted.** In MB-NC, MB-O, MB-CI, and MB-H Districts the following signs other than signs exempted by Section 603, shall be the only signs permitted.

(1)~~1.~~ Identifying Signs. Identifying signs, as defined in Section 602~~.10~~, shall be permitted subject to the following limitations.

(A)~~A.~~ One sign per structure shall be permitted and such sign shall not exceed 20 square feet in area.

(B)~~B.~~ The sign may be a freestanding sign, if the building is recessed from the street property line, or may be a wall sign or a projecting sign. The existence of a freestanding identifying sign shall preclude the erection of a freestanding business sign on the same lot.

(C)~~C.~~ A wall or projecting sign shall be mounted on the first story level; a freestanding sign shall not exceed 15 feet in height.

(D)~~D.~~ The sign may be non-illuminated, indirectly illuminated, or directly illuminated.

(2)~~2.~~ Nameplates. One nameplate, as defined in Section 602~~.11~~, not exceeding an area of two square feet, shall be permitted for each non-commercial use.

(3)~~3.~~ Business Signs. Business signs, as defined in Section 602~~.3~~, shall be permitted subject to the following limitations.

(A)~~A.~~ Business Signs in the MB-NC-2 District.

(i) **Window Signs.** The total area of all window signs, as defined in Section 602~~.1(b)~~, shall not exceed one-third the area of the window on or in which the signs are located. Such signs may be non-illuminated, indirectly illuminated, or directly illuminated.

* * * *

(iii) **Projecting Signs.** The number of projecting signs shall not exceed one per business. The area of such sign, as defined in Section 602~~.1(a)~~, shall not exceed 15 square feet. The height of such sign shall not exceed 24 feet, or the height of the wall to which it is attached, or the height of the lowest of any residential window sill on the wall to which the sign is attached, whichever is lower. No part of the sign shall project more than 75 percent of the horizontal distance from the street property line to the curbline, or ~~6~~ *six* feet~~, 6~~ *six* inches, whichever is less. Such signs may be non-illuminated or indirectly illuminated; or during business hours, may be directly illuminated.

(iv) **Signs on Awnings and Marquees.** Sign copy may be located on permitted awnings or marquees in lieu of projecting signs. The area of such sign copy, as defined in Section *602*~~.1(c)~~, shall not exceed 20 square feet. Such sign copy may be non-illuminated or indirectly illuminated; except that sign copy on marquees for movie theaters or places of entertainment may be directly illuminated during business hours.

(v) **Freestanding Signs and Sign Towers.** ~~*With the exception of automotive gas and service stations, which are regulated under Paragraph below, o*~~*O*ne freestanding sign or sign tower per lot shall be permitted in lieu of a projecting sign, if the building or buildings are recessed

from the street property line. The existence of a freestanding business sign shall preclude the erection of a freestanding identifying sign on the same lot. The area of such freestanding sign or sign tower, as defined in Section 602~~.1(a)~~, shall not exceed 30 square feet, nor shall the height of the sign exceed 24 feet. No part of the sign shall project more than 75 percent of the horizontal distance from the street property line to the curbline, or six feet, whichever is less. Such signs may be non-illuminated or indirectly illuminated, or during business hours, may be directly illuminated.

(B)~~*B.*~~ **Business Signs in MB-NC-3, MB-NC-S, MB-O, MB-CI, and MB-H Districts.**

(i) **Window Signs.** The total area of all window signs, as defined in Section 602~~.1(b)~~, shall not exceed one-third the area of the window on or in which the signs are located. Such signs may be non-illuminated, indirectly illuminated, or directly illuminated.

(ii) **Wall Signs.** The area of all wall signs shall not exceed three square feet per foot of street frontage occupied by the use measured along the wall to which the signs are attached, or 150 square feet for each street frontage, whichever is less. The height of any wall sign shall not exceed 24 feet, or the height of the wall to which it is attached, or the height of the lowest of any residential window sill on the wall to which the sign is attached, whichever is lower. Such signs may be non-illuminated, indirectly, or directly illuminated.

(iii) **Projecting Signs.** The number of projecting signs shall not exceed one per business. The area of such sign, as defined in Section 602~~.1(a)~~, shall not exceed 32 square feet. The height of the sign shall not exceed 24 feet, or the height of the wall to which it is attached, or the height of the lowest of any residential window sill on the wall to which the sign is attached, whichever is lower. No part of the sign shall project more than 75 percent of the horizontal distance from the street property line to the curbline, or six feet six inches, whichever is less. Such signs may be non-illuminated, indirectly, or directly illuminated.

(iv) **Signs on Awnings and Marquees.** Sign copy may be located on permitted

awnings or marquees in lieu of projecting signs. The area of such sign copy, as defined in Section 602~~.1(e)~~, shall not exceed 40 square feet. Such sign copy may be non-illuminated or indirectly illuminated; except that sign copy on marquees for movie theaters or places of entertainment may be directly illuminated during business hours.

(v) **Freestanding Signs and Sign Towers.** With the exception of automotive gas and service stations, which are regulated under Paragraph below, one freestanding sign or sign tower per lot shall be permitted in lieu of a projecting sign, if the building or buildings are recessed from the street property line. The existence of a freestanding business sign shall preclude the erection of a freestanding identifying sign on the same lot. The area of such freestanding sign or sign tower, as defined in Section 602~~.1(a)~~, shall not exceed 30 square feet nor shall the height of the sign exceed 24 feet. No part of the sign shall project more than 75 percent of the horizontal distance from the street property line to the curbline, or six feet, whichever is less. Such signs may be non-illuminated or indirectly illuminated; or during business hours, may be directly illuminated.

(C)~~C.~~ **Special Standards for Automotive Gas and Service Stations in MB-NC-3 and MB-NC-S Districts.** For automotive gas and service stations in MB-NC-3 and MB-NC-S Districts only the following signs are permitted, subject to the standards in this *subsection (C)* ~~*Paragraph C*~~ and to all other standards in this Section 973.

(i) A maximum of two oil company signs, which shall not extend more than 10 feet above the roofline if attached to a building, or exceed the maximum height permitted for freestanding signs in the same district is freestanding. The area of any such sign shall not exceed 180 square feet, and along each street frontage, all parts of such a sign or signs that are within 10 feet of the street property line shall not exceed 80 square feet in area. No such sign shall project more than five feet beyond any street property line. The areas of other permanent and temporary signs as covered in *subsection (ii)*~~*Subparagraph (B)*~~ below shall not

be included in the calculation of the area specified in this Subparagraph.

(ii) Other permanent and temporary business signs, not to exceed 30 square feet in area for each such sign or a total of 180 square feet for all such signs on the premises. No such sign shall extend above the roofline if attached to a building, or in any case project beyond any street property line or building setback line.

(D)~~D.~~ **Special Standards for Visual Accent Signs.** In order to create visual interest, variety, and distinctive character in Mission Bay Commercial Districts the Zoning Administrator may allow visual accent signs in MB-NC-2, MB-NC-3, MB-NC-S, MB-NC-S, MB-O, MB-CI, and MB-H Districts. Visual accent signs are business or identifying signs in the form of projecting signs which are larger in square footage and higher in height than would normally be permitted under the limitations of this Section 970. A visual accent sign shall meet the following standards:

(i) The sign does not exceed 40 square feet in area and 20 feet in height in MB-NC-2 Districts and 48 square feet in area and 30 feet in height in MB-NC-3, MB-NC-S, MB-O, MB-CI, and MB-H Districts without regard to the height of the wall or the lowest residential window sill on the wall to which the sign is attached.

(ii) Such signs are a minimum of 200 feet apart.

(iii) The sign is distinctive and attractive in its design and use of materials and will make an important contribution to the visual quality and character of the street.

(iv) To the maximum extent practicable given the specific uses on the street frontage, the sign identifies major destination points or places of public assembly such as theaters and cultural centers or public or quasi-public facilities such as parking garages.

(v) The sign identifies the name of the business, service, or other activity offered or conducted on premises or the generic type of commodities sold on the premises, rather than the specific brand names or symbol of commodities sold on premises.

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

Section 4. 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.

APPROVED AS TO FORM:
DAVID CHIU, City Attorney

By: /s/ HEATHER GOODMAN
HEATHER GOODMAN
Deputy City Attorney

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BOARD of SUPERVISORS

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MEMORANDUM

Date: November 26, 2025

To: Planning Department/Planning Commission

From: John Carroll, Assistant Clerk, Land Use and Transportation Committee

Subject: Board of Supervisors Legislation Referral - File No. 251099
Planning Code - Corrections and Clarifications

☒ California Environmental Quality Act (CEQA) Determination
(California Public Resources Code, Sections 21000 et seq.)
☒ Ordinance / Resolution
☐ Ballot Measure

Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment.

12/10/2025 Joy Navarrete

☐ Amendment to the Planning Code, including the following Findings:
(Planning Code, Section 302(b): 90 days for Planning Commission review)
☐ General Plan ☐ Planning Code, Section 101.1 ☐ Planning Code, Section 302

☐ Amendment to the Administrative Code, involving Land Use/Planning
(Board Rule 3.23: 30 days for possible Planning Department review)

☐ General Plan Referral for Non-Planning Code Amendments
(Charter, Section 4.105, and Administrative Code, Section 2A.53)
(Required for legislation concerning the acquisition, vacation, sale, or change in use of City property; subdivision of land; construction, improvement, extension, widening, narrowing, removal, or relocation of public ways, transportation routes, ground, open space, buildings, or structures; plans for public housing and publicly-assisted private housing; redevelopment plans; development agreements; the annual capital expenditure plan and six-year capital improvement program; and any capital improvement project or long-term financing proposal such as general obligation or revenue bonds.)

☐ Historic Preservation Commission
☐ Landmark *(Planning Code, Section 1004.3)*
☐ Cultural Districts *(Charter, Section 4.135 & Board Rule 3.23)*
☐ Mills Act Contract *(Government Code, Section 50280)*
☐ Designation for Significant/Contributory Buildings *(Planning Code, Article 11)*

Please send the Planning Department/Commission recommendation/determination to John Carroll at john.carroll@sfgov.org.