

1 [Planning Code - Permitting Polk/Pacific Special Area Design Guidelines]

2

3 **Ordinance amending the Planning Code to reference the Polk/Pacific Special Area**
 4 **Design Guidelines; affirming the Planning Department’s determination under the**
 5 **California Environmental Quality Act; adopting findings of public necessity,**
 6 **convenience, and welfare under Planning Code, Section 302; and making findings of**
 7 **consistency with the General Plan, and the eight priority policies of Planning Code,**
 8 **Section 101.1.**

9 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
 10 **Additions to Codes** are in *single-underline italics Times New Roman font*.
 11 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
 12 **Board amendment additions** are in double-underlined Arial font.
 13 **Board amendment deletions** are in ~~strikethrough Arial font~~.
 14 **Asterisks (* * * *)** indicate the omission of unchanged Code
 15 subsections or parts of tables.

13

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

15

16 Section 1. Findings.

17 (a) The Planning Department has determined that the actions contemplated in this
 18 ordinance comply with the California Environmental Quality Act (California Public Resources
 19 Code Sections 21000 *et seq.*). Said determination is on file with the Clerk of the Board of
 20 Supervisors in File No. 190661 and is incorporated herein by reference. The Board affirms
 21 this determination.

22 (b) On January 17, 2019, the Planning Commission, in Resolution No. 20371, adopted
 23 findings that the actions contemplated in this ordinance are consistent, on balance, with the
 24 City’s General Plan and eight priority policies of Planning Code Section 101.1. The Board
 25

1 adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the
2 Board of Supervisors in File No. 190661, and is incorporated herein by reference.

3 (c) Pursuant to Planning Code Section 302, this Board finds that this ordinance will
4 serve the public necessity, convenience, and welfare for the reasons set forth in Planning
5 Commission Resolution No. 20371 and the Board incorporates such reasons herein by
6 reference. A copy of said Resolution is on file with the Clerk of the Board of Supervisors in
7 File No. 190661.

8
9 Section 2. The Planning Code is hereby amended by revising Sections 723 and 726,
10 to read as follows:

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

12 * * * *

13 (b) Controls.

14 * * * *

15 (5) Neighborhood Commercial Design Guidelines. The construction of new buildings
16 and alteration of existing buildings in the Polk Street NC District shall be consistent with the design
17 policies and guidelines of the General Plan and with the "Polk / Pacific Special Area Design
18 Guidelines" as adopted by the Planning Commission. The Planning Director may require
19 modifications to the exterior of a proposed new building or proposed alteration of an existing
20 residential building in order to bring it into conformity with the "Polk / Pacific Special Area Design
21 Guidelines" and with the General Plan. These modifications may include, but are not limited to,
22 changes in siting, building envelope, scale texture and detailing, openings, and landscaping.

23 //

24 //

25 //

1 Table 723. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT
 2 ZONING CONTROL TABLE

Polk Street NCD		
Zoning Category	§ References	Controls
BUILDING STANDARDS		
* * * *		
Miscellaneous		
* * *	* * * *	* * * *
*		
Design Guidelines	General Plan Commerce and Industry Element <i>and the Polk/Pacific Special Area Design Guidelines</i>	Subject to the Urban Design Guidelines <i>and the Polk/Pacific Special Area Design Guidelines</i>

14 * * * *

15
 16 **SEC. 726. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.**

17 * * * *

18 (b) Controls.

19 * * * *

20 (4) Neighborhood Commercial Design Guidelines. The construction of new buildings
 21 and alteration of existing buildings in the Pacific Avenue Neighborhood Commercial District shall be
 22 consistent with the design policies and guidelines of the General Plan and with the "Polk/Pacific
 23 Special Area Design Guidelines" as adopted by the Planning Commission. The Planning Director may
 24 require modifications to the exterior of a proposed new building or proposed alteration of an existing
 25 residential building in order to bring it into conformity with the " Polk/Pacific Special Area Design

Guidelines" and with the General Plan. These modifications may include, but are not limited to, changes in siting, building envelope, scale texture and detailing, openings, and landscaping.

Table 726. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE

		Pacific Avenue NCD
Zoning Category	§ References	Controls
BUILDING STANDARDS		
* * * *		
Miscellaneous		
* * * *	* * * *	* * * *
Design Guidelines	General Plan Commerce and Industry Element <i>and the Polk/Pacific Special Area Design Guidelines</i>	Subject to the Urban Design Guidelines <i>and the Polk/Pacific Special Area Design Guidelines</i>

* * * *

Section 3. Effective Date. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor’s veto of the ordinance.

Section 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

1 additions, and Board amendment deletions in accordance with the "Note" that appears under
2 the official title of the ordinance.

3
4 APPROVED AS TO FORM:
5 DENNIS J. HERRERA, City Attorney

6 By: _____
7 KATE H. STACY
8 Deputy City Attorney

9
10 n:\landuse\kstacy\planning legislation\pacific polk design guidelines ordinance.docx
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25