

[Planning Code - Removing Conditional Use Requirement for Formula Retail Uses on Van Ness Avenue, between Broadway and Redwood Street]

**Ordinance amending the Planning Code to remove the conditional use authorization for formula retail uses in the Residential-Commercial zoning district along Van Ness Avenue, between Broadway and Redwood Street, for properties fronting Van Ness Avenue; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.**

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 ~~Arial font~~.  
**Asterisks (\* \* \* \*)** indicate the omission of unchanged Code subsections or parts of tables.

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. 250101 and is incorporated herein by reference. The Board affirms this determination.

(b) On April 3, 2025, the Planning Commission, in Resolution No. 21720, 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

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. 250101, and is incorporated herein by reference.

3 (c) Pursuant to Planning Code Section 302, this Board finds that these Planning Code  
4 amendments will serve the public necessity, convenience, and welfare for the reasons set  
5 forth in Planning Commission Resolution No. 21720, and the Board adopts such reasons as  
6 its own. A copy of said resolution is on file with the Clerk of the Board of Supervisors in File  
7 No. 250101 and is incorporated herein by reference.

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9 Section 2. General Legislative Findings.

10 (a) The Van Ness Avenue commercial corridor has special historical significance for  
11 San Francisco. After serving as a vital natural fire break during the fire that destroyed most of  
12 the City following the massive earthquake that struck on April 18, 1906, many major  
13 department stores and banks relocated from downtown to the Van Ness commercial corridor.

14 (b) Following the rebuilding of downtown San Francisco after the fire, major retail  
15 stores along Van Ness Avenue moved back to downtown, ushering in a new era for the  
16 commercial identity of the corridor. Rather than returning to residential uses common before  
17 1906, Van Ness Avenue again transformed – this time into a diverse boulevard featuring auto  
18 body, commercial, industrial, and institutional uses.

19 (c) Starting in the 1920s, Van Ness Avenue was designated as part of U.S. Highway  
20 101, and from the 1920s to the 1970s, and particularly following World War II, the Van Ness  
21 corridor rapidly grew as a commercial hub in San Francisco. Automobile showrooms emerged  
22 as the most common use on Van Ness between City Hall and Jackson Street, while movie  
23 theaters and restaurants also opened alongside these showrooms.

1 (d) However, since the late 1970s, the automobile showrooms have largely relocated  
2 elsewhere, leaving their large commercial spaces vacant and often difficult to fill with other  
3 retailers.

4 (e) Compounding these economic trends along Van Ness Avenue, commercial and  
5 retail vacancies have remained persistently high in San Francisco following the COVID-19  
6 pandemic, so that the City, which had one of the nation's lowest retail vacancy rates pre-  
7 pandemic, now has one of the highest in the post-pandemic period.

8 (f) Still part of U.S. Highway 101, the Van Ness commercial corridor serves as a vital  
9 north-south arterial in San Francisco, relied upon by both visitors and residents for travel  
10 within and through the City. Due to its high traffic volume, vacancies along Van Ness Avenue  
11 negatively and disproportionately impact public perception of the City's economic health.

12 (g) In November 2006, San Francisco voters passed Proposition G, which created  
13 formula retail controls across all Neighborhood Commercial Districts. However, these  
14 restrictions were not applied to Residential-Commercial Districts – the zoning district controls  
15 that govern the Van Ness corridor.

16 (h) Given Van Ness's long standing commercial identity, its history of hosting brand-  
17 name retailers classified as formula retail, and the need to revitalize downtown corridors,  
18 allowing formula retail uses along Van Ness Avenue would stimulate the local economy by  
19 easing restrictions that contribute to retail vacancies. This approach would align with the  
20 historical character of the Van Ness commercial corridor and promote the public interest  
21 without compromising the historical legacy of the corridor.  
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23 Section 3. Articles 2 and 3 of the Planning Code are hereby amended by revising  
24 Sections 209.3 and 303.1, to read as follows:  
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1           **SEC. 209.3. RC (RESIDENTIAL-COMMERCIAL) DISTRICTS.**

2           \* \* \* \*

3                           **Table 209.3**

4           **ZONING CONTROL TABLE FOR RESIDENTIAL-COMMERCIAL DISTRICTS**

5

<b>Zoning Category</b>	<b>§ References</b>	<b>RC-3</b>	<b>RC-4</b>
* * * *			
<b>NON-RESIDENTIAL STANDARDS AND USES</b>			
* * * *			
<b>Use Characteristics</b>			
* * * *			
Formula Retail	§§ 102, 303.1	C	C <u>(13)</u>

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14           \* \* \* \*

15                   *(13) P on properties in the RC-4 Zoning District that front on Van Ness Avenue, from*

16 *Broadway to Redwood Street.*

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18           **SEC. 303.1. FORMULA RETAIL USES.**

19           \* \* \* \*

20           **(e) Conditional Use Authorization Required.** A Conditional Use Authorization shall

21 be required for a Formula Retail use in the following zoning districts unless explicitly

22 exempted:

- 23                   (1) All Neighborhood Commercial Districts in Article 7;
- 24                   (2) All Mixed Use-General Districts in Section 840;
- 25                   (3) All Urban Mixed Use Districts in Section 843;

1 (4) All Residential-Commercial Districts as defined in Section 209.3, except for  
2 properties in the RC-4 Zoning District that front on Van Ness Avenue, from Broadway to Redwood  
3 Street;

4 \* \* \* \*

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6 Section 4. Effective Date. This ordinance shall become effective 30 days after  
7 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the  
8 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board  
9 of Supervisors overrides the Mayor's veto of the ordinance.

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11 Section 5. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors  
12 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,  
13 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal  
14 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment  
15 additions, and Board amendment deletions in accordance with the "Note" that appears under  
16 the official title of the ordinance.

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18 APPROVED AS TO FORM:  
19 DAVID CHIU, City Attorney

20 By: /s/ Andrea Ruiz-Esquide  
21 ANDREA RUIZ-ESQUIDE  
22 Deputy City Attorney

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