

LEGISLATIVE DIGEST

[Planning Code - Inner Clement, Outer Clement, and Geary Neighborhood Commercial Controls]

Ordinance amending the San Francisco Planning Code Sections 263.20, 712.1, 716.1, and 781.4 to: 1) allow eating and drinking uses as principally permitted uses in the Inner Clement and Outer Clement Neighborhood Commercial Districts if the total street frontage dedicated to such uses does not exceed 30% and as conditionally permitted uses if the total street frontage dedicated to such uses exceeds 30%; 2) remove the prohibition on large fast-food restaurants and prohibit formula retail pet supply stores and formula retail eating and drinking establishments in the Geary Boulevard Fast-Food Subdistrict; 3) make video stores a principally permitted use on the ground floor in the NC-3 and the Inner Clement and Outer Clement Neighborhood Commercial Districts; 4) permit a height increase of five feet to permit tall ground-floor ceiling heights in the 40-X and 50-X Height and Bulk Districts in the NC-3 Zoning District along Geary Boulevard from Scott Street to 28th Avenue; and 5) making environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.

Existing Law

The Planning Code regulates land uses within different areas of the City, and sets forth uses that are permitted, conditional, or not permitted within these different areas. The Planning Code establishes a series of commercial districts throughout the City, where commercial activity is encouraged.

Amendments to Current Law

This Ordinance amends the zoning controls for three commercial districts within the City: the Inner Clement and Outer Clement Neighborhood Commercial Districts, and the Geary Boulevard Fast-Food Subdistrict.

The Ordinance amends the zoning controls in these commercial districts by doing the following: (1) It allows eating and drinking uses as principally permitted uses in the Inner Clement and Outer Clement Neighborhood Commercial Districts, if the total street frontage dedicated to such uses does not exceed 30 percent, and as conditionally permitted uses if such uses exceed 30 percent; and (2) It removes the current prohibition on large fast food restaurants in the Geary Boulevard Fast-Food Subdistrict, and prohibits some formula retail uses (pet supply stores and eating and drinking establishments) in that district; and (3) It makes video stores a principally permitted use on the ground floor in the NC-3 and Inner Clement and Outer Clement Neighborhood Commercial Districts; and (4) It permits a height

increase of five feet to activate commercial ground-floors in the 40-X and 50-X Height Districts in the NC-3 Zoning District along Geary Boulevard, from Scott Street to 28th Avenue.

Background Information

Geary Boulevard and Clement Street are the main commercial corridors of the Richmond District, and they support a diverse and vibrant neighborhood with businesses that provide a mix and variety of goods and services to the Richmond neighborhood and City residents, including many small, locally owned businesses. The purpose of this Ordinance is to amend the zoning controls in these commercial districts to support and promote the economic vibrancy of the area.