

LEGISLATIVE DIGEST

[Planning Code, Zoning Map - Establishing Seven Named Neighborhood Commercial Districts]

Ordinance amending the Planning Code to establish 1) the Inner Balboa Street Neighborhood Commercial District generally including the properties along Balboa Street between 2nd and 8th Avenues, 2) the Outer Balboa Street Neighborhood Commercial District generally including the properties along Balboa Street between 32nd and 39th Avenues, 3) the Bayview Neighborhood Commercial District generally including the properties along 3rd Street from Yosemite to Jerrold Avenues, 4) the Cortland Avenue Neighborhood Commercial District generally including the properties along Cortland Avenue between Bonview and Folsom Streets, 5) the Geary Boulevard Neighborhood Commercial District generally including the properties along Geary Boulevard between Masonic and 28th Avenues, 6) the Mission Bernal Neighborhood Commercial District generally including the properties along Mission Street between Cesar Chavez and Randall Streets, and 7) the San Bruno Avenue Neighborhood Commercial District generally including the properties along San Bruno Avenue between Hale and Olmstead Streets; amending the Zoning Map to include the new Neighborhood Commercial Districts; 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 adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Existing Law

Article 7 of the Planning Code establishes Neighborhood Commercial Districts (NCDs) with specific controls. These NCDs include General Neighborhood Commercial Districts – NC-1, NC-2, NC-3, and NC-S – as well as Named Neighborhood Commercial Districts.

As described in Planning Code Section 702(a)(1), NCDs are low to high density mixed-use neighborhoods of varying scale around historical neighborhood commercial centers. They are intended to support neighborhood-serving uses on the lower floors and housing above. While these Districts tend to be linear commercial corridors, they may also include small clusters of commercial activity in Residential Districts. Individually named NCDs are intended to provide for more targeted residential and commercial controls to fit the needs of their respective neighborhoods.

Amendments to Current Law

This ordinance establishes seven Named Neighborhood Commercial Districts that were formerly zoned as either NC-2 or NC-3. While there is a new Zoning Control Table for each

new Named Neighborhood Commercial District, the zoning controls imposed are the same as those applicable to the area under the current NC-2 or NC-3 zoning.

Background Information

This legislation creates the names and boundaries for the new Named Neighborhood Commercial Districts. While the current zoning controls have been retained in the new Zoning Control Tables, the legislative intent is to develop more targeted residential and commercial controls to fit the needs of the respective neighborhoods in the future after consultation with the Planning Department and individuals and groups in the affected neighborhoods. Establishing the names and boundaries of the newly-named NCDs now will both facilitate the development of these more targeted controls as well as ensure that the vacancy tax proposal that will be on the ballot in March, 2020 will apply to these commercial areas.

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