

1 [Planning Code, Zoning Map - Leland Avenue Neighborhood Commercial District]

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3 **Ordinance amending the Planning Code to establish the Leland Avenue Neighborhood**
4 **Commercial District (“NCD”); amending the Zoning Map to rezone all parcels fronting**
5 **Leland Avenue between Bayshore Boulevard and Cora Street from Small-Scale**
6 **Neighborhood Commercial District (NC-2) to Leland Avenue NCD; and affirming the**
7 **Planning Department’s determination under the California Environmental Quality Act,**
8 **making findings of consistency with the General Plan, and the eight priority policies of**
9 **Planning Code, Section 101.1, and making findings of public necessity, convenience,**
10 **and welfare pursuant to Planning Code, Section 302.**

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

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

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20 Section 1. Environmental and Land Use Findings.

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

(b) On _____, the Planning Commission, in Resolution No. _____,
adopted findings that the actions contemplated in this ordinance are consistent, on balance,

1 with the City’s General Plan and eight priority policies of Planning Code Section 101.1. The
2 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of
3 the Board of Supervisors in File No. _____, and is incorporated herein by reference.

4 (c) Pursuant to Planning Code Section 302, this Board finds that these Planning Code
5 amendments will serve the public necessity, convenience, and welfare for the reasons set
6 forth in Planning Commission Resolution No. _____, and the Board incorporates such
7 reasons herein by reference. A copy of said resolution is on file with the Clerk of the Board of
8 Supervisors in File No. _____.
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10 Section 2. Article 7 of the Planning Code is hereby amended by adding Section 746, to
11 read as follows:

12 **SEC. 746. LELAND AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.**

13 The Leland Avenue Neighborhood Commercial District is located on Leland Avenue between
14 Bayshore Boulevard and Cora Street in southeast San Francisco. Leland Avenue abuts the Schlage
15 Lock Company Visitacion Valley factory site, which closed in 1999 and is identified in the Visitacion
16 Valley/Schlage Lock Plan. Leland Avenue is located within Zone 2 of the Visitacion Valley/Schlage
17 Lock Special Use District. The Visitacion Valley Greenway, a series of six parks that are part of the
18 City’s Crosstown Trail, ends at Leland Avenue. The District aims to cultivate a vibrant, pedestrian-
19 friendly commercial corridor that serves the diverse needs of the local community while preserving the
20 unique character and charm of the neighborhood. The District is in close proximity to the Caltrain
21 Bayshore Station and light rail.

22 Buildings in the District typically range in height from two to four stories with occasional one-
23 story commercial buildings. Future commercial growth is directed to the ground story to promote
24 continuous and active retail frontage. Neighborhood-serving businesses are strongly encouraged.
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**Table 746. LELAND AVENUE NEIGHBORHOOD COMMERCIAL
DISTRICT ZONING CONTROL TABLE**

		<i>Leland Avenue NCD</i>
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
<i>Height and Bulk Limits.</i>	<i>§§ 102, 105, 106, 250-252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</i>	<i>Varies, but generally 40-X. See Height and Bulk Map Sheets HT01-13 for more information. Height sculpting required on Alleys per § 261.1.</i>
<i>5 Foot Height Bonus for Active Ground Floor Uses</i>	<i>§ 263.20</i>	<i>P</i>
<i>Rear Yard</i>	<i>§§ 130, 134, 134(a)(e), 136</i>	<i>Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet</i>
<i>Front Setback and Side Yard</i>	<i>§§ 130, 131, 132, 133</i>	<i>Not Required.</i>
<u>Street Frontage and Public Realm</u>		
<i>Streetscape and Pedestrian Improvements</i>	<i>§ 138.1</i>	<i>Required</i>
<i>Street Frontage Requirements</i>	<i>§ 145.1</i>	<i>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.</i>
<i>Ground Floor Commercial</i>	<i>§ 145.4</i>	<i>Required on some streets, see § 145.4 for specific districts.</i>

1	<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Restricted on some streets, see § 155(r) for specific districts.</u>
2	<u>Miscellaneous</u>		
3	<u>Lot Size (Per Development)</u>	<u>§§ 102, 121.1</u>	<u>P(1)</u>
4	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
5	<u>Awning, Canopy or Marquee</u>	<u>§ 136.1</u>	<u>P</u>
6	<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<u>As permitted by § 607.1</u>
7	<u>General Advertising Signs</u>	<u>§§ 262, 602, 604, 608, 609, 610, 611</u>	<u>NP</u>
8	<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>
9	<u>RESIDENTIAL STANDARDS AND USES</u>		
10	<u>Development Standards</u>		
11	<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§ 135, 136</u>	<u>100 square feet if private, or 133 square feet if common, or the amount of open space required in the nearest Residential District, whichever is less.</u>
12	<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153-156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</u>
13	<u>Dwelling Unit Mix</u>	<u>§ 207.7</u>	<u>Generally required for creation of 10 or more Dwelling Units. No less than 25% of the total number of proposed Dwelling Units shall contain at least two Bedrooms, and no less than 10% of the total number of proposed Dwelling Units shall contain at least three Bedrooms.</u>
14	<u>Use Characteristics</u>		
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<u>Intermediate Length Occupancy</u>	<u>§§ 102, 202.10</u>	<u>P(2)</u>		
<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>		
<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>		
<u>Residential Uses</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Accessory Dwelling Unit Density</u>	<u>§§ 102, 207.1, 207.2</u>	<u>P per Planning Code §§ 207.1 and 207.2.</u>		
<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater.</u>		
<u>Group Housing Density</u>	<u>§ 208</u>	<u>1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater.</u>		
<u>Homeless Shelter Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the Administrative Code</u>		
<u>Senior Housing Density</u>	<u>§§ 102, 202.2(f), 207</u>	<u>P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.</u>		
<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd</u>
<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>NON-RESIDENTIAL STANDARDS AND USES</u>				

1	<u>Development Standards</u>				
2	<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>2.5 to 1</u>		
3	<u>Use Size</u>	<u>§§ 102, 121.2</u>	<u>P up to 3,999 square feet; C 4,000 square feet and above.</u>		
4	<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153-156, 161, 166, 204.5</u>	<u>No car parking. Maximum permitted per § 151. Bike parking required per § 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.</u>		
5	<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153-155, 161, 204.5</u>	<u>None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.</u>		
6	<u>Commercial Use Characteristics</u>				
7	<u>Drive-up Facility</u>	<u>§ 102</u>	<u>NP</u>		
8	<u>Formula Retail</u>	<u>§§ 102, 303.1</u>	<u>C</u>		
9	<u>Hours of Operation</u>	<u>§ 102</u>	<u>P 6 a.m.-2 a.m.; C 2 a.m.-6 a.m.</u>		
10	<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>		
11	<u>Open Air Sales</u>	<u>§§ 102, 703(b)</u>	<u>See § 703(b)</u>		
12	<u>Outdoor Activity Area</u>	<u>§§ 102, 145.2, 202.2</u>	<u>P if located in front or it complies with § 202.2(a)(7); C if located elsewhere.</u>		
13	<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>		
14	<u>NON-RESIDENTIAL USES</u>		<u>Controls by Story</u>		
15			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
16	<u>Agricultural Use Category</u>				
17	<u>Agriculture, Industrial</u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	<u>Agriculture, Large Scale Urban</u>	<u>§§ 102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
19	<u>Agriculture, Neighborhood</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
20	<u>Automotive Use Category</u>				
21	<u>Automotive Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

1	<u>Automotive Repair</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
2	<u>Automotive Service Station</u>	<u>§§ 102, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
3	<u>Electric Vehicle Charging Location</u>	<u>§§102, 202.2(b), 202.13</u>	<u>C(3)</u>	<u>C(3)</u>	<u>C(3)</u>
4	<u>Fleet Charging</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
5	<u>Gas Station</u>	<u>§§ 102, 187.1, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
6	<u>Parking Garage, Private</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
7	<u>Parking Garage, Public</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
8	<u>Parking Lot, Private</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
9	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
10	<u>Entertainment, Arts and Recreation Use Category</u>				
11	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	<u>Arts Activities</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
13	<u>Entertainment, General</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
14	<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
15	<u>Movie Theater</u>	<u>§§ 102, 202.4</u>	<u>P</u>	<u>P</u>	<u>P</u>
16	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
17	<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
18	<u>Industrial Use Category</u>				
19	<u>Industrial Uses</u>	<u>§ 102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	<u>Institutional Use Category</u>				
21	<u>Institutional Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
22	<u>Child Care Facility</u>	<u>§ 102</u>	<u>C</u>	<u>P</u>	<u>P</u>
23	<u>Community Facility</u>	<u>§ 102</u>	<u>C</u>	<u>P</u>	<u>P</u>
24	<u>Hospital</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
25	<u>Medical Cannabis Dispensary</u>	<u>§§ 102, 202.2(e)</u>	<u>DR(4)</u>	<u>DR(4)</u>	<u>NP</u>
	<u>Public Facilities</u>	<u>§ 102</u>	<u>C</u>	<u>P</u>	<u>P</u>
	<u>Religious Institution</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
	<u>Residential Care Facility</u>	<u>§ 102</u>	<u>C</u>	<u>P</u>	<u>P</u>

1	<u>Social Service or Philanthropic Facility</u>	<u>§ 102</u>	<u>C</u>	<u>P</u>	<u>P</u>
2	<u>Sales and Service Use Category</u>				
3	<u>Retail Sales and Service Uses*</u>	<u>§§ 102, 202.2(a), 202.3</u>	<u>P</u>	<u>P</u>	<u>NP</u>
4	<u>Adult Business</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	<u>Adult Sex Venue</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	<u>Animal Hospital</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
7	<u>Bar</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
8	<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
9	<u>Flexible Retail</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
10	<u>Hotel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
11	<u>Kennel</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
12	<u>Liquor Store</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
13	<u>Massage Establishment</u>	<u>§§ 102, 204, 303(n), 703</u>	<u>P</u>	<u>C</u>	<u>NP</u>
14	<u>Massage, Foot/Chair</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
15	<u>Mortuary</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	<u>Motel</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	<u>Restaurant</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
18	<u>Restaurant, Limited</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
19	<u>Services, Financial</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
20	<u>Services, Fringe Financial</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	<u>Services, Limited Financial</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
22	<u>Services, Retail Professional</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
23	<u>Storage, Self</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	<u>Tobacco Paraphernalia Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
25	<u>Trade Shop</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
	<u>Non-Retail Sales and Service*</u>	<u>§ 102</u>	<u>C</u>	<u>P</u>	<u>NP</u>
	<u>Design Professional</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
	<u>Service, Non-Retail Professional</u>	<u>§ 102</u>	<u>NP</u>	<u>P</u>	<u>NP</u>

<u>Trade Office</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Utility and Infrastructure Use Category</u>				
<u>Utility and Infrastructure*</u>	<u>§ 102</u>	<u>C(5)</u>	<u>C(5)</u>	<u>C(5)</u>
<u>Power Plant</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Public Utilities Yard</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

** Not listed below*

(1) C for 10,000 square feet and above if located within the Priority Equity Geographies Special Use District established under Section 249.97.

(2) NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or more Dwelling Units.

(3) P where existing use is any Automotive Use.

(4) No more than three Medical Cannabis Dispensaries shall be permitted at any given time within the boundaries of Supervisorial District 11, pursuant to Ordinance 186-17.

(5) C if a Macro WTS Facility; P if a Micro WTS Facility.

Section 3. The Planning Code is hereby amended in accordance with Planning Code Section 106 by revising Zoning Use District Map ZN10 of the Zoning Map of the City and County of San Francisco, as follows:

Description of Property		Current Zoning to be Superseded	Proposed Zoning to be Approved
Assessor's Block	Lots		
6247	2, 3, 4, 5, 6, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, 19, 42, and 43	NC-2	Leland Avenue NCD
6248	8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, 20, 21, and 22	NC-2	Leland Avenue NCD

6249	2, 12, 13, 14, 15, and 002A	NC-2	Leland Avenue NCD
6250	1, 17, 18, 19, 20, 21, 22, 23, 24, 28, 29, 30, 31, 34, 35, 36, and 37	NC-2	Leland Avenue NCD
6251	1, 16, 18, 19, 20, 23, 31, 32, 33, and 34	NC-2	Leland Avenue NCD
6252	36	NC-2	Leland Avenue NCD

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.

Section 5. 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.

APPROVED AS TO FORM:
 DAVID CHIU, City Attorney

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

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