

LEGISLATIVE DIGEST

[Planning Code - Zoning - NC-3 District of Fillmore Street between Bush and McAllister Streets]

Ordinance: 1) amending Section 145.4 of the San Francisco Planning Code to require active ground-floor commercial uses in properties fronting on Fillmore Street between Bush and McAllister Streets in the NC-3 District; and 2) adopting findings, including 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

Planning Code Section 145.4 requires "active commercial uses," as defined in subsection (c), to be on the ground floor of properties on the commercial streets listed in subsection (b).

Amendments to Current Law

This ordinance adds the Upper Market Neighborhood Commercial District and Fillmore Street in the NC-3 District from Bush Street to McAllister Street to the list of commercial streets that Section 145.4 applies to. It also amends Table 145.4 to add Outdoor Activity Areas and Self-Service Specialty Foods to the list of active, pedestrian-oriented commercial uses permitted along the ground floor street frontages of the streets named in Section 145.4(b).

Background

The San Francisco Redevelopment Agency designated the Fillmore Jazz Preservation District, centered along Fillmore Street between Post and Steiner, as part of the Redevelopment Plan for the Western Addition A-2 District. In May, 2000, the Board of Supervisors adopted Resolution 464-00 to affirm San Francisco's "unwavering commitment to the residents and merchants of the Fillmore Jazz Preservation District to make this project a reality and place it as a top priority among redevelopment projects."

A centerpiece of the Fillmore Jazz Preservation District strategy was the commercial revitalization of Fillmore Street as a destination retail and entertainment center. Elements of the revitalization plan include a multimillion dollar landscape improvement program along Fillmore Street, loans and grants to attract and retain retail and entertainment businesses, and the establishment of a Community Benefit District.

The Planning Code requires active commercial uses on the ground floor in districts across the City in order to foster economic revitalization, safety, and neighborhood character. The Planning Code requires active ground-floor commercial uses along 20 important commercial streets across the City (Section 145.4), as well as throughout the Downtown Retail District

(Section 212), and the Jackson Square Special Use District (Section 249.25). This ordinance adds to Section 145.4 Fillmore Street in the NC-3 District from Bush Street to McAllister Street to further the goals of the Fillmore Jazz Preservation District.

In addition, the Planning Commission recommended amending Table 145.4 to permit Self-Service Specialty Foods and Outdoor Activity Areas for the reasons that (1) self-service specialty food is a relatively new restaurant type that should be included with the other restaurant uses as an "active use" and (2) "outdoor activity areas" are, by definition, active uses that should be encouraged where Section 145.4 would apply.