

REVISED LEGISLATIVE DIGEST

(7/17/2012, Substituted in Board)

[Planning Code - Establishing Four Outer Sunset Neighborhood Commercial Districts]

Ordinance amending the San Francisco Planning Code by: 1) adding Section 739.1 to establish the Noriega Street Neighborhood Commercial District including specified non-residential properties zoned NC-2 along Noriega Street; 2) adding Section 740.1 to establish the Irving Street Neighborhood Commercial District including specified non-residential properties zoned NC-2 along Irving Street; 3) adding Section 741.1 to establish the Taraval Street Neighborhood Commercial District including specified non-residential properties zoned NC-2 along Taraval Street; 4) adding Section 742.1 to establish the Judah Street Neighborhood Commercial District including specified non-residential properties zoned NC-2 along Judah Street; 5) amending Sections 263.20 and 710.10 of the NC-1 Zoning Control Table to include properties zoned NC-1 along Noriega, Irving, Taraval, and Judah Streets; 6) amending Section 790.124 (trade shops) to remove horsepower and square footage limitations and impose operating conditions regarding noise and odor; 7) amending Sheet ZN05 of the Zoning Map to include the new Neighborhood Commercial Districts; and making environmental findings, Planning Code Section 302 findings, and findings of consistency with General Plan and the Priority Policies of Planning Code Section 101.1.

Existing Law

Article 7 of the Planning Code establishes a number of Neighborhood Commercial Districts throughout the City. Planning Code Section 724.124 defines a "Trade Shop" and Section 263.20 authorizes an additional 5 feet of building height for active ground floor uses under specified circumstances.

Amendments to Current Law

The proposed legislation establishes four new Neighborhood Commercial Districts (NCDs) in the Outer Sunset for non-residential properties currently zoned NC-2 along Noriega Street, Irving Street, Taraval Street, and Judah Street. The definition of "Trade Shop" has been amended to remove horsepower limitations and space restrictions. The NC-1 Zoning Control Table and Section 263.20 are amended to include properties zoned NC-1 on Noriega, Irving, Taraval and Judah Streets west of 19th Avenue, and the Zoning Map is amended to include the new Neighborhood Commercial Districts.

Background Information

The commercial corridors in the Outer Sunset District provide a selection of convenience goods and services for the residents of the Outer Sunset. There are a high concentration of restaurants that draw customers from throughout the City and the region. There are also a significant number of professional, realty, and business offices, as well as financial institutions.

The intent of this legislation is to enhance the character of the Noriega, Irving, Taraval and Judah Streets by requiring active ground-floor uses, encouraging the production of locally-made goods in the Outer Sunset District, and customizing the planning controls to meet the needs of the community.