

## LEGISLATIVE DIGEST

[Planning Code - Upper Market Zoning]

**Ordinance amending the San Francisco Planning Code by amending Sections 721.1 and 733.1 to modify the explanation of the boundaries of the Upper Market Street Neighborhood Commercial District and the Upper Market Street Neighborhood Commercial Transit District, and 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

Sections 721.1 and 733.1 of the Planning Code describe the nature of the land use controls in the Upper Market Street Neighborhood Commercial District (Upper Market NCD) and the Upper Market Street Neighborhood Commercial Transit District (Upper Market NCT), respectively. The Upper Market NCD is found from approximately Castro Street to Noe Street along Market Street and the Upper Market NCT is found from approximately Noe Street to Church Street along Market Street. The controls in these two districts are the same with the exception of the allowance for greater residential use densities in the Upper Market NCT as compared to the Upper Market NCD.

### Amendments to Current Law

The legislation would make minor amendments to the text of each section to revise the geographic location description of the two zoning districts. Companion legislation proposes to rezone most of the Upper Market NCD to Upper Market NCT land use controls. Consequently, the Upper Market NCD would be limited to parcels found at the northwest corner of Castro Street and Market Street, and the Upper Market NCT would include properties on or near Market Street from approximately Church Street to Castro Street.

### Background Information

The intent of this legislation and the companion legislation is to simplify the zoning along most of the Upper Market area. The two zoning districts are essentially the same except for the differences in residential density controls and there is no longer a planning rationale for the distinction. A height and bulk change for the one corner lot in the companion legislation is to allow for higher ground floor ceiling heights in keeping with good urban design principles.