

**LEGISLATIVE DIGEST**

[Planning Code, Zoning Map - Establishing the Fillmore Street Neighborhood Commercial District]

**Ordinance amending the Planning Code by adding Section 744.1 to establish the Fillmore Street Neighborhood Commercial District along Fillmore Street between Bush and Fulton Streets; amending Section 151.1, a portion of Table 151.1, Section 263.20, and Section 607.1(f) to make conforming and other technical changes; amending Zoning Map Sheets ZN02 and ZN07 to rezone specified properties to the Fillmore Street Neighborhood Commercial District; and adopting 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

The Fillmore Street commercial district between Bush and McAllister streets is currently zoned NC-3, Moderate-Scale Neighborhood Commercial.

Amendments to Current Law

This ordinance creates a new Fillmore Street Neighborhood Commercial District. This new NCD modifies certain of the former NC-3 district controls.

Residential Conversion is prohibited above the ground floor. Philanthropic Administrative Services, which are currently not permitted in the district, are permitted on the second floor. Buildings on lots located in the 40-X and 50-X height district are permitted an additional 5 feet in height, if that additional height is used to provide a tall ground floor housing active street-fronting residential or non-residential uses. Minimum parking requirements for all uses are eliminated from the district. Maximum permitted parking for residential and non-residential uses are reduced to that of a Neighborhood Commercial Transit (NCT) District.