

REVISED LEGISLATIVE DIGEST

(3/5/2013, Substituted)

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

Ordinance amending the Planning Code to establish the Fillmore Street Neighborhood Commercial District (NCD) along Fillmore Street between Bush and McAllister Streets; amend various other sections to make conforming and other technical changes; amending the Zoning Map to add the Fillmore Street NCD; 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 Fulton Streets is currently zoned NC-3, Moderate-Scale Neighborhood Commercial.

Amendments to Current Law

This ordinance establishes a new Fillmore Street NCD which modifies certain of the former NC-3 district controls.

Residential Conversion is prohibited above the ground floor. Philanthropic Administrative Services, which currently are 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. New Formula Retail Uses are prohibited.

Background Information

Fillmore Street between Bush and Fulton has a dense mixed-use character consisting of buildings with residential units above ground-story commercial use. Fillmore Street and Geary Boulevard are important public transit corridors. The commercial district provides convenience goods and services to the surrounding neighborhoods as well as shopping, cultural, and entertainment uses that attract visitors from near and far.

The controls for the Fillmore Street NCD are designed to encourage and promote development that enhances the walkable, mixed-use character of the corridor and surrounding neighborhoods. Most neighborhood- and visitor-serving businesses are strongly encouraged however new Formula Retail uses are prohibited.