

1 [Planning Code - Automotive Uses; Parking Requirements - Washington-Broadway,
2 Waterfront, Van Ness, and Jackson Square Special Use Districts]

3 **Ordinance amending the Planning Code to: 1) delete minimum parking requirements**
4 **for specified zoning districts and make maximum parking requirements in specified**
5 **zoning districts consistent with the requirements in Neighborhood Commercial Transit**
6 **Districts; 2) remove conditional use requirements for higher residential densities in**
7 **specified zoning districts; 3) make surface parking lots a nonconforming use in the**
8 **Washington-Broadway Special Use District; 4) make Automotive Use definitions**
9 **consistent and delete references to deleted sections of the Code; 5) amend the Zoning**
10 **Map to consolidate the two Washington-Broadway Special Use Districts and revise the**
11 **boundaries; and making environmental findings, and findings of consistency with the**
12 **General Plan, and the eight priority policies of Planning Code, Section 101.1.**

13 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
14 **Additions to Codes** are in *single-underline italics Times New Roman font*.
15 **Deletions to Codes** are in ~~*strikethrough italics Times New Roman font*~~.
16 **Board amendment additions** are in double-underlined Arial font.
17 **Board amendment deletions** are in ~~strikethrough Arial font~~.
18 **Asterisks (* * * *)** indicate the omission of unchanged Code
19 subsections or parts of tables.

18 Be it ordained by the People of the City and County of San Francisco:

20 Section 1. Findings.

21 (a) The Planning Department has determined that the actions contemplated in this
22 ordinance comply with the California Environmental Quality Act (California Public Resources
23 Code Section 21000 et seq.) and the Board affirms that determination. Said determination is
24
25

1 on file with the Clerk of the Board of Supervisors in File No. _____ and is incorporated
2 herein by reference.

3 (b) Pursuant to Planning Code Section 302, this Board finds that these Planning Code
4 amendments will serve the public necessity, convenience, and welfare for the reasons set
5 forth in Planning Commission Resolution Nos. 18615, 18616, and 18626, and the Board
6 incorporates such reasons herein by reference. A copy of Planning Commission Resolution
7 Nos. 18615, 18616, and 18626 are on file with the Clerk of the Board of Supervisors in File
8 No. _____.

9 (c) This Board finds that these Planning Code amendments are consistent with the
10 General Plan and with the Priority Policies of Planning Code Section 101.1 for the reasons set
11 forth in the above-referenced Planning Commission Resolution Nos., and the Board hereby
12 incorporates such reasons herein by reference.

13
14 Section 2. The San Francisco Planning Code is hereby amended by deleting Section
15 158, to read as follows:

16 **~~SEC. 158. MAJOR PARKING GARAGES IN C-3 DISTRICTS.~~**

17 ~~*(a) Statement of Purpose. It is the purpose of this Section to establish a procedure by which*~~
18 ~~*major parking garages proposed for downtown San Francisco may be reviewed as to the*~~
19 ~~*appropriateness of their location and arrangement, recognizing the need for continuing development of*~~
20 ~~*a unified transportation system conveniently serving the downtown area.*~~

21 ~~*(b) Definition of Major Parking Garage. A "major parking garage" shall be any garage for the*~~
22 ~~*parking of passenger automobiles, for short or long term periods and for any use, which is not*~~
23 ~~*classified as an accessory parking facility under Section 204.5 of this Code.*~~

24 ~~*(c) Review by City Planning Commission. Review of the location and design of any major*~~
25 ~~*parking garage in a C-3 District by the City Planning Commission, either as a conditional use under*~~

1 *Section 303 of this Code or upon referral by the Board of Supervisors or any other agency, shall be in*
2 *accordance with the criteria set forth below.*

3 *(d) **Criteria for Review.** The following criteria shall be considered, in addition to those stated in*
4 *Section 303(c) of this Code, and those stated in Section 157 of this Code when applicable:*

5 *(1) Accessibility to the area of the proposed site and to the proposed parking garage*
6 *itself, from freeway ramps or from major thoroughfares;*

7 *(2) Convenient service to areas of concentrated development, particularly those within*
8 *the C-3-O and C-3-R Districts, by location of the proposed parking garage near or adjacent to but not*
9 *inside such concentrated areas;*

10 *(3) Minimization of conflict of the proposed parking garage with pedestrian movements*
11 *and amenities, resulting from the placement of driveways and ramps, the breaking of continuity of*
12 *shopping facilities along sidewalks, and the drawing of traffic through areas of heavy pedestrian*
13 *concentration;*

14 *(4) The service patterns of other forms of transportation;*

15 *(5) Establishment of a parking rate structure or fee favorable to short term parking*
16 *(four hours or less) and designed to discourage long term parking, as set forth in Section 155(g) of this*
17 *Code;*

18 *(6) Minimization of conflict of the proposed parking garage with transit operations and*
19 *loading points, resulting from the location of driveways, ramps and vehicle queuing areas;*

20 *(7) The objectives and policies of the Downtown Plan, a component of the Master Plan;*
21 *and*

22 *(8) Such other criteria as may be deemed appropriate in the circumstances of the*
23 *particular case.*

1 Section 3. The San Francisco Planning Code is hereby amended by revising Sections
2 102.9, 151.1, 155, 157.1, 158.1, 161, 163, 206.3, 215, 223, 239, 240.1, 240.2, 240.3, 243,
3 249.25, 307, and 309, and Tables 151, 714, 722, 810, 811 and 812, to read as follows:

4 **SEC. 102.9. FLOOR AREA, GROSS.**

5 * * * *

6 (a) Except as specifically excluded in this definition, "gross floor area" shall include,
7 although not be limited to, the following:

8 (1) Basement and cellar space, including tenants' storage areas and all other
9 space except that used only for storage or services necessary to the operation or
10 maintenance of the building itself;

11 (2) Elevator shafts, stairwells, exit enclosures and smokeproof enclosures, at
12 each floor;

13 (3) Floor space in penthouses except as specifically excluded in this definition;

14 (4) Attic space (whether or not a floor has been laid) capable of being made into
15 habitable space;

16 (5) Floor space in balconies or mezzanines in the interior of the building;

17 (6) Floor space in open or roofed porches, arcades or exterior balconies, if such
18 porch, arcade or balcony is located above the ground floor or first floor of occupancy above
19 basement or garage and is used as the primary access to the interior space it serves;

20 (7) In districts other than C-3 Districts, Floor floor space in accessory buildings,
21 except for floor spaces used for accessory off-street parking or loading spaces as described in
22 Section 204.5 of this Code, and driveways and maneuvering areas incidental thereto; and

23 (8) In C-3 Districts, any floor area dedicated to accessory or non-accessory parking,
24 except for bicycle parking, required off-street loading, and accessory parking as specified in subsection
25 (b)(7).

1 (9) Any other floor space not specifically excluded in this definition.

2 (b) "Gross floor area" shall not include the following:

3 (1) Basement and cellar space used only for storage or services necessary to
4 the operation or maintenance of the building itself;

5 (2) Attic space not capable of being made into habitable space;

6 (3) Elevator or stair penthouses, accessory water tanks or cooling towers, and
7 other mechanical equipment, appurtenances and areas necessary to the operation or
8 maintenance of the building itself, if located at the top of the building or separated therefrom
9 only by other space not included in the gross floor area;

10 (4) Mechanical equipment, appurtenances and areas, necessary to the
11 operation or maintenance of the building itself (i) if located at an intermediate story of the
12 building and forming a complete floor level; or (ii) in C-3 Districts, if located on a number of
13 intermediate stories occupying less than a full floor level, provided that the mechanical
14 equipment, appurtenances and areas are permanently separated from occupied floor areas
15 and in aggregate area do not exceed the area of an average floor as determined by the
16 Zoning Administrator;

17 (5) Outside stairs to the first floor of occupancy at the face of the building which
18 the stairs serve, or fire escapes;

19 (6) In districts other than C-3 Districts, Floor floor space used for accessory off-
20 street parking and loading spaces as described in Section 204.5 of this Code and up to a
21 maximum of one hundred fifty percent (150%) of the off-street accessory parking permitted by
22 right in Sections 151 and 151.1 of this Code ~~for C-3 Districts~~, and driveways and maneuvering
23 areas incidental thereto;

24 (7) In C-3 Districts, floor space dedicated to parking which does not exceed the amount
25 principally permitted as accessory, and is located underground;

1 ~~(8)(7)~~ Bicycle parking which meets the standards of Sections 155.1 through
2 155.5 of this Code;

3 ~~(9)(8)~~ Arcades, plazas, walkways, porches, breezeways, porticos and similar
4 features (whether roofed or not), at or near street level, accessible to the general public and
5 not substantially enclosed by exterior walls; and accessways to public transit lines, if open for
6 use by the general public; all exclusive of areas devoted to sales, service, display, and other
7 activities other than movement of persons;

8 ~~(10)(9)~~ Balconies, porches, roof decks, terraces, courts and similar features,
9 except those used for primary access as described in Paragraph (a)(6) above, provided that:

10 (A) If more than 70 percent of the perimeter of such an area is enclosed,
11 either by building walls (exclusive of a railing or parapet not more than three feet eight inches
12 high) or by such walls and interior lot lines, and the clear space is less than 15 feet in either
13 dimension, the area shall not be excluded from gross floor area unless it is fully open to the
14 sky (except for roof eaves, cornices or belt courses which project not more than two feet from
15 the face of the building wall).

16 (B) If more than 70 percent of the perimeter of such an area is enclosed,
17 either by building walls (exclusive of a railing or parapet not more than three feet eight inches
18 high), or by such walls and interior lot lines, and the clear space is 15 feet or more in both
19 dimensions, (1) the area shall be excluded from gross floor area if it is fully open to the sky
20 (except for roof eaves, cornices or belt courses which project no more than two feet from the
21 face of the building wall), and (2) the area may have roofed areas along its perimeter which
22 are also excluded from gross floor area if the minimum clear open space between any such
23 roof and the opposite wall or roof (whichever is closer) is maintained at 15 feet (with the above
24 exceptions) and the roofed area does not exceed 10 feet in depth; (3) in addition, when the
25 clear open area exceeds 625 square feet, a canopy, gazebo, or similar roofed structure

1 without walls may cover up to 10 percent of such open space without being counted as gross
2 floor area.

3 (C) If, however, 70 percent or less of the perimeter of such an area is
4 enclosed by building walls (exclusive of a railing or parapet not more than three feet eight
5 inches high) or by such walls and interior lot lines, and the open side or sides face on a yard,
6 street or court whose dimensions satisfy the requirements of this Code and all other
7 applicable codes for instances in which required windows face upon such yard, street or court,
8 the area may be roofed to the extent permitted by such codes in instances in which required
9 windows are involved;

10 ~~(11)~~(10) On lower, nonresidential floors, elevator shafts and other life-support
11 systems serving exclusively the residential uses on the upper floors of a building;

12 ~~(12)~~(11) One-third of that portion of a window bay conforming to the
13 requirements of Section 136(d)(2) which extends beyond the plane formed by the face of the
14 facade on either side of the bay but not to exceed seven square feet per bay window as
15 measured at each floor;

16 ~~(13)~~(12) Ground floor area in the C-3-O, C-3-O(SD), C-3-S, C-3-S(SU) and C-3-
17 G Districts devoted to building or pedestrian circulation and building service;

18 ~~(14)~~(13) In the C-3-O, C-3-O(SD), C-3-S, C-3-S(SU) and C-3-G Districts, space
19 devoted to personal services, restaurants, and retail sales of goods intended to meet the
20 convenience shopping and service needs of downtown workers and residents, not to exceed
21 5,000 occupied square feet per use and, in total, not to exceed 75 percent of the area of the
22 ground floor of the building plus the ground level, on-site open space. Said uses shall be
23 located on the ground floor, except that, in order to facilitate the creation of more spacious
24 ground floor interior spaces, a portion of the said uses, in an amount to be determined
25 pursuant to the provisions of Section 309, may be located on a mezzanine level;

1 ~~(15)~~(14) An interior space provided as an open space feature in accordance with
2 the requirements of Section 138;

3 ~~(16)~~(15) Floor area in C-3, South of Market Mixed Use Districts, and Eastern
4 Neighborhoods Mixed Use Districts devoted to child care facilities provided that:

5 (A) Allowable indoor space is no less than 3,000 square feet and no more
6 than 6,000 square feet, and

7 (B) The facilities are made available rent free, and

8 (C) Adequate outdoor space is provided adjacent, or easily accessible, to
9 the facility. Spaces such as atriums, rooftops or public parks may be used if they meet
10 licensing requirements for child care facilities, and

11 (D) The space is used for child care for the life of the building as long as
12 there is a demonstrated need. No change in use shall occur without a finding by the ~~City~~
13 Planning Commission that there is a lack of need for child care and that the space will be
14 used for a facility described in Subsection ~~15~~ 18 below dealing with cultural, educational,
15 recreational, religious, or social service facilities;

16 ~~(17)~~ (16) Floor area in C-3, South of Market Mixed Use Districts, and Eastern
17 Neighborhoods Mixed Use Districts permanently devoted to cultural, educational, recreational,
18 religious or social service facilities available to the general public at no cost or at a fee
19 covering actual operating expenses, provided that such facilities are:

20 (A) Owned and operated by a nonprofit corporation or institution, or

21 (B) Are made available rent free for occupancy only by nonprofit
22 corporations or institutions for such functions. Building area subject to this subsection shall be
23 counted as occupied floor area, except as provided in Subsections 102.10(a) through (f) of
24 this Code, for the purpose of calculating the off-street parking and freight loading
25 requirements for the project.;

1 ~~(17) Floor space in mezzanine areas within live/work units where the mezzanine satisfies~~
2 ~~all applicable requirements of the San Francisco Building Code;~~

3 ~~(18) Floor space suitable primarily for and devoted exclusively to exhibitions or~~
4 ~~performances by live/work tenants within the structure or lot, provided that such facilities will be~~
5 ~~available rent free to live/work tenants within the property for the life of the structure; and~~

6 ~~(19) In South of Market Mixed Use Districts, live/work units and any occupied floor~~
7 ~~area devoted to mechanical equipment or appurtenances or other floor area accessory to live/work use~~
8 ~~provided that:~~

9 ~~(A) The nonresidential use within each live/work unit shall be limited to uses~~
10 ~~which are principal permitted uses in the district or otherwise are conditional uses in the district and~~
11 ~~are approved as a conditional use;~~

12 ~~(B) The density, enforcement, open space, parking and freight loading and other~~
13 ~~standards specified in Sections 124(j), 135.2, 151 and 152.1 shall be satisfied, along with all other~~
14 ~~applicable provisions of this Code, and~~

15 ~~(C) For the purpose of calculating the off-street parking and freight loading~~
16 ~~requirement for the project, building area subject to this subsection shall be counted as occupied floor~~
17 ~~area, except as provided in Subsections 102.10(a) through (f) of this Code.~~

18 ~~(18)~~(20) In the C-3-O(SD) District, space devoted to personal services, eating
19 and drinking uses, or retail sales of goods and that is located on the same level as the rooftop
20 park on the Transbay Transit Center and directly accessible thereto by a direct publicly-
21 accessible pedestrian connection meeting the standards of Section 138(j)(1); ~~and~~.

22 ~~(19)~~(21) In the C-3-O(SD) District, publicly-accessible space on any story above
23 a height of 600 feet devoted to public accommodation that offers extensive views, including
24 observation decks, sky lobbies, restaurants, bars, or other retail uses, as well as any elevators
25 or other vertical circulation dedicated exclusively to accessing or servicing such space. The

space must be open to the general public during normal business hours throughout the year, and may charge a nominal fee for access.

**Table 151
OFF-STREET PARKING SPACES REQUIRED**

Use or Activity	Number of Off-Street Parking Spaces Required
Dwelling, except as specified below, and except in the Bernal Heights Special Use District as provided in Section 242	One for each dwelling unit.
<i>Dwelling, in the Broadway and North Beach Neighborhood Commercial Districts and the Chinatown Mixed Use Districts</i>	<i>P up to one car for each two dwelling units; C up to .75 cars for each dwelling unit, subject to the criteria and procedures of Section 151.1(g); NP above 0.75 cars for each dwelling unit.</i>
Dwelling, in the Telegraph Hill - North Beach Residential Special Use District	P up to three cars for each four dwelling units; C up to one car for each dwelling unit, subject to the criteria and procedures of Section 151.1(g); NP above one car for each dwelling unit.
<i>Dwelling, RC 4, except in the Van Ness Special Use Districts</i> ***	<i>One for each four dwelling units.</i>

SEC. 151.1. SCHEDULE OF PERMITTED OFF-STREET PARKING SPACES IN SPECIFIED DISTRICTS.

1 (a) **Applicability.** This subsection shall apply *only* to ~~DTR~~, NCT, RCD, ~~Upper Market~~
 2 ~~Street NCD~~, RTO, ~~Eastern Neighborhood~~ Mixed Use, ~~South of Market Mixed Use~~, M-1, PDR-1-D,
 3 ~~and~~ PDR-1-G, C-M, and ~~or~~ C-3 Districts, and to the Broadway, Excelsior-Outer Mission Street,
 4 Upper Market Street, and North Beach Neighborhood Commercial Districts.

5 * * * *

6 **Table 151.1**
 7 **OFF-STREET PARKING PERMITTED AS ACCESSORY**

Use or Activity	Space Devoted to Off-Street Car Parking or Number of Off-Street Car Parking Spaces Permitted
Dwelling units in RH-DTR Districts	P up to one car for each two dwelling units; C up to one car for each dwelling unit, subject to the criteria and procedures of Section 151.1(e); NP above one space per unit.
Dwelling units in C-3 and SB-DTR, Districts except as specified below	P up to one car for each four dwelling units; C up to 0.75 cars for each dwelling unit, subject to the criteria and procedures of Section 151.1(f); NP above 0.75 cars for each dwelling unit.
Dwelling units in C-3 and SB-DTR, Districts with at least 2 bedrooms and at least 1,000 square feet of occupied floor area	P up to one car for each four dwelling units; C up to one car for each dwelling unit, subject to the criteria and procedures of Section 151.1(f); NP above one car for each dwelling unit.
<u>Dwelling Units in C-3 Districts</u>	<u>P up to one car for each two dwelling units; C up</u>

1		<u>to three cars for each four dwelling units, subject</u>
2		<u>to the criteria and procedures of Section 151.1(f).</u>
3		<u>NP above three cars for each four dwelling units.</u>
4	Dwelling units in C-3 Districts and in the Van	P up to one car for each four dwelling units; C
5	Ness and Market Downtown Residential	up to .5 cars for each dwelling unit, subject to
6	Special Use District	the criteria and procedures of Section
7		151.1(f); NP above two cars for each four
8		dwelling units.
9	Dwelling units and SRO units in SLI, SALI,	P up to one car for each four dwelling units; C
10	SSO, MUG, WMUG, MUR, MUO, WMUO,	up to 0.75 cars for each dwelling unit, subject
11	<u>and</u> SPD Districts, except as specified below	to the criteria and conditions and procedures
12		of Section 151.1(g); NP above 0.75 cars for
13		each dwelling unit.
14	Dwelling units in SLI, SALI, SSO, MUG,	P up to one car for each four dwelling units; C
15	WMUG, MUR, MUO, WMUO, <u>and</u> SPD	up to one car for each dwelling unit, subject to
16	Districts with at least 2 bedrooms and at least	the criteria and conditions and procedures of
17	1,000 square feet of occupied floor area	Section 151.1(g); NP above one car for each
18		dwelling unit.
19	Dwelling units and SRO units in NCT, <u>RC</u> , C-	P up to one car for each two dwelling units; C
20	M, RSD, and SLR, <u>and Chinatown Mixed Use</u>	up to 0.75 cars for each dwelling unit, subject
21	Districts, <u>and the Broadway, Upper Market, and</u>	to the criteria and procedures of Section
22	<u>North Beach Neighborhood Commercial Districts</u>	151.1(g); NP above 0.75 cars for each
23	<u>NCD</u> , except as specified below	dwelling unit.
24	Dwelling units in the <u>Excelsior-Outer Mission</u>	P up to one car for each unit; NP above.
25	<u>NC and Glen Park and</u> Ocean Avenue NCT	

1	Districts <i>and Glen Park NCT District.</i>	
2	* * * *	* * * *
3	<u>All office uses in Chinatown Mixed Use Districts</u>	<u>P up to seven percent of the gross floor area of</u>
4		<u>such uses; NP above.</u>
5	Office uses in M-1, UMU, PDR-1-D, and	P up to one car per 1,000 square feet of
6	PDR-1-G Districts, except as specified below	gross floor area and subject to the pricing
7		conditions of Section 155 (g); NP above.
8	Office uses in M-1, UMU, SALI, PDR-1-D,	P up to one car per 500 square feet of gross
9	and PDR-1-G Districts where the entire parcel	floor area; NP above.
10	is greater than ¼-mile from Market, Mission,	
11	3rd and 4th Street north of Berry Street	
12	<u>Limited Corner Commercial Uses Non-residential</u>	None permitted.
13	<u>uses</u> in RTO and RM districts permitted under	
14	Section 231.	
15	All non-residential uses in NCT, RSD, and	For uses in Table 151 that are described as a
16	SLR districts <u>and the Broadway, Excelsior-Outer</u>	ratio of occupied floor area, P up to 1 space
17	<u>Mission Street, North Beach, and Upper Market</u>	per 1,500 square feet of occupied floor area
18	<u>Street</u> NCDs, except for retail grocery stores	or the quantity specified in Table 151,
19	with over 20,000 gross square feet as	whichever is less, and subject to the
20	specified below	conditions and criteria of Section 151.1(g).
21		NP above.
22	Retail grocery store uses in NCT, RSD, and	P up 1 space per 500 square feet of occupied
23	SLR districts and <u>in the Broadway, Excelsior-</u>	floor area, and subject to the conditions and
24	<u>Outer Mission Street, Upper Market Street, and</u>	criteria of Section 151.1(g). C up to 1 space
25	<u>North Beach</u> NCDs with over 20,000 square	per 250 square feet of occupied floor area for

1 feet of occupied floor area	that area in excess of 20,000 square feet, subject to the conditions and criteria of Section 151.1(g). NP above.
2	
3	
4 * * * *	* * * *
5 Service, repair or wholesale sales space, 6 including personal, home or business service 7 space in South of Market <i>Mixed Use</i> Districts	P up to one for each 1,000 square feet of occupied floor area.
8 * * * *	* * * *

9 (e) **DTR Districts.** In DTR *d*Districts, any request for accessory parking in excess of
10 what is permitted by right shall be reviewed on a case-by-case basis by the Planning
11 Commission, subject to the procedures set forth in Section 309.1 of this Code.

12 (1) In granting approval for parking accessory to residential uses above that
13 permitted by right in Table 151.1, the Commission shall make the following affirmative
14 findings:

15 (A) All parking in excess of that allowed by right is stored and accessed
16 by mechanical means, valet, or non-independently accessible method that maximizes space
17 efficiency and discourages use of vehicles for commuting or daily errands;

18 (B) Vehicle movement on or around the project site associated with the
19 excess accessory parking does not unduly impact pedestrian spaces or movement, transit
20 service, bicycle movement, or the overall traffic movement in the district;

21 (C) Accommodating excess accessory parking does not degrade the
22 overall urban design quality of the project proposal;

23 (D) All parking in the project is set back from facades facing streets and
24 alleys and lined with active uses, and that the project sponsor is not requesting any
25 exceptions or variances requiring such treatments elsewhere in this Code; and

1 (E) Excess accessory parking does not diminish the quality and viability
2 of existing or planned streetscape enhancements.

3 (2) Additionally, in granting approval for such accessory parking above that
4 permitted by right, the Commission may require the property owner to pay the annual
5 membership fee to a certified car-share organization, as defined in Section 166(b)(2), for any
6 resident of the project who so requests and who otherwise qualifies for such membership,
7 provided that such requirement shall be limited to one membership per dwelling unit, when the
8 following findings are made by the Commission:

9 (A) that the project encourages additional private automobile use, thereby
10 creating localized transportation impacts for the neighborhood; and

11 (B) that these localized transportation impacts may be lessened for the
12 neighborhood by the provision of car-share memberships to residents.

13 (f) C-3 Districts. In C-3 Districts, any request for accessory parking in excess of what is
14 permitted by right in Table 151.1, shall be reviewed ~~on a case-by-case basis~~ by the Planning
15 Commission ~~as a Conditional Use, subject to the procedures set forth in Section 309 of this Code.~~

16 (1) In granting approval for parking accessory to residential uses above that
17 permitted by right in Table 151.1, the Planning Commission shall make the following
18 affirmative findings:

19 (A) For projects with 50 units or more, all residential accessory parking in
20 excess of 0.5 parking spaces for each dwelling unit shall be stored and accessed by
21 mechanical stackers or lifts, valet, or other space-efficient means that allows more space
22 above-ground for housing, maximizes space efficiency and discourages use of vehicles for
23 commuting or daily errands. The Planning Commission may authorize the request for
24 additional parking notwithstanding that the project sponsor cannot fully satisfy this
25 requirement provided that the project sponsor demonstrates hardship or practical infeasibility

1 (such as for retrofit of existing buildings) in the use of space-efficient parking given the
2 configuration of the parking floors within the building and the number of independently
3 accessible spaces above 0.5 spaces per unit is de minimus and subsequent valet operation or
4 other form of parking space management could not significantly increase the capacity of the
5 parking space above the maximums in Table 151.1;

6 (B) ~~For any project with residential accessory parking in excess of 0.375~~
7 ~~parking spaces for each dwelling unit, the project complies with the housing requirements of Sections~~
8 ~~415 through 415.9 of this Code except as follows: the inclusionary housing requirements that apply to~~
9 ~~projects seeking conditional use authorization as designated in Section 415.3(a)(2) shall apply to the~~
10 ~~project.~~

11 (C) The findings of Section 151.1(e)(1)(B), (e)(1)(C) and (e)(1)(E) are
12 satisfied;

13 (D)(C) All parking meets the active use and architectural screening
14 requirements in Sections ~~145.1 155(s)(1)(B) and 155(s)(1)(C)~~ and the project sponsor is not
15 requesting any exceptions or variances requiring such treatments elsewhere in this Code.

16 (2) Additionally, in granting such approval for accessory parking above that
17 permitted by right, the Commission may require the property owner to pay the annual
18 membership fee to a certified car-share organization, as defined in Section 166(b)(2), for any
19 resident of the project who so requests and who otherwise qualifies for such membership,
20 provided that such requirement shall be limited to one membership per dwelling unit, when the
21 findings set forth in Section 151.1(e)(2) are made.

22 (g) **RC, RTO, NC, C-M, and Mixed Use Districts.** In RTO, NCF, C-M, South of Market
23 Mixed Use Districts, ~~Upper Market Street NCD~~, RED, RED-MX, and WMUG, any request for
24 accessory parking in excess of what is principally permitted in Table 151.1, but which does
25 not exceed the maximum amount stated in Table 151.1, shall be reviewed by the Planning

1 Commission as a Conditional Use. In MUG, WMUG, MUR, MUO, RED, RED-MX, and SPD
2 Districts, any project subject to Section 329 and that requests residential accessory parking in
3 excess of that which is principally permitted in Table 151.1, but which does not exceed the
4 maximum amount stated in Table 151.1, shall be reviewed by the Planning Commission
5 according to the procedures of Section 329. Projects that are not subject to Section 329 shall
6 be reviewed under the procedures detailed in subsection (h), below.

7 (1) In granting such Conditional Use or exception per Section 329 for parking in
8 excess of that principally permitted in Table 151.1, the Planning Commission shall make the
9 following affirmative findings according to the uses to which the proposed parking is
10 accessory:

11 (A) **Parking for all uses**

12 (i) Vehicle movement on or around the project does not unduly
13 impact pedestrian spaces or movement, transit service, bicycle movement, or the overall
14 traffic movement in the district;

15 (ii) Accommodating excess accessory parking does not degrade
16 the overall urban design quality of the project proposal;

17 (iii) All above-grade parking is architecturally screened and lined
18 with active uses according to the standards of Section 145.1, and the project sponsor is not
19 requesting any exceptions or variances requiring such treatments elsewhere in this Code; and

20 (iv) Excess accessory parking does not diminish the quality and
21 viability of existing or planned streetscape enhancements.

22 (B) **Parking for Residential Uses**

23 (i) For projects with 50 dwelling units or more, all residential
24 accessory parking in excess of 0.5 spaces per unit shall be stored and accessed by
25

1 mechanical stackers or lifts, valet, or other space-efficient means that reduces space used for
2 parking and maneuvering, and maximizes other uses.

3 **(C) Parking for Non-Residential Uses**

4 (i) Projects that provide more than 10 spaces for non-residential
5 uses must dedicate 5% of these spaces, rounded down to the nearest whole number, to
6 short-term, transient use by vehicles from certified car sharing organizations per Section 166,
7 vanpool, rideshare, taxis, or other co-operative auto programs. These spaces shall not be
8 used for long-term storage nor satisfy the requirement of Section 166, but rather to park them
9 during trips to commercial uses. These spaces may be used by shuttle or delivery vehicles
10 used to satisfy subsection (B).

11 (ii) Retail uses larger than 20,000 square feet, including but not
12 limited to grocery, hardware, furniture, consumer electronics, greenhouse or nursery, and
13 appliance stores, which sell merchandise that is bulky or difficult to carry by hand or by public
14 transit, shall offer, at minimal or no charge to its customers, door-to-door delivery service
15 and/or shuttle service. This is encouraged, but not required, for retail uses less than 20,000
16 square feet.

17 (iii) Parking shall be limited to short-term use only.

18 (iv) Parking shall be available to the general public at times when
19 such parking is not needed to serve the use or uses to which it is accessory.

20 (2) Additionally, in granting such approval for accessory parking above that
21 permitted by right, the Commission may require the property owner to pay the annual
22 membership fee to a certified car-share organization, as defined in Section 166(b)(2), for any
23 resident of the project who so requests and who otherwise qualifies for such membership,
24 provided that such requirement shall be limited to one membership per dwelling unit, when the
25 findings set forth in Section 151.1(e)(2) are made.

1 * * * *

2 **SEC. 155. GENERAL STANDARDS AS TO LOCATION AND ARRANGEMENT OF OFF-**
3 **STREET PARKING, FREIGHT LOADING AND SERVICE VEHICLE FACILITIES.**

4 * * * *

5 (d) All off-street freight loading and service vehicle spaces in the C-3, C-M, DTR, MUO,
6 WMUO, MUG, WMUG, MUR, and South of Market Mixed Use Districts shall be completely
7 enclosed and access from a public street or alley shall be provided by means of a private
8 service driveway, which is totally contained within the structure. Such a private service
9 driveway shall include adequate space to maneuver trucks and service vehicles into and out
10 of all provided spaces, and shall be designed so as to facilitate access to the subject property
11 while minimizing interference with street and sidewalk circulation. Any such private service
12 driveway shall be of adequate width to accommodate drive-in movement from the adjacent
13 curb or inside traffic lane but shall in no case exceed 30 feet. Notwithstanding the foregoing, if
14 an adjacent street or alley is determined by the Zoning Administrator to be primarily used for
15 building service, up to four off-street freight or loading spaces may be allowed to be
16 individually accessible directly from such a street or alley, pursuant to the provisions of
17 Section 309 in a C-3 District, the provisions of Section 307(g) in a South of Market Mixed Use
18 District, the provisions of Section 309.1 in a DTR District, the provisions of Section 329 for
19 projects subject to Section 329 in a MUO, WMUO, MUG, WMUG, or MUR District, or by
20 administrative decision of the Zoning Administrator for projects that are not subject to Section
21 329 in a MUO, WMUO, MUG, WMUG or MUR District.

22 (e) In a C-3 or South of Market Mixed Use District, where site constraints would make a
23 consolidated freight loading and service vehicle facility impractical, service vehicle spaces
24 required by Sections 153(a)(6) and 154(b)(3) of this Code may be located in a parking garage
25 for the structure or other location separate from freight loading spaces.

1 * * * *

2 (r) **Protected Pedestrian-, Cycling-, and Transit-Oriented Street Frontages.** In

3 order to preserve the pedestrian character of certain downtown and neighborhood commercial
4 districts and to minimize delays to transit service, garage entries, driveways or other vehicular
5 access to off-street parking or loading (except for the creation of new publicly-accessible
6 streets and alleys) shall be regulated on development lots as follows on the following street
7 frontages:

8 (1) Folsom Street, from Essex Street to the Embarcadero, not permitted except
9 as set forth in Section 827.

10 (2) Not permitted:

11 * * * *

12 (Z) Destination Alleyways, as designated in the Downtown Streetscape Plan.

13 (AA) The western (inland) side of the Embarcadero between Townsend and
14 Jefferson Streets.

15 (3) Not permitted except with a Conditional Use authorization, except that in the
16 C-3-0(SD) District, the Planning Commission may grant such permission as an exception
17 pursuant to Section 309 in lieu of a Conditional Use authorization where the amount of
18 parking proposed does not exceed the amounts permitted as accessory according to Section
19 151.1:

20 (A) The entire portion of California Street, ~~The Embarcadero~~, Folsom
21 Street, Geary Street, Mission Street, Powell Street and Stockton Street in the C-3 Districts,

22 (B) Grant Avenue from Market Street to Bush Street,

23 (C) Montgomery Street from Market Street to Columbus Avenue,

24 (D) Haight Street from Market Street to Webster Street,

25 (E) Church Street and 16th Street in the RTO District,

1 (F) Duboce Street from Noe Street to Market Street,

2 (G) The eastern (water) side of The Embarcadero between Townsend and Taylor

3 Streets Duboce Street from Noe Street to Market Street, and

4 (H) Octavia Street from Fell Street to Market Street,

5 (I) 1st, Fremont and Beale Streets from Market to Folsom Streets.

6 * * * *

7 (s) **Off-Street Parking and Loading in C-3 Districts.** In C-3 Districts, restrictions on
8 the design and location of off-street parking and loading and access to off-street parking and
9 loading are necessary to reduce their negative impacts on neighborhood quality and the
10 pedestrian environment.

11 (1) **Ground floor or below-grade parking and street frontages with active**
12 **uses.**

13 (A) All off-street parking in C-3 Districts (both as accessory and principal
14 uses) shall be built no higher than the ground-level (up to a maximum ceiling height of 20 feet
15 from grade) unless an exception to this requirement is granted in accordance with Section 309
16 and subsection 155(s)(2) or a conditional use is authorized in accordance with Section 303
17 and subsections ~~155(s)(2) or~~ 155(s)(3) below.

18 (B) Parking located at or above ground-level shall conform to the street
19 frontage requirements of Section 145.1(c), and shall be lined with active uses, as defined by
20 Section 145.4(e), to a depth of at least 25 feet along all ground-level street frontages, except
21 for space allowed for parking and loading access, building egress, and access to mechanical
22 systems.

23 *(i) Where a non-accessory off-street parking garage permitted under*
24 *Section 223(m)–(p) is located in the Mid-Market area described below in subsection 155(s)(3)(B) and*
25 *fronts more than one street of less than 45 feet in width, a conditional use may be granted in*

1 ~~accordance with Section 303 that allows an exception to this requirement for one of the street~~
2 ~~frontages. The above provision authorizing such conditional use shall sunset eight years from the~~
3 ~~effective date of the ordinance enacting this subsection 155(s)(1)(A)(i).~~

4 (C) Parking allowed above the ground-level in accordance with an
5 exception under Section 309 or a conditional use in accordance with Section 303 as
6 authorized by subsections 155(s)(2) or 155(s)(3) shall be entirely screened from public rights-
7 of-way in a manner that accentuates ground floor retail and other uses, minimizes louvers and
8 other mechanical features and is in keeping with the overall massing and architectural
9 vocabulary of the building's lower floors. So as not to preclude conversion of parking space to
10 other uses in the future, parking allowed above the ground-level shall not be sloped and shall
11 have a minimum clear ceiling height of nine feet.

12 (2) **Residential accessory parking.** For residential accessory off-street parking
13 in C-3 Districts, two additional floors of above-grade parking beyond the at-grade parking
14 allowed by Section 155(s)(1), to a maximum ceiling height of 35 feet from grade, may be
15 permitted subject to the provisions of ~~subsections 155(s)(2)(A) or 155(s)(2)(B) below:~~

16 (A) ~~In a manner provided in~~ Section 309 of this Code provided it can be
17 clearly demonstrated that transportation easements or contaminated soil conditions make it
18 practically infeasible to build parking below-ground. The determination of practical infeasibility
19 shall be made based on an independent, third-party geotechnical assessment conducted by a
20 licensed professional and funded by the project sponsor. The Planning Director shall make a
21 determination as to the objectivity of the study prior to the Planning Commission's
22 consideration of the exception application under Section 309.

23 (B) ~~As a conditional use in accordance with the criteria set forth in Section 303~~
24 ~~of this Code, provided it can be clearly demonstrated that constructing the parking above-grade instead~~
25 ~~of underground would allow the proposed housing to meet affordability levels for which actual~~

1 *production has not met ABAG production targets as identified in the Housing Element of the General*
2 *Plan.*

3 *(3) Non-accessory off-street parking garages. For non-accessory off-street parking*
4 *garages in C-3 Districts permitted under Section 223(m)–(p), two additional floors of above-grade*
5 *parking beyond the at-grade parking allowed by Section 155(s)(1), to a maximum ceiling height of 35*
6 *feet from grade, may be permitted as subject to the provisions of subsections 155(s)(3)(A) or*
7 *155(s)(3)(B) below:*

8 *(A) As a conditional use in accordance with the criteria set forth in Section 303,*
9 *provided it can be clearly demonstrated that transportation easements or contaminated soil conditions*
10 *make it practically infeasible to build parking below ground. The determination of practical*
11 *infeasibility shall be made based on an independent, third-party geotechnical assessment conducted by*
12 *a licensed professional and funded by the project sponsor. The Planning Director shall make a*
13 *determination as to the objectivity of the study prior to the Planning Commission's consideration of the*
14 *conditional use permit application.*

15 *(B) As a conditional use in accordance with the criteria set forth in Section 303,*
16 *provided the site contains an existing non-accessory off-street surface parking lot with valid permits for*
17 *such parking as of the effective date of the ordinance enacting this subsection and the site is located in*
18 *the following Mid-Market area: Assessor's Block 0341, Lots 4 through 9 and 13; Block 0342, Lots 1, 2,*
19 *4, 7, 11, 12 and 13; Block 0350, Lots 1 through 4; Block 0355, Lots 3 through 12 and 15; Block 3507,*
20 *Lot 39; Block 3508, Lots 1, 13, 18, 19, 22, 24 through 27, 39 and 40; Block 3509, Lots 18, 19, 36, 37*
21 *and 40 through 43; Block 3510, Lot 1; Block 3701, Lots 5, 8, 10, 11, 12, 20 through 24, 53, 59, 60, 63*
22 *and 64; Block 3702, Lots 1, 2, 37, 38, 39, 44, 44A, 45, 46, 47, 48, 48A, 51, 52, 53, 54, 56; Block 3703,*
23 *Lots 1, 2, 3, 7, 10, 11, 12, 25, 26, 33, 40, 41, 50, 53, 56 through 68, 70, 74, 75, 76, 78 through 81, 84,*
24 *85 and 86; Block 3704, Lots 1, 3, 6, 9 through 13, 15, 17 through 22, 24, 35, 38, 39, 42, 43, 45, 62 and*
25 *67 through 79, Block 3725, Lot 78, 82, 86 through 91 and 93; Block 3727, Lot 1, 91, 94, 96, 97, 109,*

1 ~~117, 118, 120, 134, 168 and 173; Block 3728, Lot 1, 72, 75, 76, 81, 82, 83, 89, 103 and 105; and Block~~
2 ~~0351, Lots 1, 22, 32, 33, 37, 39, 41, 43, 46, 47, 49, 50 and 51 This subsection 155(s)(3)(B) shall sunset~~
3 ~~on July 22, 2014.~~

4 **(4) Temporary Parking Lots.** Parking lots permitted in C-3 Districts as
5 temporary uses according to Section 156(h) ~~and expansions of existing above-grade publicly~~
6 ~~accessible parking facilities~~ are not subject to the requirements of subsections 155(s)(1)—(3).

7 **~~(4)(5)~~ Parking and Loading Access.**

8 (A) Width of openings. Any single development is limited to a total
9 of two facade openings of no more than 11 feet wide each or one opening of no more than 22
10 feet wide for access to off-street parking and one facade opening of no more than 15 feet
11 wide for access to off-street loading. Shared openings for parking and loading are
12 encouraged. The maximum permitted width of a shared parking and loading garage opening
13 is 27 feet.

14 (B) Porte cocheres to accommodate passenger loading and
15 unloading are not permitted except as part of a hotel, inn or hostel use. For the purpose of this
16 Section, a "porte cochere" is defined as an off-street driveway, either covered or uncovered,
17 for the purpose of passenger loading or unloading, situated between the ground floor facade
18 of the building and the sidewalk.

19 **(t) Garage additions in the North Beach Neighborhood Commercial District, North Beach-**
20 **Telegraph Hill Special Use District, and Chinatown Mixed Use Districts. Notwithstanding any other**
21 **provision of this Code to the contrary, a mandatory discretionary review hearing by the Planning**
22 **Commission is required in order to install a garage in an existing structure of four units or more in the**
23 **North Beach NCD, the North Beach-Telegraph Hill SUD, and the Chinatown Mixed Use Districts;**
24 **Section 311 notice is required for a building of less than four units.**

1 In approving installation of the garage, the Commission shall find that: (1) the proposed garage
2 opening/addition of off-street parking will not cause the "removal" or "conversion of residential unit,"
3 as those terms are defined in Section 317 of this Code, (2) the proposed garage opening/addition of off-
4 street parking will not substantially decrease the livability of a dwelling unit without increasing the
5 floor area in a commensurate amount, (3) the building has not had two or more evictions with each
6 eviction associated with a separate unit(s) within the past ten years, and (4) the proposed
7 garage/addition of off-street parking is consistent with the Priority Policies of Section 101.1 of this
8 Code. Prior to the Commission hearing, or prior to the issuance of notification under Section 311(c)(2)
9 of this Code, the Planning Department shall require a signed affidavit by the project sponsor attesting
10 to (1), (2), and (3) above, which the Department shall independently verify. The Department shall also
11 have made a determination that the project complies with (4) above.

12 **SEC. 157.1. CONDITIONAL USE APPLICATIONS FOR NON-ACCESSORY PARKING**
13 **~~GARAGES IN EASTERN NEIGHBORHOODS MIXED USE DISTRICTS AND DTR DISTRICTS.~~**

14 (a) In considering a Conditional Use application for a non-accessory parking garage
15 in ~~Eastern Neighborhoods~~ Mixed Use Districts ~~and DTR Districts~~, the Planning Commission shall
16 affirmatively find that such facility meets all the criteria and standards of this Section, as well
17 as any other requirement of this Code as applicable.

18 * * * *

19 **SEC. 158.1. NON-ACCESSORY PARKING GARAGES IN C-3, RC, NCT, AND RTO**
20 **~~DISTRICTS AND THE VAN NESS AND MARKET DOWNTOWN RESIDENTIAL SPECIAL USE~~**
21 **~~DISTRICT.~~**

22 (a) **Purpose.** It is the purpose of this Section to establish criteria, considerations, and
23 procedures by which non-accessory parking facilities in transit-oriented neighborhoods may
24 be reviewed, including the appropriateness of such facilities in the context of existing and
25 planned transit service, the location, size, utilization and efficiency of existing parking facilities

1 in the vicinity, and the effectiveness of Transportation Demand Management of institutions
2 and major destinations in the area.

3 (b) **Non-accessory parking facilities in C-3, RC, NCT and RTO Districts ~~and in the~~**
4 ~~***Van Ness and Market Downtown Residential Special Use District***~~ shall meet all of the following
5 criteria and conditions:

6 (1) The rate structure of Section 155(g) shall apply.

7 (2) Non-accessory parking facilities shall be permitted in new construction only if
8 the ratio between the amount of occupied floor area of principally or conditionally-permitted
9 non-parking uses to the amount of occupied floor area of parking is at least two to one.

10 (3) In the case of expansion of existing facilities, the facility to be expanded has
11 already maximized capacity through use of all feasible space efficient techniques, including
12 valet operation or mechanical stackers.

13 (4) The proposed facility meets or exceeds all relevant urban design
14 requirements and policies of this Code and the General Plan regarding wrapping with active
15 uses and architectural screening, and such parking is not accessed from any frontages
16 protected in Section 155(r).

17 (5) Project sponsor has produced a survey of the supply and utilization of all
18 existing publicly-accessible parking facilities, both publicly and privately owned, within ½-mile
19 of the subject site, and has demonstrated that such facilities do not contain excess capacity,
20 including via more efficient space management or extended operations.

21 (6) The proposed facility shall dedicate no less than 5% of its spaces for short-
22 term, transient use by car share vehicles as defined in Section 166, vanpool, rideshare, or
23 other co-operative auto programs, and shall locate these vehicles in a convenient and priority
24 location. These spaces shall not be used for long-term storage nor satisfy the requirement of
25 Section 166, but rather are intended for use by short-term visitors and customers.

1 (c) **Review of any new publicly-owned non-accessory parking facilities or**
2 **expansion of existing publicly-owned parking facilities in C-3, RC, NCT and RTO**
3 **Districts ~~and in the Van Ness and Market Downtown Residential Special Use District~~** shall meet
4 all of the following criteria, in addition to those of subsection (b):

5 (1) Expansion or implementation of techniques to increase utilization of existing
6 public parking facilities in the vicinity has been explored in preference to creation of new
7 facilities and has been demonstrated to be infeasible.

8 (2) The City has demonstrated that all major institutions (cultural, educational,
9 government) and employers in the area intended to be served by the proposed facility have
10 Transportation Demand Management programs in place to encourage and facilitate use of
11 public transit, carpooling, car sharing, bicycling, walking, and taxis.

12 *(3) The City has demonstrated that conflicts with pedestrian, cycling, and transit*
13 *movement resulting from the placement of driveways and ramps, the breaking of continuity of shopping*
14 *facilities along sidewalks, and the drawing of traffic through areas of heavy pedestrian concentration*
15 *have been minimized, and such impacts have been mitigated to the fullest extent possible.*

16 *(4) The proposed parking conforms to the objectives and policies of the General Plan*
17 *and any applicable area plans, and is consistent with the City's transportation management,*
18 *sustainability, and climate protection goals.*

19 (d) **Parking facilities** intended for sole and dedicated use as long-term storage for
20 company or government fleet vehicles, and not to be available to the public nor to any
21 employees for commute purposes, are not subject to the requirements of Subsection (b)(1),
22 (b)(5), (6), and (c)(2).

23 **SEC. 161. EXEMPTIONS AND EXCEPTIONS FROM OFF-STREET PARKING, FREIGHT**
24 **LOADING AND SERVICE VEHICLE REQUIREMENTS.**

1 The following exemptions shall apply to the requirements for off-street parking and
2 loading spaces set forth in Sections 151 through 155 of this Code. These provisions, as
3 exemptions, shall be narrowly construed. Where exceptions in this Section require approval by the
4 Planning Commission or Zoning Administrator, the Planning Commission or Zoning Administrator
5 shall consider the criteria of Section 307(i).

6 (a) **Topography.** No off-street parking shall be required for a one-family or two-family
7 dwelling where the lot on which such dwelling is located is entirely inaccessible by automobile
8 because of topographic conditions.

9 (b) **Loading across very wide sidewalks.** No off-street loading shall be required
10 where access to the lot cannot be provided other than by means of a driveway across a
11 sidewalk 25 feet or more in width from the curb to the front lot line which would cause serious
12 disruption to pedestrian traffic.

13 (c) ~~Uses other than dwellings in CVR and CRNC districts. In recognition of the compact and~~
14 ~~congested nature of portions of Chinatown, the accessibility of this area by public transit, and~~
15 ~~programs for provision of public parking facilities on an organized basis at specific locations, no off-~~
16 ~~street parking shall be required for any use, other than dwelling units where a requirement is specified,~~
17 ~~in Chinatown Visitor Retail, or Chinatown Residential Neighborhood Commercial Districts.~~

18 (d) ~~Uses other than dwellings in the CCB District and Washington-Broadway SUDs~~
19 **Special Use District.** In recognition of the small scale of development, the desirability of
20 retention and conversion of many existing buildings of established character, the need to
21 relieve congestion, and the provision of public parking facilities on an organized basis at
22 specific locations, no off-street parking shall be required for any use ~~other than dwellings~~ in the
23 Washington Broadway Special Use District ~~Numbers 1 and 2~~ as described in Section 239 of this
24 Code ~~and in the Chinatown Community Business District, where the size of the lot does not exceed~~
25 ~~20,000 square feet.~~

1 (e) **RC-4 Districts.** ~~In recognition of the close neighborhood orientation of the uses provided for~~
2 ~~in Residential Commercial Combined Districts of high density, no off-street parking shall be required~~
3 ~~for any principal use in an RC-4 District for which the form of measurement is occupied floor area,~~
4 ~~where the occupied floor area of such use does not exceed 10,000 square feet.~~

5 (d)(f) **Waterfront Special Use Districts SUDs.** In recognition of the policies set forth in the
6 Northeastern Waterfront Plan, a part of the General Plan, the unique nature of the area and
7 the difficulty of providing vehicular access thereto, the Zoning Administrator ~~or Planning~~
8 ~~Commission in specific cases~~ may determine an appropriate reduction in off-street parking
9 requirements in Waterfront Special Use Districts ~~Numbers 1 and 3~~ as described in Sections
10 240.1, 240.2, and 240.3 of this Code, ~~in authorizing any principal or conditional use, respectively,~~
11 ~~under those sections. In considering any such reduction, the Zoning Administrator for principal uses,~~
12 ~~and the Planning Commission for conditional uses, shall consider the by the procedures and criteria~~
13 set forth in Section 307(h) and (i) of this Code.

14 (g) **Public parking in lieu of required parking in NC districts.** ~~In instances in which all public~~
15 ~~agencies involved have certified by resolution that the requirements of this Code (i) will be satisfied in~~
16 ~~whole or in part by public off-street parking facilities constructed or authorized to be constructed for a~~
17 ~~special assessment district or upon any other basis, or (ii) in NC Districts will be satisfied by a~~
18 ~~requirement of a cash contribution in an amount deemed sufficient to provide for the future~~
19 ~~construction of the required number of parking stalls, or by projects and programs which improve the~~
20 ~~management of on-street parking in the vicinity or which reduce demand for parking, off-street parking~~
21 ~~required for individual buildings and uses may be correspondingly reduced if the total off-street~~
22 ~~parking supply in the area will nevertheless meet the requirements of this Code for all buildings and~~
23 ~~uses in the area.~~

24 (h) **North of Market SUD.** ~~There shall be no minimum off-street parking requirements in the~~
25 ~~North of Market Residential SUD described in Section 249.5 of this Code.~~

1 ~~(e)~~⁽ⁱ⁾ **Freight Loading and service vehicle spaces in C-3 Districts.** In recognition of
2 the fact that site constraints in C-3 Districts may make provision of required freight loading
3 and service vehicle spaces impractical or undesirable, a reduction in or waiver of the provision
4 of freight loading and service vehicle spaces for uses in C-3 Districts may be permitted, in
5 accordance with the provisions of Section 309 of this Code. In considering any such reduction
6 or waiver, the following criteria shall be considered:

7 (1) Provision of freight loading and service vehicle spaces cannot be
8 accomplished underground because site constraints will not permit ramps, elevators,
9 turntables and maneuvering areas with reasonable safety;

10 (2) Provision of the required number of freight loading and service vehicle
11 spaces on-site would result in the use of an unreasonable percentage of ground-floor area,
12 and thereby preclude more desirable use of the ground floor for retail, pedestrian circulation or
13 open space uses;

14 (3) A jointly used underground facility with access to a number of separate
15 buildings and meeting the collective needs for freight loading and service vehicles for all uses
16 in the buildings involved, cannot be provided; and

17 (4) Spaces for delivery functions can be provided at the adjacent curb without
18 adverse effect on pedestrian circulation, transit operations or general traffic circulation, and
19 off-street space permanently reserved for service vehicles is provided either on-site or in the
20 immediate vicinity of the building.

21 ~~(f)~~^(j) **NC and ~~RC C-2~~ Districts.** The Zoning Administrator may reduce the off-street
22 parking requirements in NC, ~~Districts, as described in Article 7 of this Code, and in RC C-2~~
23 Districts pursuant to the procedures and criteria of 307~~(h)~~^(g) and (i) of this Code.

24 ~~(g)~~^(k) **Historic buildings.** There shall be no minimum off-street parking or loading
25 requirements for any principal or conditional use located in (A) a landmark building designated

1 per Article 10 of this Code, (B) a contributing building located within a designated historic
2 district per Article 10, (C) any building designated Category I-IV per Article 11 of this Code, or
3 (D) buildings listed on the National Register and/or California Register.

4 ~~(l) **Dwellings in Chinatown Mixed-Use Districts.** With respect to dwelling units in the~~
5 ~~Chinatown Mixed-Use Districts, the parking requirement may be reduced to not less than one space for~~
6 ~~each four dwelling units, if the Zoning Administrator determines pursuant to Section 307(g) that the~~
7 ~~reduced parking requirement is sufficient to serve the reasonably anticipated auto ownership by~~
8 ~~residents of and auto usage by visitors to the project.~~

9 ~~(h)(m)~~ **Landmark and Significant Trees.** The required off-street parking and loading
10 may be reduced or waived if the Zoning Administrator determines that provision of required
11 off-street parking or loading would result in the loss of or damage to a designated Landmark
12 Tree or Significant Tree, as defined in the Public Works Code. The Zoning Administrator's
13 decision shall be governed by Section 307(i) and shall require either (i) the recommendation
14 of the Department of Public Works Bureau of Urban Forestry, or its successor agency, or (ii)
15 the recommendation of a certified arborist as documented in the subject tree's required tree
16 protection plan.

17 ~~(i)(n)~~ **Geologic hazards.** No off-street parking or loading shall be required where the
18 Planning Department finds that required parking or loading cannot practically be provided
19 without compromising the earthquake safety or geologic stability of a building and/or
20 neighboring structures and properties.

21 ~~(j)(o)~~ **Protected street frontages and transit stops.** The Zoning Administrator ~~Planning~~
22 ~~Commission~~ may reduce or waive required parking or loading for a project if ~~it~~ he or she finds
23 that:

1 (1) ~~The~~ only feasible street frontage for a driveway or entrance to off-street
2 parking or loading is located on a protected pedestrian-, cycling-, or transit-oriented street
3 frontage, as defined in Section 155(r) *of this Code*, or;

4 (2) ~~The~~ only feasible street frontage for a driveway or entrance to off-street
5 parking or loading is located at a transit stop, and

6 (3) ~~The~~ reduced or waived parking and loading can meet the reasonably
7 anticipated mobility needs of residents of, workers in, and visitors to the project.

8 ~~(p) **Garage additions in the North Beach NCD, North Beach-Telegraph Hill Special Use**~~
9 ~~**District, and Chinatown Mixed-Use Districts. Notwithstanding any other provision of this Code to the**~~
10 ~~**contrary, a mandatory discretionary hearing by the Planning Commission is required in order to install**~~
11 ~~**a garage in an existing residential structure of four units or more in the North Beach NCD, the North**~~
12 ~~**Beach-Telegraph Hill Special Use District, and the Chinatown Mixed Use Districts; Section 311 notice**~~
13 ~~**is required for a building of less than four units.**~~

14 ~~In approving installation of the garage, the Commission shall find that: (1) the proposed garage~~
15 ~~opening/addition of off-street parking will not cause the "removal" or "conversion of residential unit,"~~
16 ~~as those terms are defined in Section 317 of this Code; (2) the proposed garage opening/addition of off-~~
17 ~~street parking will not substantially decrease the livability of a dwelling unit without increasing the~~
18 ~~floor area in a commensurate amount; (3) the building has not had two or more evictions with each~~
19 ~~eviction associated with a separate unit(s) within the past ten years, and (4) the proposed~~
20 ~~garage/addition of off-street parking installation is consistent with the Priority Policies of Section~~
21 ~~101.1 of this Code. Prior to the Planning Commission hearing, or prior to issuance of notification~~
22 ~~under Section 311(c)(2) of this Code, the Planning Department shall require a signed affidavit by the~~
23 ~~project sponsor attesting to (1), (2), and (3) above, which the Department shall independently verify.~~
24 ~~The Department shall also have made a determination that the project complies with (4) above.~~

1 **SEC. 163. TRANSPORTATION MANAGEMENT PROGRAMS AND TRANSPORTATION**
2 **BROKERAGE SERVICES IN COMMERCIAL C-3, EASTERN NEIGHBORHOODS MIXED**
3 **USE, AND SOUTH OF MARKET MIXED USE DISTRICTS.**

4 (a) **Purpose.** This Section is intended to assure that adequate measures are
5 undertaken and maintained to minimize the transportation impacts of added office
6 employment in the downtown and South of Market area, in a manner consistent with the
7 objectives and policies of the General Plan, by facilitating the effective use of transit,
8 encouraging ridesharing, and employing other practical means to reduce commute travel by
9 single-occupant vehicles.

10 (b) **Applicability.** The requirements of this Section apply to any project meeting one of
11 the following conditions:

12 (1) In Commercial and the C-3, Eastern Neighborhoods, Mixed Use and South of
13 Market Mixed Use Districts, projects where the gross square feet of new construction,
14 conversion, or added floor area for office use equals at least 100,000 square feet;

15 (2) In the C-3-O(SD) District, where new construction, conversion, or added floor
16 area for residential use equals at least 100,000 square feet or 100 dwelling units;

17 (3) In the C-3-O(SD) District, projects where the gross square feet of new
18 construction or added floor area for any non-residential use equals at least 100,000 square
19 feet; or

20 (4) In the case of the SSO, WMUO, or MUO District, where the gross square
21 feet of new, converted or added floor area for office use equals at least 25,000 square feet.

22 (c) **Requirement.** For all applicable projects, the project sponsor shall be required to
23 provide on-site transportation brokerage services for the actual lifetime of the project, as
24 provided in this Subsection. Prior to the issuance of a temporary permit of occupancy (for this
25 purpose Section 149(d) shall apply), the project sponsor shall execute an agreement with the

1 Planning Department for the provision of on-site transportation brokerage services and
2 preparation of a transportation management program to be approved by the Director of
3 Planning and implemented by the provider of transportation brokerage services. The
4 transportation management program and transportation brokerage services shall be designed:

5 (1) To promote and coordinate effective and efficient use of transit by tenants
6 and their employees, including the provision of transit information and sale of transit passes
7 on-site;

8 (2) To promote and coordinate ridesharing activities for all tenants and their
9 employees within the structure or use;

10 (3) To reduce parking demand and assure the proper and most efficient use of
11 on-site or off-site parking, where applicable, such that all provided parking conforms with the
12 requirements of Article 1.5 of this Code and project approval requirements;

13 (4) To promote and encourage the provision and proliferation of car-sharing
14 services convenient to tenants and employees of the subject buildings in addition to those
15 required by Section 166, and to promote and encourage those tenants and their employees to
16 prioritize the use of car-share services for activities that necessitate automobile travel,
17 including the promotion and sale of individual and business memberships in certified car-
18 sharing organizations, as defined by Section 166(b)(2).

19 (5) To promote and encourage project occupants to adopt a coordinated flex-
20 time or staggered work hours program designed to more evenly distribute the arrival and
21 departure times of employees within normal peak commute periods;

22 (6) To participate with other project sponsors in a network of transportation
23 brokerage services for the respective downtown, South of Market area, or other area of
24 employment concentration in the Commercial and Eastern Neighborhoods Mixed Use Districts;

(7) To carry out other activities determined by the Planning Department to be appropriate to meeting the purpose of this requirement.

SEC. 206.3. RC (RESIDENTIAL-COMMERCIAL) DISTRICTS.

These districts are intended to recognize, protect, conserve and enhance areas characterized by structures combining residential uses with neighborhood-serving commercial uses. The predominant residential uses are preserved, while provision is made for supporting commercial uses, usually in or below the ground story, which meet the frequent needs of nearby residents without generating excessive vehicular traffic. *The compact, walkable, transit-oriented, and mixed-use nature of these districts is recognized by no minimum off-street parking requirements.*

The RC Districts are composed of two separate districts, as follows:

RC-3 Districts: Medium Density. These districts provide for a mixture of medium-density dwellings similar to those in RM-3 Districts, with supporting commercial uses. Open spaces are required for dwellings in the same manner as in RM-3 Districts, except that rear yards need not be at ground level and front setback areas are not required.

RC-4 Districts: High Density. These districts provide for a mixture of high-density dwellings similar to those in RM-4 Districts with supporting commercial uses. Open spaces are required for dwellings in the same manner as in RM-4 Districts, except that rear yards need not be at ground level and front setback areas are not required. *The high-density and mixed-use nature of these districts is recognized by certain reductions in off-street parking requirements.*

SEC. 215. DWELLINGS.

C-1	C-2	C-3-O	C-3-O (SD)	C-3-R	C-3-G	C-3-S	C-M	M-1	M-2	PD R-1-G	PD R-1-D	PD R-1	PD R-2	
----------------	-----	-------	------------	-------	-------	-------	-----	-----	-----	----------	----------	--------	--------	--

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

																	SEC. 215.
																	DWELLINGS.
	P	P	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	C	C	€							(a) Dwelling at a density ratio not exceeding the number of dwelling units permitted in the nearest R District, with the distance to such R District measured from the midpoint of the front lot line or from a point directly across the street therefrom, whichever permits the greater density; provided, that the maximum density ratio in a C-1 , C-2, M-1 or M-2 District shall in no case be less than for an RM-1 District, the maximum density ratio in a C-3 or C-M District

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

														shall in no case be less than for an RM-4 District, and the maximum density ratio in a C-3 District shall in no case be less than one dwelling unit for each 125 square feet of lot area. The rules for calculation of dwelling unit densities set forth in Section 207.1 of this Code shall apply in C and M Districts, except that any remaining fraction of ½ or more of the minimum amount of lot area per dwelling unit shall be adjusted upward to the next higher whole number of dwelling units.
		€		€	€	€								(b) Dwelling at a density ratio greater than that set

1														<i>forth in Subsection (a), to</i>
2														<i>be determined by the City</i>
3														<i>Planning Commission</i>
4														<i>pursuant to Section</i>
5														<i>303(e) of this Code.</i>
6		<u>P</u>	P	<u>P</u>	<u>P</u>	<u>P</u>								<i>(b)(e) Dwelling at a</i>
7														<i>density ratio not limited</i>
8														<i>by lot area.</i>
9														<i>(c) Mobile home park for</i>
10							€	€	€					<i>house trailers, motor</i>
11														<i>homes, campers and</i>
12														<i>similar vehicles or</i>
13														<i>structures used for</i>
14														<i>dwelling purposes. Each</i>
15														<i>vehicle or structure in</i>
16														<i>any such park shall be</i>
17														<i>regulated by this Code in</i>
18														<i>the same manner as a</i>
19														<i>dwelling unit.</i>

21 **SEC. 223. AUTOMOTIVE.**

22
23 All automotive uses that have vehicular use areas defined in Section 102.31 shall meet
24 the screening requirements for vehicular use areas in Section 142. All parking shall comply
25

1 with the applicable requirements of Article 1.5. In Commercial Districts, all parking in structures shall
 2 comply with the street frontage requirements of Section 145.1.

C-2	C-3-O	C-3-0(SD)	C-3-R	C-3-G	C-3-S	C-M	M-1	M-2	PDR-1-G	PDR-1-D	PDR-1-B	PDR-2	
													SEC. 223. AUTOMOTIVE.
P	P	P	P	P	P	P	P	P	P	P	P	P	(a) <u>Automobile Sale or Rental, as defined in Section 890.13 of new or used automobiles</u> , when conducted entirely within an enclosed building.
P				P	P	P	P	P	P	P	P	P	(b) Sale or rental of new or used trucks, when conducted entirely within an enclosed building.
€				€	€	P	P	P	P		P	P	(e) <u>(b) Automobile Lot for sSale or Rental, as defined in Section 890.13, when conducted on an open lot of new or used automobiles.</u>
€				€	€	P	P	P	P		P	P	(d) Lot for sale or rental of new or

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

‡													<i>used trucks.</i>
€			€	€	P	P	P	P			P	P	<i>(e) Sale or rental of new or used automobile trailers.</i>
‡													
N A			NA	N A	NA	NA	NA	P	P	P	P	P	<i>(f) Automobile service station for the sale and dispensing of gasoline, other motor fuels and lubricating oil directly into motor vehicles. The following activities shall be permitted at such a service station if normally conducted entirely within an enclosed building having no openings other than fixed windows or exits required by law within 50 feet of any R District:</i>
													<i>(1) The sale and dispensing of greases and brake fluids, including motor vehicle lubrication; and the sale or installation of tires, batteries and other accessories;</i>
													<i>(2) Miscellaneous minor servicing</i>

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

P				P	P	P	P	P	P	P	P	P	(g) (c) Automobile Automotive Service Station, as described in Section 890.18 above, with the following minor automobile repairs permitted therewith if conducted entirely within an enclosed building having no openings other than fixed windows or exits required by law within 50 feet on any R District:
													(1) Tuneup, including the repair or replacement of distributors, sparkplugs and carburetors;
													(2) Brake repair;
													(3) Shock absorber replacement;
													(4) Muffler exchange, with no open flame or torch;
													(5) Wheel balancing and alignment;
													(6) Wheel bearing and seals

1													<i>replacement;</i>
2													<i>(7) Replacement of universal joints;</i>
3													
4													
5													<i>(8) Radiator mounting and dismounting, with repairs done elsewhere;</i>
6													
7													
8													<i>(9) Clutch adjustments;</i>
9													
10													
11													<i>(10) Repair or replacement of water pumps;</i>
12													
13													
14													<i>(11) Repair or replacement of generators, alternators and voltage regulators;</i>
15													
16													
17													<i>(12) Repair or replacement of starters;</i>
18													
19													
20													<i>(13) Repair or replacement of fuel pumps;</i>
21													
22													
23													<i>(14) Such other repairs as may be designated by the Chief of the San Francisco Fire Department as</i>
24													
25													

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

														<i>minor repairs under Paragraph 8.09(a)(5)(o) of Part II, Chapter IV (Fire Code) of the San Francisco Municipal Code.</i>
<i>P</i>				<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>(h) Repair garage for minor automobile repairs, limited to those repairs and other activities permitted at an automobile service station as described above, and in addition the following minor automobile repairs; all such repairs and other activities shall be conducted entirely within an enclosed building having no openings other than fixed windows or exits required by law within 50 feet of any R District.</i>
														<i>(1) Body and fender repair limited to replacement of parts and spot paint spraying; and</i>
														<i>(2) Removal and replacement of engines, transmissions and</i>

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

													<i>differentials, with repairs to these components done elsewhere.</i>
					P		P	P	P	P	P	P	<i>(†) (d) Automotive Repair, as defined in Section 890.15. garage for the following major automobile repairs, if conducted entirely within an enclosed building having no openings other than fixed windows or exits required by law within 50 feet of any R District:</i>
													<i>(1) Internal engine repair or rebuilding;</i>
													<i>(2) Repair or rebuilding of transmissions, differentials or radiators;</i>
													<i>(3) Reconditioning of badly worn or damaged motor vehicles or trailers;</i>
													<i>(4) Collision service, including body, frame or fender straightening or repair; and</i>

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

													<i>(5) Full body paint spraying.</i>
C				€	€	€	P	P	P	P	P	P	<i>(j)(e) Automobile wWash, <u>as</u> defined in Section 890.20. when providing on the premises a reservoir of vehicle storage and standing area, outside the washing facilities, equal to at least ¼ the hourly capacity in vehicles of such facilities; provided,</i>
*													<i>(1) that incidental noise is reasonably confined to the premises by adequate soundproofing or other device, and</i>
													<i>(2) that complete enclosure within a building may be required as a condition of approval, notwithstanding any other provision of this Code; but the foregoing provisions shall not preclude the imposition of any additional conditions pursuant to</i>

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

														<i>Section 303 of this Code.</i>
						<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>			<i>P</i>	<i>(k) (f)</i> Tire recapping, if conducted on premises not less than 200 feet from any R District.
<i>P</i>						<i>€</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P €</i>	<i>P</i>	<i>P €</i>	<i>P €</i>	<i>(h) (g)</i> Parking Lot , as <u>defined in Section 156</u> , for accessory parking regulated in Sections 155, 156 and 157 and other provisions of Article 1.5 of this Code.
<i>P</i>	<i>€</i>	<i>G</i>	<i>€</i>	<i>€</i>	<i>€</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>€</i>	<i>€</i>	<i>€</i>	<i>€</i>	<i>€</i>	<i>(m)</i> Storage garage open to the public for passenger automobiles, as regulated in Sections 155, 156 and 157 and other provisions of Article 1.5 of this Code, where such storage garage is not a public building requiring approval by the Board of Supervisors under other provisions of law and is completely enclosed.
<i>€</i>	<i>€</i>	<i>G</i>	<i>€</i>	<i>€</i>	<i>€</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>€</i>	<i>€</i>	<i>€</i>	<i>€</i>	<i>€</i>	<i>(n)</i> Storage garage open to the public for passenger automobiles,

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

														as regulated in Sections 155, 156 and 157 and other provisions of Article 1.5 of this Code, where such storage garage is not a public building requiring approval by the Board of Supervisors under other provisions of law and is not completely enclosed.
<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	(o) Storage garage open to the public for passenger automobiles, as regulated in Sections 155, 156 and 157 and other provisions of Article 1.5 of this Code, where such storage garage is a public building requiring approval by the Board of Supervisors under other provisions of law.
<i>P</i>	<i>€</i>	<i>€</i>	<i>€</i>	<i>€</i>	<i>€</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>€</i>	<i>€</i>	<i>€</i>	<i>€</i>	<i>€</i>	(p) Major (nonaccessory) parking garage not open to the public, as defined in Section 158 and as regulated therein and in Sections 155 and 157 and other provisions of Article 1.5 of this Code.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

<u>C</u>							<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<i>(h) Public Parking Lot, as defined in Section 890.11.</i>
<u>C</u>	<u>C</u>		<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<i>(i) Public Parking Garage, as defined in Section 890.12.</i>
<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	NA	NA	<u>P</u>	<u>NA</u>	<u>P</u>	<u>NA</u>	(+) <u>(j)</u> Parcel delivery service, limited to facilities for the unloading, sorting and reloading of local retail merchandise for home deliveries, where the operation is conducted entirely within a completely enclosed building; including garage facilities for local delivery trucks, but excluding repair shop facilities.
					<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	(+) <u>(k)</u> Parcel delivery service, not subject to the above limitations.
<u>C</u>			<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	(+) <u>(l)</u> Ambulance <u>s</u> Service, <u>as defined in Section 890.2.</u>

						<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>(m)</u> Motor Vehicle Tow Service, as defined in Section 890.19.	
				€	<u>C</u> <u>P</u>	<u>C</u> <u>P</u>	P	P	P	P		P	(#) <u>(n)</u> Storage garage for commercial passenger vehicles and light delivery trucks.
					€	<u>P</u> <u>C</u>	P	P	P	P		P	(#) <u>(o)</u> Storage yard for commercial vehicles or trucks, if conducted within an area completely enclosed by a wall or concealing fence not less than six feet high.
							C	<u>P</u> €	P	P		P	(#) <u>(p)</u> Truck terminal facility, if located not less than 200 feet from any R District.

SEC. 239. WASHINGTON-BROADWAY SPECIAL USE DISTRICTS.

In order to provide for certain areas with special traffic and parking considerations, many existing buildings of small scale and established character which have been and will be retained and converted, and certain wholesaling activities carried on with distinct benefit to the city, there shall be two Washington-Broadway Special Use Districts, ~~Numbers 1 and 2~~, as designated on Sectional Map No. SU01 ~~1-SU~~* of the Zoning Map. The following provisions shall apply ~~within such special use districts~~:

1 (a) **Parking.** ~~There shall be certain exemptions from off-street parking requirements, No~~
2 ~~parking is required for any use,~~ as provided in Section 161(c)(d) of this Code.

3 (b) **Drive-in uses.** ~~Drive-up facilities, as defined in Section 890.30 of this Code, are not~~
4 ~~permitted. No permitted use shall include an establishment of the "drive-in" type, serving customers~~
5 ~~waiting in parked motor vehicles, with the exception of automobile service stations.~~

6 (c) **Parking lots.** ~~A parking lot, or a storage garage open to the public for passenger~~
7 ~~automobiles if not a public building requiring approval by the Board of Supervisors under other~~
8 ~~provisions of law,~~ shall not be permitted as a permanent use, and shall be permitted as a temporary
9 use for up to five years only upon approval by the Planning Commission as a conditional use
10 under Section 303 of this Code.

11 (d) **Parking pricing.** ~~The parking pricing requirements of Section 155(g) shall apply within the~~
12 ~~Wholesale establishment. In Washington Broadway Special Use District Number 2 only, a wholesale~~
13 ~~establishment conducted entirely within an enclosed building shall be permitted as a principal use.~~

14 **SEC. 240.1. WATERFRONT SPECIAL USE DISTRICT NO. 1.**

15 * * * *

16 (f) Off-street parking requirements may be reduced ~~modified by the Planning Department~~
17 ~~and Planning Commission,~~ as provided in Section 161(d)(f) of this Code.

18 (g) The basic floor area ratio limit shall be 5.0 to 1 to the extent provided in Section
19 124(e) of this Code. To calculate the floor area ratio on piers under the jurisdiction of the Port
20 Commission, all building permit applications shall include a map of the lot or lease area with
21 precise boundaries showing its location on the pier under consideration. The proposed lot
22 shall be reviewed and approved as part of the building permit and be the basis for further
23 alterations or expansions of the structure.

24 **SEC. 240.2. WATERFRONT SPECIAL USE DISTRICT NO. 2.**

25 * * * *

1 (f) The basic floor area ratio limit shall be 5.0 to 1 to the extent provided in Section
2 124(e) of this Code.

3 (g) Off-street parking requirements may be reduced, as provided in Section 161(d) of this Code.

4 **SEC. 240.3. WATERFRONT SPECIAL USE DISTRICT NO. 3.**

5 * * * *

6 (k) Off-street parking requirements may be reduced ~~modified by the Planning Department~~
7 ~~or Planning Commission~~, as provided in Section 161(d)(f) of this Code.

8 **SEC. 243. VAN NESS SPECIAL USE DISTRICT.**

9 (a) **General.** A Special Use District entitled the Van Ness Special Use District, the
10 boundaries of which are shown on Sectional Map No. 2SU02 of the Zoning Map, is hereby
11 established for the purposes set forth below.

12 * * * *

13 (c) **Controls.** All provisions of the ~~City~~ Planning Code applicable to an RC-4 District
14 shall apply except as otherwise provided in this Section.

15 * * * *

16 (9) **Limitation of Nonresidential Uses.**

17 (A) **Residential Uses; Ratio Established.** In newly constructed
18 structures, nonresidential uses shall only be permitted if the ratio between the amount of net
19 additional occupied floor area for residential uses, as defined in this paragraph below, to the
20 amount of occupied floor area for nonresidential uses in excess of the occupied floor area of
21 structures existing on the site at the time the project is approved is 3 to 1 or greater. In
22 additions to existing structures which exceed 20 percent of the gross floor area of the existing
23 structure, nonresidential uses shall be permitted in the addition in excess of 20 percent only if
24 the ratio between the amount of occupied floor area for residential use, as defined in this
25 paragraph below, to the area of occupied floor area for nonresidential use is 3 to 1 or greater.

1 This residential use ratio shall not apply to development sites in the Van Ness Special Use
2 District which have less than 60 feet of street frontage on Van Ness Avenue and have no
3 street frontage other than the Van Ness Avenue frontage. For purposes of this Section,
4 "nonresidential uses" shall mean any use except Dwelling Units or Group Housing ~~those uses~~
5 ~~described in Sections 209.2(d) and (e) (hotel, inn, hostel), 209.3(a) (hospital, medical center or other~~
6 ~~medical institution with in-patient care facilities), 209.4 (community facilities), 209.6 (public facilities~~
7 ~~and utilities), 209.7 (vehicle storage and access) and 209.8 (commercial establishments); in the~~
8 ~~Automotive Special Use District nonresidential uses include automotive uses as described in Section~~
9 ~~237; "residential use" shall mean those uses described in Sections 209.1 and 209.2(a), (b) and (c)~~
10 ~~(dwelling units and group housing).~~

11 * * * *

12 (F) ~~**Residential Parking.** Pursuant to Table 151 in Article 1.5 of this Code, the~~
13 ~~residential parking requirement shall be one space for each dwelling unit; provided, however, that the~~
14 ~~Zoning Administrator may reduce the parking requirement to not less than one space for each four~~
15 ~~dwelling units pursuant to the procedures and criteria of Sections 307(g) and (i) of this Code.~~

16 (G) **Medical Center Parking.** Notwithstanding any contrary provision of this
17 Code, the maximum parking provisions for the Van Ness Medical Use Subdistrict shall not
18 exceed the lesser of 990 spaces or 125% of the minimum number of spaces required by Code
19 in the aggregate for the Cathedral Hill Campus which, for purposes of this subsection, shall be
20 the Van Ness Medical Use District and Assessor's Block 0690, Lot 016, located at 1375 Sutter
21 Street. Any parking sought up to this maximum but that exceeds the parking provisions
22 outlined elsewhere in this Code may only be granted by the Planning Commission as a
23 Conditional Use Authorization.

24 (G)(H) **Medical Center Loading.** Loading standards for medical centers within
25 the Van Ness Medical Use Subdistrict applicable under Section 154(b) may be reduced from

1 the required minimum dimensions through a Conditional Use Authorization, provided that the
2 dimensions provided will be sufficient to meet the reasonably foreseeable loading demands
3 associated with the proposed facility.

4 ~~(H)~~ **Adult Entertainment Enterprises.** The uses described in Section 221(k)
5 of this Code are not permitted.

6 ~~(I)~~ **Other Entertainment Uses.** Other Entertainment Uses as defined in
7 Section 790.38 of this Code shall require notification as set forth in Section 312 of this Code.

8 ~~(K) **Formula Retail Uses.** Formula Retail uses, as defined in Section 303(i) of this Code,~~
9 ~~shall be permitted, subject to a Conditional Use Authorization, in parcels zoned RC-3 or RC-4 that are~~
10 ~~within the Van Ness SUD.~~

11 ~~(J)~~ **Medical Center Street Frontages.** If authorized as a Conditional Use
12 under Section 303 of this Code, a medical center within the Van Ness Medical Use Subdistrict
13 may deviate from the street frontage requirements of Section 145.1 of this Code, so long as
14 the Planning Commission finds that the proposed street frontages otherwise achieve the
15 intended purposes of Section 145.1 to "preserve, enhance and promote attractive, clearly
16 defined street frontages that are pedestrian-oriented, fine-grained, and which are appropriate
17 and compatible with the buildings and uses" in the surrounding areas.

18 * * * *

19 **SEC. 249.25. JACKSON SQUARE SPECIAL USE DISTRICT.**

20 In order to provide for the protection and enhancement of specialty retail and antique
21 store uses in the Jackson Square area, there shall be established the Jackson Square Special
22 Use District as designated on Sectional Map No. ~~1-SU~~ SU01 of the Zoning Map. The
23 boundaries of this special use district shall be coterminous with the boundaries of the Jackson
24 Square Historic District as established by Appendix B to Article 10 of this Code and further
25

1 described in Section 3 of that Appendix, and shall also include Lot 4 of Block 195. The
2 following provisions shall apply within the Jackson Square Special Use District:

3 (a) **Purposes.** These controls are intended to protect and enhance the unique retail
4 character of the special use district. All decisions of the Planning Commission and
5 Department for the establishment of ground floor use shall be guided by the following factors:

6 (1) Continuation and enhancement of existing ground floor retail uses are of
7 critical importance to the character of the District and displacement of such uses should be
8 discouraged;

9 (2) Attraction and retention of similar new retail establishments that conform with
10 the character of this District should be encouraged; and

11 (3) Uses that greatly intensify the density of employment have a negative impact
12 on the provision of neighborhood services, traffic circulation, and limited on- and off-street
13 parking.

14 (b) **Controls.**

15 (1) **General.** The provisions of the C-2 use district as established in Section
16 210.2 and applicable provisions of the ~~Garment Shop Special Use District (Section 236) and the~~
17 Washington-Broadway Special Use District~~s~~ (Section 239), and the Chinatown Community
18 Business District (Section 810.1), shall prevail except as provided in paragraphs (2) and (3)
19 below.

20 (2) **Conditional Uses.**

21 (A) ~~(a)~~ Office uses set forth in Sections 219(a), (b), (c), and (d), and
22 Sections 890.70 and 890.111, and all institutional uses set forth in Sections 217 and 890.50,
23 at the ground floor are subject to conditional use authorization pursuant to Section 303 of this
24 Code, provided, however, that building lobbies, entrances, and exits to and from the
25 basement, ground floor, or upper floors, and other reasonably-sized common areas at the

1 ground floor shall be permitted without conditional use authorization. In addition to the findings
2 required under Section 303(c) for conditional use authorization, the Commission shall make
3 the following findings:

4 (i) The use shall be necessary to preserve the historic resource
5 and no other use can be demonstrated to preserve the historic resource.

6 (ii) The use shall be compatible with, and shall enhance, the
7 unique retail character of the District.

8 (B) ~~(b)~~ Subsection (b)(2)(A)~~(a)~~ shall not apply to any use that fronts Pacific
9 Street.

10 (3) **Prohibited Uses.** Adult entertainment enterprises, as defined in Section
11 221(k) *of this Code* are prohibited.

12 **SEC. 307. OTHER POWERS AND DUTIES OF THE ZONING ADMINISTRATOR.**

13 In addition to those specified in Sections 302 through 306, and Sections 316 through
14 316.8 of this Code, the Zoning Administrator shall have the following powers and duties in
15 administration and enforcement of this Code. The duties described in this Section shall be
16 performed under the general supervision of the Director of Planning, who shall be kept
17 informed of the actions of the Zoning Administrator.

18 * * * *

19 (g) **Exceptions from Certain Specific Code Standards through Administrative**
20 **Review in the Chinatown Mixed Use Districts and the South of Market Mixed Use**
21 **Districts.** The Zoning Administrator may allow complete or partial relief from ~~parking~~, rear
22 yard, open space and wind and shadow standards as authorized in the applicable sections of
23 this Code, when modification of the standard would result in a project better fulfilling the
24 criteria set forth in the applicable section. The procedures and fee for such review shall be the
25

1 same as those which are applicable to variances, as set forth in Sections 306.1 through 306.5
2 and 308.2.

3 (h) **Exceptions from Certain Specific Code Standards through Administrative**
4 **Review ~~in the Eastern Neighborhoods Mixed Use Districts.~~ *In the Eastern Neighborhoods Mixed***
5 ***Use Districts, the* The Zoning Administrator may allow complete or partial relief from certain**
6 standards specifically identified below and elsewhere in this Code when modification of the
7 standard would result in a project fulfilling the criteria set forth below and in the applicable
8 section.

9 (1) **Applicability.**

10 (A) **Parking.** *Relief from minimum parking requirements may be provided as*
11 *specified in Section 161 of this Code.*

12 (B) **Eastern Neighborhoods Mixed Use Districts.** For projects not subject to
13 Section 329, relief may be provided for the following requirements: rear yard; non-residential
14 open space; off-street loading requirements; and off-street parking limits up to the maximum
15 quantities described in Section 151.1. Relief may also be provided for dwelling unit exposure
16 requirements for buildings which are designated landmark buildings or contributory buildings
17 within designated historic districts per Article 10 of this Code, and/or buildings recorded with
18 the State Historic Preservation Office as eligible for the California Register, when the following
19 criteria are met: (i) literal enforcement of Section 140 would result in the material impairment
20 of the historic resource; and (ii) the project complies with the Secretary of the Interior's
21 Standards, (36 C.F.R. § 67.7 (2001)) and/or Section 1006 and any related Article 10
22 appendices of this Code.

23 (2) **Procedures.** The review of a modification requested under this Section shall
24 be conducted as part of, and incorporated into, a related building permit application or other
25 required project authorizations; no additional fee shall be required. Under no circumstances

1 shall such modification provide relief from any fee, including those related to usable open
2 space pursuant to Sections 135(j) and 135.3(d). The provisions of this Subsection (h) shall not
3 preclude such additional conditions as may be deemed necessary by the Zoning
4 Administrator to further the purposes of this Section or other Sections of this Code.

5 * * * *

6 **SEC. 309. PERMIT REVIEW IN C-3 DISTRICTS.**

7 The provisions and procedures set forth in this Section shall govern the review of
8 project authorization and building and site permit applications for (1) the construction or
9 substantial alteration of structures in C-3 Districts, (2) the granting of exceptions to certain
10 requirements of this Code where the provisions of this Section are invoked, and (3) the
11 approval of open space and streetscape requirements of the Planning Code. When any action
12 authorized by this Section is taken, any determination with respect to the proposed project
13 required or authorized pursuant to CEQA may also be considered. This Section shall not
14 require additional review in connection with a site or building permit application if review
15 hereunder was completed with respect to the same proposed structure or alteration in
16 connection with a project authorization application pursuant to Section 322.

17 (a) **Exceptions.** Exceptions to the following provisions of this Code may be granted as
18 provided in the code sections referred to below:

19 (1) Exceptions to the setback and rear yard requirements as permitted in
20 Sections 132.1 and 134(d);

21 (2) Exceptions to the ground-level wind current requirements as permitted in
22 Section 148;

23 (3) Exceptions to the sunlight to public sidewalk requirement as permitted in
24 Section 146;

1 ~~(4) Exceptions to the limitation on residential accessory parking as permitted in Section~~
2 ~~151.1(e);~~

3 ~~(4)(5) Exceptions to the limitation on curb cuts for parking access as permitted in~~
4 Section 155(r);

5 ~~(5)(6) Exceptions to the limitations on above-grade residential accessory parking~~
6 as permitted in Section 155(s);

7 ~~(6)(7) Exceptions to the freight loading and service vehicle space requirements~~
8 as permitted in Section 161~~(e)(h)~~;

9 ~~(7)(8) Exceptions to the off-street tour bus loading space requirements as~~
10 permitted in Section 162;

11 ~~(8)(9) Exceptions to the use requirements in the C-3-O(SD) Commercial Special~~
12 Use Subdistrict in Section 248;

13 ~~(9)(10) Exceptions to the height limits for buildings taller than 550 feet in height~~
14 in the S-2 Bulk District for allowance of non-occupied architectural, screening, and rooftop
15 elements that meet the criteria of Section 260(b)(1)(M);

16 ~~(10)(11) Exceptions to the height limits for vertical extensions as permitted in~~
17 Section 260(b)(1)(G) and for upper tower extensions as permitted in Section 263.7;

18 ~~(11)(12) Exceptions to the height limits in the 80-130F and 80-130X Height and~~
19 Bulk Districts as permitted in Section 263.6 and in the 200-400S Height and Bulk District as
20 permitted in Section 263.8;

21 ~~(12)(13) Exceptions to the bulk requirements as permitted in Sections 270 and~~
22 272.

23 * * * *

24 **SEC. 714. BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT**
25 **ZONING CONTROL TABLE**

			Broadway
No.	Zoning Category	§ References	Controls
**** 714.22 ****	Off-Street Parking, Commercial/ Institutional	§§ 150, 153—157, 159—160, 204.5	Generally, n None required. <u>Limits set forth in § 151.1 if occupied floor area is less than 5,000 sq. ft.</u> §§ 151, 161(g)
**** 714.94 ****	Off-Street Parking, Residential	§§ 150, 151.1, 153 - 157, 159 - 160, 204.5	P up to one car for each two dwelling units; C up to .75 cars for each dwelling unit, subject to the criteria and procedures of Section 151.1(f); NP above 0.75 cars for each dwelling unit. §§ 151.1, 161(a)-(g) # Mandatory discretionary review by the Planning Commission if installing a garage in an existing residential building of four or more units and Section 311 notice for a building of less than four units.

SPECIFIC PROVISIONS FOR THE BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT

Article 7 Code Section	Other Code Section	Zoning Controls

<p>1 § 714.94</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p>	<p>§§ 155(t) 150,</p> <p>153-157, 159-</p> <p>160, 204.5</p>	<p><u>BROADWAY OFF-STREET PARKING RESIDENTIAL</u></p> <p><u>Boundaries: Broadway NCD</u></p> <p><u>Controls: Installing a garage in an existing residential building of four or more units requires a mandatory discretionary review by the Planning Commission; Section 311 notice is required for a building of less than four units. In approving installation of the garage, the Commission shall find that:</u> (1) the proposed garage opening/addition of off-street parking will not cause the "removal" or "conversion of residential unit," as those terms are defined in Section 317 of this Code; (2) the proposed garage opening/addition of off-street parking will not substantially decrease the livability of a dwelling unit without increasing the floor area in a commensurate amount; (3) the building has not had two or more "no-fault" evictions, as defined in 37.9(a)(7)—(13) of the San Francisco Administrative Code, with each eviction associated with a separate unit(s) within the past ten years, (4) the garage would not front on a public right-of-way narrower than 41 feet, and (5) the proposed garage/addition of off-street parking installation is consistent with the Priority Policies of Section 101.1 of this Code.</p>
---	---	--

20 **SEC. 722. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT**

21 **ZONING CONTROL TABLE**

			North Beach
No.	Zoning Category	§ References	Controls
22			
23			
24			
25	****		

1 2 3 4 5	§ 722.22 ****	Off-Street Parking, Commercial/ Institutional	§§ 150, 153— 157, 159—160, 204.5	<i>Generally, nNone required. <u>Limits set forth in</u> <u>if occupied floor area is less than 5,000 sq. ft.</u> §§-151.1, 161(g)</i>
6 7 8 9 10 11 12 13	722.94 ****	Off-Street Parking, Residential	§§ 150, 151.1, 153 - 157, 159 - 160, 204.5	P up to one car for each two dwelling units; C up to .75 cars for each dwelling unit, subject to the criteria and procedures of Section 151.1(f); NP above 0.75 cars for each dwelling unit. §§ 151.1, 161(a)(g) # if installing a garage in an existing residential building

SPECIFIC PROVISIONS FOR THE NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT

16 17	Article 7 Code Section	Other Code Section	Zoning Controls
18 19 20 21 22 23 24 25	**** § 722.94	§§ <u>155(t)</u> 150, 153-157, 159-160, 204.5	NORTH BEACH OFF-STREET PARKING, RESIDENTIAL Boundaries: North Beach NCD A. Controls: Installing a garage in an existing residential building of four or more units requires a mandatory discretionary review by the Planning Commission; Section 311 notice is required for a building of less than four units. <u>In</u>

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

		<p><u>approving installation of the garage, the Commission shall find that:</u>(1) the proposed garage opening/addition of off-street parking will not cause the "removal" or "conversion of residential unit," as those terms are defined in Section 317 of this Code; (2) the proposed garage opening/addition of off-street parking will not substantially decrease the livability of a dwelling unit without increasing the floor area in a commensurate amount; (3) the building has not had two or more "no-fault" evictions, as defined in 37.9(a)(7)—(13) of the San Francisco Administrative Code, with each eviction associated with a separate unit(s) within the past ten years, (4) the garage would not front on a public right-of-way narrower than 41 feet, and (5) the proposed garage/addition of off-street parking installation is consistent with the Priority Policies of Section 101.1 of this Code.</p> <p>B. Prior to the Planning Commission hearing, or prior to issuance of notification under Section 311(c)(2) of this Code, the Planning Department shall require a signed affidavit by the project sponsor attesting to (1), (2), and (3) above, which the Department shall independently verify. The Department shall also have made a determination that the project complies with (4) and (5) above.</p>
--	--	---

**Table 810
CHINATOWN COMMUNITY BUSINESS DISTRICT ZONING CONTROL TABLE**

			Chinatown Community
--	--	--	----------------------------

			Business District
No.	Zoning Category	§ References	Controls
* * * * .22 * * * *	Off-Street Parking, Commercial and Institutional	§§ 150, <u>151.1</u> , 153 - 157, 159 - 160, 204.5	<i>None Required. Maximum permitted per § <u>151.1. 1:500 sq. ft. when lot size over 20,000 sq. ft. §§ 151, 161(d)</u></i>
.94 * * * *	Off-Street Parking, Residential	§§ 150, 151.1, 153 - 157, 159 - 160, 204.5	P up to one car for each two dwelling units; C up to .75 cars for each dwelling unit, subject to the criteria and procedures of Section 151.1(f), NP above 0.75 cars for each dwelling unit §§ 151.1, 161(a)(g) , # mandatory discretionary review by the Planning Commission if installing a garage in an existing residential building of four or more units and Section 311 notice for a building of less than four units.

SPECIFIC PROVISIONS FOR CHINATOWN COMMUNITY BUSINESS DISTRICT

Section	Zoning Controls	
* * * * § 810.71	§ 236	<i>Garment Shop Special Use District applicable only for portions</i>

		<p style="text-align: center;"><i>of the Chinatown Community Business District as mapped on Sectional Map No. 1-SUa</i></p>
--	--	---

**Table 811
CHINATOWN VISITOR RETAIL DISTRICT ZONING CONTROL TABLE**

			Chinatown Visitor <u>Retail Business</u> District
No.	Zoning Category	§ References	Controls
<p>****</p> <p>.22</p> <p>****</p>	<p>Off-Street Parking, Commercial and Institutional</p>	<p>§§ 150, <u>151.1</u>, 153 - 157, 159 - 160, 204.5</p>	<p>None required. <u>Maximums per § 161(e) 151.1.</u></p>
<p>.94</p>	<p>Off-Street Parking, Residential</p>	<p>§§ 150, 151.1, 153 - 157, 159 - 160, 204.5</p>	<p>P up to one car for each two dwelling units; C up to .75 cars for each dwelling unit, subject to the criteria and procedures of Section 151.1(f), NP above 0.75 cars for each dwelling unit §§ 151.1, 161(a) (g) <u># mandatory discretionary review by the Planning Commission if installing a garage in an existing residential building of four or more units and Section 311 notice for a building of less</u></p>

1			<i>than four units.</i>
2	* * * *		

SPECIFIC PROVISIONS FOR CHINATOWN VISITOR RETAIL DISTRICT

Section		Zoning Controls
5	* * * *	
6	§ 811.71	§ 236
7		Garment Shop Special Use District applicable only for portions of
8		the Chinatown Community Business District as mapped on
9	* * * *	Sectional Map No. 1 SUa

**Table 812
CHINATOWN RESIDENTIAL NEIGHBORHOOD COMMERCIAL DISTRICT ZONING
CONTROL TABLE**

No.	Zoning Category	§ References	Controls
13			Chinatown Residential Neighborhood Commercial District
17	* * * *		
18	.22	§§ 150, <u>151.1</u> , 153 - 157, 159 - 160, 204.5	None required. <u>Maximums per § 161(e)</u> <u>151.1.</u>
21	* * * *		
22	Off-Street Parking, Residential	§§ 150, 151.1, 153 - 157, 159 - 160, 204.5	P up to one car for each two dwelling units; C up to .75 cars for each dwelling unit, subject to the criteria and procedures of Section 151.1(f),

<p>1</p> <p>2</p> <p>3 .94</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9 * * * *</p>			<p>NP above 0.75 cars for each dwelling unit §§ 151.1, 161(a)(g)</p> <p><i># mandatory discretionary review by the Planning Commission if installing a garage in an existing residential building of four or more units and Section 311 notice for a building of less than four units.</i></p>
--	--	--	---

10

11 **SPECIFIC PROVISIONS FOR *CHINATOWN* RESIDENTIAL NEIGHBORHOOD**

12 **COMMERCIAL DISTRICT**

Section		Zoning Controls
<p>14 * * * *</p> <p>15 § 812.71</p> <p>16</p> <p>17</p> <p>18 * * * *</p>	<p>§ 236</p>	<p><i>Garment Shop Special Use District applicable only for portions of the Chinatown Community Business District as mapped on Sectional Map No. 1 SUa</i></p>

19

20 Section 4. Pursuant to Sections 106 and 302(c) of the Planning Code, the following

21 amendments to Sheet SU01 of the Zoning Map of the City and County of San Francisco, duly

22 approved and recommended to the Board of Supervisors by the Planning Commission, are

23 hereby adopted:

24

25

1 Delete Washington-Broadway SUD #1 and Washington-Broadway SUD #2 from the
2 Zoning Map and replace them with one Washington-Broadway Special Use District consisting
3 of the properties described below.

<u>Property Description</u>	<u>Washington-Broadway Special Use District</u>
All C-2 zoned parcels on Blocks 0163, 0164, 0165, 0166, 0173, 0174, 0175, 0176, 0195, 0196, and 0197	

9
10 Section 5. Effective Date. This ordinance shall become effective 30 days after
11 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
12 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
13 of Supervisors overrides the Mayor’s veto of the ordinance.

14
15 Section 6. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
16 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
17 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
18 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
19 additions, and Board amendment deletions in accordance with the “Note” that appears under
20 the official title of the ordinance.

21 APPROVED AS TO FORM:
22 DENNIS J. HERRERA, City Attorney

23 By: JUDITH A. BOYAJIAN
24 Deputy City Attorney

25 n:\legana\as2014\1400619\00938559.doc