

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

Ordinance amending the Planning Code to establish the Fillmore Street Neighborhood Commercial Transit District along Fillmore Street between Bush and McAllister Streets in place of the Fillmore Street Neighborhood Commercial District; amending various other sections to make conforming and other technical changes; amending the Zoning Map to make changes that conform with the Code amendments; and affirming the Planning Department’s determination under the California Environmental Quality Act, and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

NOTE: Additions are *single-underline italics Times New Roman*; deletions are ~~*strike-through italics Times New Roman*~~. Board amendment additions are double-underlined; Board amendment deletions are ~~strike-through normal~~. Ellipses indicate text that is omitted but unchanged.

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

Section 1. Findings.

(a) The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Section 21000 et seq.). The Board of Supervisors hereby affirms the determination. Said determination is on file with the Clerk of the Board of Supervisors in File No. _____ and is incorporated herein by reference.

(b) On _____, the Planning Commission, in Resolution No. _____, adopted findings that the actions contemplated in this ordinance are consistent, on balance, with the City’s General Plan and eight priority policies of Planning Code Section 101.1. The Board

1 adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the
2 Board of Supervisors in File No. _____, and is incorporated herein by reference.

3 (c) Pursuant to Planning Code Section 302, the Board of Supervisors finds that these
4 Planning Code amendments will serve the public necessity, convenience and welfare for the
5 reasons set forth in Planning Commission Resolution No. _____. The Board hereby
6 incorporates such reasons herein by reference and adopts them as its own.

7
8 Section 2. The San Francisco Planning Code is hereby amended by amending
9 Sections 151.1, 201, 702.1 and 747.1, to read as follows:

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

12 (a) **Applicability.** This subsection shall apply only to NCT, RC, RCD, RTO, Mixed
13 Use, M-1, PDR-1-D, and PDR-1-G, C-M, and C-3 Districts, and to the Broadway, Divisadero
14 Street, ~~Fillmore Street~~, Excelsior Outer Mission Street, North Beach, and Upper Market
15 Neighborhood Commercial Districts.

16 * * * *

17 **Table 151.1**
OFF-STREET PARKING PERMITTED AS ACCESSORY

Use or Activity	Number of Off-Street Car Parking Spaces or Space Devoted to Off-Street Car Parking Permitted
* * * *	
Dwelling units and SRO units in NCT, RC, C-M, RSD, SLR, and Chinatown Mixed Use Districts, and the Broadway, Fillmore, North Beach, and Upper Market Neighborhood	P up to one car for each two dwelling units; C up to 0.75 cars for each dwelling unit, subject to the criteria and procedures of Section 151.1(g); NP above 0.75 cars for each

<p>1 Commercial Districts, except as specified 2 below.</p>	<p>dwelling unit.</p>
<p>3 4 * * * *</p>	

5 **SEC. 201. CLASSES OF USE DISTRICTS.**

6 In order to carry out the purposes and provisions of this Code, the City is hereby
7 divided into the following classes of use districts:

8 * * * *

<p>9 Named Neighborhood Commercial Districts 10 (Defined in Sec. 702.1)</p>
<p>11 * * * *</p>
<p>12 <i>Fillmore Street Neighborhood Commercial District (Defined in 747.1)</i></p>
<p>13 * * * *</p>
<p>14 <i>Regional Commercial District (Defined in Sec. 744)</i></p>
<p>15 * * * *</p>

<p>17 Named Neighborhood Commercial Transit (NCT) Districts 18 (Defined in Sec. 702.1)</p>
<p>19 <i>Fillmore Street NCT (Defined in Sec. 746)</i></p>
<p>20 * * * *</p>
<p>21 <i>Regional Commercial District (Defined in Sec. 744.1)</i></p>
<p>22 * * * *</p>

1 **SEC. 702.1. NEIGHBORHOOD COMMERCIAL USE DISTRICTS.**

2 * * * *

Named Neighborhood Commercial Districts	Section Number
* * * *	
<i>Fillmore Street Neighborhood Commercial District</i>	§ 747
* * * *	
<i>Regional Commercial District</i>	§ 744.1
* * * *	

Named Neighborhood Commercial Transit (NCT) Districts	Section Number
<i>Fillmore Street Neighborhood Commercial Transit District</i>	<u>§ 746</u>
* * * *	
<i>Regional Commercial District</i>	<u>§ 744</u>

15 **SEC. 747.1. FILLMORE STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.**

16 The Fillmore Street Neighborhood Commercial Transit District (“Fillmore Street NCT
17 NCD”) extends along Fillmore Street between Bush and McAllister Streets. Fillmore Street's
18 dense mixed-use character consists of buildings with residential units above ground-story
19 commercial use. Buildings range in height from one-story commercial buildings to high-rise
20 towers. Fillmore Street and Geary Boulevard are important public transit corridors. The
21 commercial district provides convenience goods and services to the surrounding
22 neighborhoods as well as shopping, cultural, and entertainment uses that attract visitors from
23 near and far.

24 The Fillmore Street NCT NCD controls are designed to encourage and promote
25 development that enhances the walkable, mixed-use character of the corridor and

1 surrounding neighborhoods. Rear yard requirements at residential levels preserve open space
 2 corridors of interior blocks. Housing development in new buildings is encouraged above the
 3 ground story. Existing residential units are protected by limitations on demolition and upper-
 4 story conversions.

5 * * * *

6 **Table SEC. 747. FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT**
 7 **ZONING CONTROL TABLE**

No.	Zoning Category	§ References	Fillmore Street <i>Transit</i> Controls by Story		
		§ 790.118	1st	2nd	3rd+
* * * *					
RESIDENTIAL STANDARDS AND USES					
747.90	Residential Use	§ 790.88	P	P	P
747.91	Residential Density, Dwelling Units	§§ 207, 207.1, 207.4, 790.88(a)	<i>Generally, 1 unit per 600 sq. ft. lot area. No residential density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure, required dwelling unit mix, and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area</i>		

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			<i>plans of the General Plan, and design review by the Planning Department. § 207.4, 207.6</i>
747.92	Residential Density, Group Housing	§§ 207.1, 208, 790.88(b)	<i>Generally, 1 bedroom per 210 sq. ft. lot area. No group housing density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. § 208</i>
* * * *			

Section 3. Sheets ZN02 and ZN07 of the Zoning Map of the City and County of San Francisco are hereby amended, as follows:

<u>Description of Property</u>	<u>Use District to be Superseded</u>	<u>Use District Hereby Approved</u>
All parcels zoned Fillmore Street Neighborhood	Fillmore Street Neighborhood	Fillmore Street Neighborhood Commercial Transit District
Commercial District on Blocks 0677, 0678, 0683, 0684, 0702, 0707, 0708, 0725, 0726, 0731, 0732, 0749, 0750, 0755, 0756, and 0774; Block 702, Lot 038; Block 779, Lot 031; and Block 0798, Lot 001.	Commercial District	

Section 4. Effective Date. This Ordinance shall become effective 30 days from the date of passage. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor’s veto of the ordinance.

Section 5. Scope of Ordinance. In enacting this ordinance, the Board intends to amend only those words, phrases, paragraphs, subsections, sections, articles, numbers, punctuation marks, charts, diagrams, or any other constituent part of the Municipal Code that are explicitly

1 shown in this legislation as additions, deletions, Board amendment additions, and Board
2 amendment deletions in accordance with the "Note" that appears under the official title of the
3 legislation.

4

5 APPROVED AS TO FORM:
6 DENNIS J. HERRERA, City Attorney

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8 By: _____
9 JUDITH A. BOYAJIAN
Deputy City Attorney

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