

1 [Planning Code, Zoning Map - Establishing the Japantown Neighborhood Commercial District]

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3 **Ordinance amending the Planning Code to establish the Japantown Neighborhood**
 4 **Commercial District (NCD) for the area between Geary Boulevard and Post Street from**
 5 **Fillmore Street to Laguna Street, the north side of Post Street from Webster Street to**
 6 **Laguna Street, and Buchanan Street from Post Street to mid-way between Sutter Street**
 7 **and Bush Street; revising various Planning Code sections to make conforming and**
 8 **other technical changes; revising the Zoning Map to add the Japantown NCD; affirming**
 9 **the Planning Department's determination under the California Environmental Quality**
 10 **Act; and making findings of consistency with the General Plan, and the eight priority**
 11 **policies of Planning Code, Section 101.1, and findings of public necessity,**
 12 **convenience, and welfare under Planning Code, Section 302.**

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.

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

21 Section 1. Findings.

22 (a) The Planning Department has determined that the actions contemplated in this
 23 ordinance comply with the California Environmental Quality Act (California Public Resources
 24 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
 25 Supervisors in File No. 151126 and is incorporated herein by reference. The Board affirms
 this determination.

1 (b) On October 22, 2015, the Planning Commission, in Resolution No. 19497,
2 adopted findings that the actions contemplated in this ordinance are consistent, on balance,
3 with the City's General Plan and eight priority policies of Planning Code Section 101.1. The
4 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of
5 the Board of Supervisors in File No. 151126, and is incorporated herein by reference.

6 (c) Pursuant to Planning Code Section 302, this Board of Supervisors finds that these
7 Planning Code amendments will serve the public necessity, convenience, and welfare for the
8 reasons set forth in Planning Commission Resolution No. 19497 and the Board hereby
9 incorporates such reasons herein by reference.

10
11 Section 2. The Planning Code is hereby amended by adding Sections 261.3 and 748,
12 to read as follows:

13 **SEC. 261.3. ADDITIONAL HEIGHT LIMITS FOR THE JAPANTOWN NC DISTRICT.**

14 *(a) Purpose. Buchanan Street between Post Street and Sutter Street is a pedestrian-only*
15 *thoroughfare lined with both neighborhood- and regional-serving retail uses. This block of Buchanan*
16 *Street contains seating areas and culturally significant street furnishings, such as lighting and*
17 *fountains. As such, it is important to allow for appropriate development heights while also maximizing*
18 *light and air to the street.*

19 *(b) Controls. Along Buchanan Street between Post Street and Sutter Street, the portion of any*
20 *building above 35 feet in height shall be set back one foot in height from the front property line for*
21 *every foot above 35 feet, except for those exemptions listed in Section 260(b) of this Code.*

22
23 **SEC. 748. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT.**

24 *The Japantown Neighborhood Commercial District extends between Geary Boulevard and Post*
25 *Street from Fillmore Street to Laguna Street, the north side of Post Street from Webster Street to*

1 Laguna Street, and Buchanan Street from Post Street to mid-way between Sutter Street and Bush Street.
 2 The character of these streets is largely commercial, including large malls, although there are some
 3 residential units above the ground story. Buildings are typically two- to four-stories, although there are
 4 two taller hotels. Geary Boulevard, Fillmore Street, and Sutter Street are important public transit
 5 corridors. The commercial district provides convenience goods and services to the surrounding
 6 neighborhoods as well as shopping, cultural, and entertainment uses that attract visitors from near and
 7 far.

8 The Japantown Neighborhood Commercial District controls are designed to encourage and
 9 promote development that enhances the walkable, commercial character of this area and to support its
 10 local and regional role. New commercial development is required on the ground floor and permitted
 11 above. Most neighborhood- and visitor-serving businesses are strongly encouraged, including eating,
 12 drinking, and retail uses, as long as they do not create a nuisance. Less active commercial uses are
 13 encouraged above the ground floor, along with housing and institutional uses.

14 **Table 748. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT**
 15 **ZONING CONTROL TABLE**

			<u>Japantown</u>
<u>No.</u>	<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>			
<u>748.10</u>	<u>Height and Bulk Limit</u>	<u>§§ 102, 105, 106, 250 - 252, 260, 261.1, 261.3, 263.20, 270, 271</u>	<u>Generally 50-X, and 65-A along Fillmore Street. In the 50-X height district, an additional five feet height allowed for the ground floor for active uses (as defined in 145.1(b)). Upper story setback</u>

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			<i>of one foot for every foot above 35 feet in height from the front property line required along Buchanan Street between Post and Sutter. See Zoning Map.</i>
<u>748.11</u>	<u>Lot Size</u> <u>[Per Development]</u>	<u>§§ 121.1, 790.56</u>	<u>P up to 9,999 sq. ft.; C 10,000 sq. ft. and above</u>
<u>748.12</u>	<u>Rear Yard</u>	<u>§§ 130, 134, 136</u>	<u>Required at residential levels § 134(a) and (e)</u>
<u>748.13</u>	<u>Street Frontage</u>	<u>§ 145.1</u>	<u>Required</u>
<u>748.13a</u>	<u>Street Frontage, Above Grade</u> <u>Parking Setback and Active Uses</u>	<u>§ 145.1</u>	<u>Minimum 25 feet on ground floor, 15 feet on floors above</u>
<u>748.13b</u>	<u>Street Frontage, Required</u> <u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Requirements apply to Buchanan Street between Post Street and Sutter Street and Post Street between Fillmore Street and Laguna Street on the south side, between Webster Street and Laguna Street on the north side.</u>
<u>748.13c</u>	<u>Street Frontage, Parking and</u> <u>Loading Access Restrictions</u>	<u>§155(r)</u>	<u>Restrictions apply to the north side of Post Street from</u>

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			<u>Webster Street to Laguna Street; the south side of Post Street from Fillmore Street to Webster Street; and Buchanan Street from Post Street to Sutter Street.</u>
<u>748.14</u>	<u>Awning</u>	<u>§§ 102, 136.1(a)</u>	<u>P</u>
<u>748.15</u>	<u>Canopy</u>	<u>§§ 102, 136.1(b)</u>	<u>P</u>
<u>748.16</u>	<u>Marquee</u>	<u>§§ 102, 136.1(c)</u>	<u>P</u>
<u>748.17</u>	<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
<u>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</u>			
<u>748.20</u>	<u>Floor Area Ratio</u>	<u>§§ 102, 123</u>	<u>3.6 to 1</u> <u>§ 124(a) and (b)</u>
<u>748.21</u>	<u>Use Size</u> <u>[Non-Residential]</u>	<u>§§ 121.2, 790.130</u>	<u>P up to 2,499 sq. ft.;</u> <u>C 2,500 sq. ft. & above</u>
<u>748.22</u>	<u>Off-Street Parking, Non-residential</u>	<u>§§ 145.1, 150, 151.1, 153 - 157, 159 - 160, 161(g), 204.5</u>	<u>None required. Maximum permitted as set forth in Section 151.1</u>
<u>748.23</u>	<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161(b), 204.5</u>	<u>Generally, none required if gross floor area is less than 10,000 sq. ft.</u>
<u>748.24</u>	<u>Outdoor Activity Area</u>	<u>§§ 145.2(a), 790.70</u>	<u>P if located in front; C if located elsewhere</u>

1	<u>748.25</u>	<u>Drive-Up Facility</u>	<u>§ 790.30</u>	<u>NP</u>		
2	<u>748.26</u>	<u>Walk-Up Facility</u>	<u>§ 790.140</u>	<u>P</u>		
3	<u>748.27</u>	<u>Hours of Operation</u>	<u>§ 790.48</u>	<u>P 6 a.m. - 2 a.m.;</u>		
4				<u>C 2 a.m. - 6 a.m.</u>		
5	<u>748.30</u>	<u>General Advertising Sign</u>	<u>§§ 262, 602 - 604, 608,</u>	<u>NP</u>		
6			<u>609</u>			
7	<u>748.31</u>	<u>Business Sign</u>	<u>§§ 262, 602 - 604,</u>	<u>P[#]</u>		
8			<u>607.1(f)(2), 608, 609</u>			
9	<u>748.32</u>	<u>Other Signs</u>	<u>§§ 262, 602 - 604,</u>	<u>P</u>		
10			<u>607.1(c), (d), and (g),</u>			
11			<u>608, 609</u>			
12				<u>Japantown</u>		
13	<u>No.</u>	<u>Zoning Category</u>	<u>§ References</u>	<u>Controls by Story#</u>		
14			<u>§ 790.118</u>	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
15	<u>748.38</u>	<u>Residential Conversion</u>	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>C</u>
16	<u>748.39</u>	<u>Residential Demolition</u>	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>C</u>
17	<u>Retail Sales and Services</u>					
18	<u>748.40</u>	<u>Other Retail Sales and Services</u>	<u>§ 790.102</u>	<u>P</u>	<u>P</u>	<u>C</u>
19		<u>[Not Listed Below]</u>				
20	<u>748.41</u>	<u>Bar</u>	<u>§ 790.22</u>	<u>P[#]</u>	<u>C[#]</u>	<u>C[#]</u>
21	<u>748.43</u>	<u>Limited Restaurant</u>	<u>§ 790.90</u>	<u>P[#]</u>	<u>P[#]</u>	<u>C[#]</u>
22	<u>748.44</u>	<u>Restaurant</u>	<u>§ 790.91</u>	<u>P[#]</u>	<u>P[#]</u>	<u>C[#]</u>
23	<u>748.45</u>	<u>Liquor Store</u>	<u>§ 790.55</u>	<u>P</u>	<u>C</u>	
24	<u>748.46</u>	<u>Movie Theater</u>	<u>§ 790.64</u>	<u>P</u>	<u>P</u>	<u>P</u>
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1	<u>748.47</u>	<u>Adult Entertainment</u>	<u>§ 790.36</u>			
2	<u>748.48</u>	<u>Other Entertainment</u>	<u>§ 790.38</u>	<u>P[#]</u>	<u>P[#]</u>	<u>C[#]</u>
3	<u>748.49</u>	<u>Financial Service</u>	<u>§ 790.110</u>	<u>P[#]</u>	<u>C[#]</u>	<u>C[#]</u>
4	<u>748.50</u>	<u>Limited Financial Service</u>	<u>§ 790.112</u>	<u>C</u>	<u>P</u>	<u>P</u>
5	<u>748.51</u>	<u>Medical Service</u>	<u>§ 790.114</u>	<u>C</u>	<u>P</u>	<u>P</u>
6	<u>748.52</u>	<u>Personal Service</u>	<u>§ 790.116</u>	<u>P</u>	<u>P</u>	<u>C</u>
7	<u>748.53</u>	<u>Business or Professional Service</u>	<u>§ 790.108</u>	<u>C</u>	<u>P</u>	<u>P</u>
8	<u>748.54</u>	<u>Massage Establishment</u>	<u>§ 790.60</u>	<u>C</u>	<u>C</u>	<u>C</u>
9			<u>§§ 29.1 – 29.33 Health</u>			
10			<u>Code</u>			
11	<u>748.55</u>	<u>Tourist Hotel</u>	<u>§ 790.46</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	<u>748.56</u>	<u>Automobile Parking</u>	<u>§§ 790.8, 145.1, 156, 160</u>	<u>C</u>	<u>C</u>	<u>C</u>
13	<u>748.57</u>	<u>Automotive Gas Station</u>	<u>§ 790.14</u>			
14	<u>748.58</u>	<u>Automotive Service Station</u>	<u>§ 790.17</u>	<u>C</u>		
15	<u>748.59</u>	<u>Automotive Repair</u>	<u>§ 790.15</u>	<u>C</u>		
16	<u>748.60</u>	<u>Automotive Wash</u>	<u>§ 790.18</u>			
17	<u>748.61</u>	<u>Automobile Sale or Rental</u>	<u>§ 790.12</u>	<u>C</u>		
18	<u>748.62</u>	<u>Animal Hospital</u>	<u>§ 790.6</u>	<u>C</u>		
19	<u>748.63</u>	<u>Ambulance Service</u>	<u>§ 790.2</u>			
20	<u>748.64</u>	<u>Mortuary</u>	<u>§ 790.62</u>			
21	<u>748.65</u>	<u>Trade Shop</u>	<u>§ 790.124</u>	<u>P[#]</u>	<u>P[#]</u>	<u>P[#]</u>
22	<u>748.66</u>	<u>Storage</u>	<u>§ 790.117</u>			
23	<u>748.68</u>	<u>Fringe Financial Service</u>	<u>§ 790.111</u>			
24	<u>748.69a</u>	<u>Tobacco Paraphernalia</u>	<u>§ 790.123</u>	<u>C</u>		

1		<u>Establishments</u>			
2	<u>748.69b</u>	<u>Amusement Game Arcade</u>	<u>§ 790.4</u>	<u>P[#]</u>	<u>P[#]</u>
3		<u>(Mechanical Amusement Devices)</u>			
4	<u>748.69c</u>	<u>Neighborhood Agriculture</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>
5	<u>748.69d</u>	<u>Large-Scale Urban Agriculture</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>
6	<u>Institutions and Non-Retail Sales and Services</u>				
7	<u>748.70</u>	<u>Administrative Service</u>	<u>§ 790.106</u>		<u>C</u>
8	<u>748.80</u>	<u>Hospital or Medical Center</u>	<u>§ 790.44</u>		
9	<u>748.81</u>	<u>Other Institutions, Large</u>	<u>§ 790.50</u>	<u>P</u>	<u>P</u>
10	<u>748.82</u>	<u>Other Institutions, Small</u>	<u>§ 790.51</u>	<u>P</u>	<u>P</u>
11	<u>748.83</u>	<u>Public Use</u>	<u>§ 790.80</u>	<u>C</u>	<u>C</u>
12	<u>748.84</u>	<u>Medical Cannabis Dispensary</u>	<u>§ 790.141</u>		
13	<u>748.85</u>	<u>Philanthropic Administrative</u>	<u>§ 790.107</u>	<u>C</u>	<u>P</u>
14		<u>Service</u>			<u>P</u>
15	<u>RESIDENTIAL STANDARDS AND USES</u>				
16	<u>748.90</u>	<u>Residential Use</u>	<u>§ 790.88</u>	<u>P</u>	<u>P</u>
17	<u>748.91</u>	<u>Residential Density, Dwelling</u>	<u>§§ 207, 207.1, 207.4,</u>	<u>Generally, 1 unit per 400 sq.</u>	
18		<u>Units</u>	<u>790.88(a)</u>	<u>ft. lot area</u>	
19	<u>748.92</u>	<u>Residential Density, Group</u>	<u>§§ 207.1, 208, 790.88(b)</u>	<u>Generally, 1 bedroom per 210</u>	
20		<u>Housing</u>		<u>sq. ft. lot area</u>	
21	<u>748.93</u>	<u>Usable Open Space</u>	<u>§§ 135, 136</u>	<u>Generally, either 100 sq. ft. if</u>	
22		<u>[Per Residential Unit]</u>		<u>private, or 133 sq. ft. if</u>	
23				<u>common § 135(d)</u>	
24	<u>748.94</u>	<u>Off-Street Parking, Residential</u>	<u>§§ 150, 151.1, 153 - 157,</u>	<u>None required. P up to .75</u>	
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		<u>159 - 160</u>	<u>cars per unit, C up to 1.00</u>		
			<u>cars per unit, NP above</u>		
<u>748.95</u>	<u>Community Residential Parking</u>	<u>§ 790.10</u>	<u>C</u>	<u>C</u>	<u>C</u>

**SPECIFIC PROVISIONS FOR THE JAPANTOWN
NEIGHBORHOOD COMMERCIAL DISTRICT**

	<u>Article 7</u>	<u>Other Code</u>	<u>Zoning Controls</u>
	<u>Code</u>	<u>Section</u>	
	<u>Section</u>		
	<u>§§748.31</u>		<u>Business signs are also subject to the guidelines in the "Commission Guide for Formula Retail"</u>
	<u>§§748.38 – 748.95</u>		<u>The controls for the 1st story shall apply to all development on Blocks 0700 and 0701.</u>
	<u>§§748.41, 748.43, 748.44, 748.48, 748.65, 748.69b</u>	<u>§§2901, 2909(b) of the Police Code</u>	<u>No noise or music associated with these uses shall exceed the low frequency ambient noise level defined in Section 2901(f) by more than 8 dBC.</u>
	<u>§ 748.49</u>	<u>§ 790.110</u>	<u>Only two Financial Services uses permitted on the ground floor within the District. Above the ground floor, new Financial Service uses are not permitted south of Post Street.</u>

1 Section 3. The Planning Code is hereby amended by revising Sections 134, 145.4,
2 151.1, 155, 201, 263.20, 607.1, and 702.1, to read as follows:

3 **SEC. 134. REAR YARDS, R, NC, C, SPD, M, MUG, WMUG, MUO, MUR, UMU, RED, RED-**
4 **MX, RSD, SLR, SLI AND SSO DISTRICTS.**

5 * * * *

6 (a) **Basic Requirements.** The basic rear yard requirements shall be as follows for the
7 districts indicated:

8 (1) **RH-1(D), RH-1, RH-1(S), RM-3, RM-4, ~~RC-1, RC-2~~, RC-3, RC-4, NC, C, M, MUG,**
9 **WMUG, MUO, MUR, UMU, RED, RED-MX, SPD, RSD, SLR, SLI and SSO Districts.** The
10 minimum rear yard depth shall be equal to 25% percent of the total depth of the lot on which
11 the building is situated, but in no case less than 15 feet. For buildings containing only SRO
12 units in the South of Market Mixed Use and Eastern Neighborhoods Mixed Use Districts, the
13 minimum rear yard depth shall be equal to 25% percent of the total depth of the lot on which
14 the building is situated, but the required rear yard of SRO buildings not exceeding a height of
15 65 feet shall be reduced in specific situations as described in Subsection (c) below.

16 (A) **RH-1(D), RH-1, RH-1(S), RM-3, RM-4, ~~RC-1~~, NC-1, NCT-1, Inner Sunset,**
17 **Outer Clement Street, Haight Street, Sacramento Street, 24th Street-Noe Valley, and**
18 **West Portal Avenue Districts.** Rear yards shall be provided at grade level and at each
19 succeeding level or story of the building.

20 * * * *

21 (C) ~~RC-2~~, RC-3, RC-4, NC-3, NCT-3, Broadway, Hayes-Gough NCT, Japantown,
22 Upper Market Street, Upper Market Street NCT, SoMa NCT, Mission Street NCT, Polk Street,
23 Pacific Avenue, C, M, SPD, RSD, SLR, SLI, SSO, MUR, MUG, MUO, and UMU Districts.
24 Rear yards shall be provided at the lowest story containing a dwelling unit, and at each
25 succeeding level or story of the building. In the Hayes-Gough NCT, lots fronting the east side

1 of Octavia Boulevard between Linden and Market Streets (Central Freeway Parcels L, M, N,
2 R, S, T, U, and V) are not required to provide rear yards at any level of the building, provided
3 that the project fully meets the usable open space requirement for dwelling units per Section
4 135 of this Code, the exposure requirements of Section 140, and gives adequate architectural
5 consideration to the light and air needs of adjacent buildings given the constraints of the
6 project site.

7 * * * *

8 **SEC. 145.4 REQUIRED GROUND FLOOR COMMERCIAL USES.**

9 (a) **Purpose.** To support active, pedestrian-oriented commercial uses on important
10 commercial streets.

11 (b) **Applicability.** The requirements of this Section apply to the following street
12 frontages.

13 * * * *

14 (22) Diamond Street, for the entirety of the Glen Park NCT District; *and*

15 (23) Chenery Street, for the entirety of the Glen Park NCT District;

16 (24) Buchanan Street, between Post Street and Sutter Street; and

17 (25) Post Street, between Fillmore Street and Laguna Street on the south side and between
18 Webster Street and Laguna Street on the north side.

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

21 (a) **Applicability.** This Subsection shall apply only to NCT, RC, RCD, RTO, Mixed Use,
22 M-1, PDR-1-D, PDR-1-G, and C-3 Districts, and to the Broadway, Excelsior Outer Mission
23 Street, Japantown, North Beach, and Upper Market Neighborhood Commercial Districts.

24 * * * *

**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
* * * *	* * * *
<i>Dwelling Units in the Japantown NC District</i>	<i>P up to 0.75 cars for each Dwelling Unit, C up to 1.0 cars for each Dwelling Unit, subject to the criteria and procedures of Section 151.1(g); NP above.</i>
All non-residential uses in NCT, RSD, and SLR districts and the Broadway, <i>Japantown</i> , North Beach, and the Upper Market NCDs, except for retail grocery stores with over 20,000 gross square feet as specified below	For uses in Table 151 that are described as a ratio of occupied floor area, P up to 1 space per 1,500 square feet of occupied floor area or the quantity specified in Table 151, whichever is less, and subject to the conditions and criteria of Section 151.1(g) NP above.
Retail grocery store uses in NCT, RSD, and SLR districts and the Broadway, <i>Japantown</i> , North Beach, and Upper	P up to 1 space per 500 square feet of occupied floor area, and subject to the conditions and criteria of Section 151.1(g) C up to 1 space per 250 square feet of occupied floor area for that area in excess of 20,000 square feet, subject to the conditions and criteria of Section 151.1(g). NP above.

1 Market Street NCDs with 2 over 20,000 square feet 3 of occupied floor area	
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6 **SEC. 155. GENERAL STANDARDS AS TO LOCATION AND ARRANGEMENT OF OFF-**
 7 **STREET PARKING, FREIGHT LOADING AND SERVICE VEHICLE FACILITIES.**

8 Required off-street parking and freight loading facilities shall meet the following
 9 standards as to location and arrangement. In addition, facilities which are not required but are
 10 actually provided shall meet the following standards unless such standards are stated to be
 11 applicable solely to required facilities. In application of the standards of this Code for off-street
 12 parking and loading, reference may be made to provisions of other portions of the Municipal
 13 Code concerning off-street parking and loading facilities, and to standards of the Bureau of
 14 Engineering of the Department of Public Works. Final authority for the application of such
 15 standards under this Code, and for adoption of regulations and interpretations in furtherance
 16 of the stated provisions of this Code shall, however, rest with the Planning Department.

17 * * * *

18 (r) **Protected Pedestrian-, Cycling-, and Transit-Oriented Street Frontages.** In
 19 order to preserve the pedestrian character of certain downtown and neighborhood commercial
 20 districts and to minimize delays to transit service, garage entries, driveways or other vehicular
 21 access to off-street parking or loading (except for the creation of new publicly-accessible
 22 streets and alleys) shall be regulated on development lots as follows on the following street
 23 frontages:
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 25

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

3 (2) Not permitted:

4 * * * *

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

7 (BB) Post Street, on the north side from Webster Street to Laguna Street and on the
8 south side from Fillmore Street to Webster Street.

9 (CC) Buchanan Street from Post Street to Sutter Street.

10 * * * *

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

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

14 * * * *

Named Neighborhood Commercial Districts (Defined in Sec. 702.1)
* * * *
<u>Japantown Neighborhood Commercial District (Defined in Sec. 748)</u>
* * * *

20 * * * *

21 **SEC. 263.20. SPECIAL HEIGHT EXCEPTION: ADDITIONAL FIVE FEET HEIGHT FOR**
22 **ACTIVE GROUND FLOOR USES IN CERTAIN DISTRICTS.**

23 * * * *

24 (b) **Applicability.** The special height exception described in this section shall only
25 apply to projects that meet all of the following criteria:

1 (1) project is located in a 30-X, 40-X or 50-X Height and Bulk District as designated on
2 the Zoning Map;

3 (2) project is located in one of the following districts:

4 * * * *

5 (B) in the Castro Street, Inner Clement Street, Outer Clement Street, Excelsior
6 Outer Mission Street, Irving Street, Japantown, Judah Street, Noriega Street, Taraval Street,
7 and 24th Street – Noe Valley NCDs;

8 * * * *

9 **SEC. 607.1. NEIGHBORHOOD COMMERCIAL AND RESIDENTIAL-COMMERCIAL**
10 **DISTRICTS.**

11 * * * *

12 (f) **Business Signs.** Business signs, as defined in Section 602.3 shall be permitted in
13 all Neighborhood Commercial and Residential-Commercial Districts subject to the limits set
14 forth below.

15 * * * *

16 (2) **RC, NC-2, NCT-2, NC-S, Broadway, Castro Street, Inner Clement Street,**
17 **Outer Clement Street, Divisadero Street, Excelsior Outer Mission Street, Fillmore**
18 **Street, Upper Fillmore Street, Folsom Street, Glen Park, Inner Sunset, Irving Street,**
19 **Haight Street, Hayes-Gough, Japantown, Judah Street, Upper Market Street, Noriega**
20 **Street, North Beach, Ocean Avenue, Pacific Avenue, Polk Street, Regional Commercial**
21 **District, Sacramento Street, SoMa, Taraval Street, Union Street, Valencia Street, 24th**
22 **Street - Mission, 24th Street - Noe Valley, and West Portal Avenue Neighborhood**
23 **Commercial Districts.**

1 (A) **Window Signs.** The total area of all window signs, as defined in
2 Section 602.1(b), shall not exceed 1/3 the area of the window on or in which the signs are
3 located. Such signs may be nonilluminated, indirectly illuminated, or directly illuminated.

4 (B) **Wall Signs.** The area of all wall signs shall not exceed two square
5 feet per foot of street frontage occupied by the use measured along the wall to which the
6 signs are attached, or 100 square feet for each street frontage, whichever is less. The height
7 of any wall sign shall not exceed 24 feet, or the height of the wall to which it is attached, or the
8 height of the lowest of any residential windowsill on the wall to which the sign is attached,
9 whichever is lower. Such signs may be nonilluminated, indirectly, or directly illuminated.

10 (C) **Projecting Signs.** The number of projecting signs shall not exceed
11 one per business. The area of such sign, as defined in Section 602.1(a), shall not exceed 24
12 square feet. The height of such sign shall not exceed 24 feet, or the height of the wall to which
13 it is attached, or the height of the lowest of any residential windowsill on the wall to which the
14 sign is attached, whichever is lower. No part of the sign shall project more than 75 percent of
15 the horizontal distance from the street property line to the curblin, or six feet six inches,
16 whichever is less. Such signs may be nonilluminated or indirectly illuminated; or during
17 business hours, may be directly illuminated.

18 (D) **Signs on Awnings and Marquees.** Sign copy may be located on
19 permitted awnings or marquees in lieu of projecting signs. The area of such sign copy as
20 defined in Section 602.1(c) shall not exceed 30 square feet. Such sign copy may be
21 nonilluminated or indirectly illuminated; except that sign copy on marquees for movie theaters
22 or places of entertainment may be directly illuminated during business hours.

23 (E) **Freestanding Signs and Sign Towers.** With the exception of
24 automotive gas and service stations, which are regulated under Paragraph 607.1(f)(4), one
25 freestanding sign or sign tower per lot shall be permitted in lieu of a projecting sign, if the

1 building or buildings are recessed from the street property line. The existence of a
 2 freestanding business sign shall preclude the erection of a freestanding identifying sign on the
 3 same lot. The area of such freestanding sign or sign tower, as defined in Section 602.1(a),
 4 shall not exceed 20 square feet nor shall the height of the sign exceed 24 feet. No part of the
 5 sign shall project more than 75 percent of the horizontal distance from the street property line
 6 to the curblineline, or six feet, whichever is less. Such signs may be nonilluminated or indirectly
 7 illuminated; or during business hours, may be directly illuminated.

8 * * * *

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

10 (a) The following districts are established for the purpose of implementing the
 11 Commerce and Industry element and other elements of the General Plan, according to the
 12 objective and policies stated therein. Description and Purpose Statements outline the main
 13 functions of each Neighborhood Commercial (NC) District in the Zoning Plan for San
 14 Francisco, supplementing the statements of purpose contained in Section 101 of this Code.

15 The description and purpose statements and land use controls applicable to each of
 16 the general and individual area districts are set forth in this Code for each district class. The
 17 boundaries of the various Neighborhood Commercial Districts are shown on the Zoning Map
 18 referred to in Sections 105 and 106 of this Code, subject to the provisions of that Section.

* * * * Named Neighborhood Commercial Districts	Section Number
* * * *	* * * *
<i>Japantown Neighborhood Commercial District</i>	<u>§ 748</u>
* * * *	* * * *

23 * * * *

1 Section 4 Sheet ZN02 of the Zoning Map of the City and County of San Francisco is
2 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 NC-3 on Blocks 0700 and 0701; all parcels zoned NC-2 on Blocks 0675, 0676, 0685, and 0686.	NC-2 and NC-3	Japantown Neighborhood Commercial District

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: _____
24 JUDITH A. BOYAJIAN
Deputy City Attorney

25 n:\legana\as2015\1600119\01051381.doc