

LEGISLATIVE DIGEST

[Planning Code, Zoning Map - 2101 Lombard Street Special Use District]

Ordinance amending the Planning Code and the Zoning Map to establish the 2101 Lombard Street Special Use District; 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, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Existing Law

The Planning Code and Zoning Map regulate development in the City, including Eating Drinking uses and height limits. Sections 235 through 249.99 of the Planning Code establish various Special Use Districts. Article 7 of the Planning Code sets forth the zoning controls for Neighborhood Commercial Districts in San Francisco, including NC-3 Moderate-Scale Neighborhood Commercial Districts.

2101 Lombard Street is currently zoned NC-3. NC-3 districts permit Bar, Restaurant, and Limited Restaurant uses on the first and second story, but do not permit Bar, Restaurant, and Limited Restaurant uses on the third story or above.

Section 263.20 of the Planning Code allows up to an additional five feet of height, in certain districts, for buildings that feature ground floor commercial space or other active uses with ground floor ceilings greater than ten feet from sidewalk grade, or ground floor residential units raised up from sidewalk level. In order to qualify for this additional height allowance under Section 263.20, ground floor commercial space, active use, or walk-up residential use must also be primarily oriented along a right-of-way wider than 40 feet, and ground floor commercial space or active use must occupy at least 50% of the project's ground floor area. For projects in NC-3 districts, the project sponsor must conclusively demonstrate that the additional height allowance would not add new shadow to any public open spaces.

Amendments to Current Law

This Ordinance creates a new Special Use District (2101 Lombard Street SUD) to permit certain Eating and Drinking uses that may serve both the immediate neighborhood and the larger San Francisco community, and to allow up to an additional five feet of height for uses meeting the criteria in Section 263.20 of this Code. Specifically, the Ordinance provides that all applicable requirements of the Planning Code shall apply to the 2101 Lombard Street SUD, except that:

- (1) Restaurant and Limited Restaurant uses may be permitted as a Conditional Use on the second story and above.

(2) Bar uses shall be principally permitted uses on the first story and may be permitted as a Conditional Use on the second story and above.

(3) For projects that meet all of the criteria in Section 263.20 of this Code, one additional foot of height, up to a total of five feet, shall be permitted above the designated height limit for each additional foot of ground floor clear ceiling height in excess of 10 feet from sidewalk grade, or in the case of residential units, for each foot the unit is raised above sidewalk grade.

The Ordinance also amends the Zoning Map to create the SUD.

Background Information

2101 Lombard Street is located on the southwest corner of Lombard Street and Fillmore Street. The surrounding neighborhood contains a mix of existing commercial, residential, and related uses. The northern arm of the Union Street Neighborhood Commercial District, which includes many eating and drinking establishments, is adjacent to southern edge of 2101 Lombard. A restaurant currently occupies the only building on the site.

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