

File No. 191260 Committee Item No. 1  
 Board Item No. 1

**COMMITTEE/BOARD OF SUPERVISORS**  
 AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation Committee Date January 13, 2020

Board of Supervisors Meeting Date January 21, 2020  
 Cmte Board

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|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/>            | <input type="checkbox"/>            | Motion                                       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Resolution                                   |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Ordinance                                    |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Legislative Digest                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Budget and Legislative Analyst Report        |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Youth Commission Report                      |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Introduction Form                            |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/>            | <input type="checkbox"/>            | MOU  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Information Form                       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Budget                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Subcontract Budget                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Contract/Agreement                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Form 126 – Ethics Commission                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Award Letter                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Application                                  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Public Correspondence                        |

OTHER (Use back side if additional space is needed)

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|-------------------------------------|-------------------------------------|---------------------------------|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Referral CEQA 121719            |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Referral PC 121719              |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | CEQA Determination 121919       |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Referral CEQA 122319            |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Referral PC 122319              |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Hearing Notice 011320           |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | COMMITTEE REPORT MEMO 1/14/2020 |
| <input type="checkbox"/>            | <input type="checkbox"/>            |                                 |
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Completed by: Erica Major Date January 9, 2020  
 Completed by: Erica Major Date January 16, 2020

1 [Planning Code, Zoning Map - Establishing 12 Named Neighborhood Commercial Districts]

2  
3 Ordinance amending the Planning Code to establish 1) the Inner Balboa Street  
4 Neighborhood Commercial District (NCD) generally including the properties along  
5 Balboa Street between 2nd and 8th Avenues, 2) the Outer Balboa Street NCD generally  
6 including the properties along Balboa Street between 32nd and 39th Avenues, 3) the  
7 Bayview NCD generally including the properties along 3rd Street from Yosemite to  
8 Jerrold Avenues, 4) the Cortland Avenue NCD generally including the properties along  
9 Cortland Avenue between Bonview and Folsom Streets, 5) the Geary Boulevard NCD  
10 generally including the properties along Geary Boulevard between Masonic and 28th  
11 Avenues, 6) the Mission Bernal NCD generally including the properties along Mission  
12 Street between Cesar Chavez and Randall Streets, 7) the San Bruno Avenue NCD  
13 generally including the properties along San Bruno Avenue between Hale and  
14 Olmstead Streets, 8) the Cole Valley NCD generally including the properties along Cole  
15 Street from Frederick to Grattan Streets and some parcels north of Carl Street and  
16 south of Parnassus, 9) the Lakeside Village NCD generally including the properties  
17 along Ocean Avenue between Junipero Serra Boulevard to 19th Avenue, 10) the Lower  
18 Haight Street NCD generally including the properties along Haight Street between  
19 Webster and Steiner Streets, 11) the Lower Polk Street NCD generally including non-  
20 contiguous properties along Polk Street from Geary Boulevard to Golden Gate Avenue  
21 with frontage on Geary Boulevard, Golden Gate Avenue, and other side streets, and 12)  
22 the Inner Taraval NCD generally including the properties along Taraval Street from 19th  
23 to Forest Side Avenues; amending the Zoning Map to include the new Neighborhood  
24 Commercial Districts; affirming the Planning Department's determination under the  
25 California Environmental Quality Act; making findings of consistency with the General

1 Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting  
2 findings of public necessity, convenience, and welfare under Planning Code,  
3 Section 302.

4 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.  
5 **Additions to Codes** are in *single-underline italics Times New Roman font*.  
6 **Deletions to Codes** are in ~~*strikethrough italics Times New Roman font*~~.  
7 **Board amendment additions** are in double-underlined Arial font.  
8 **Board amendment deletions** are in ~~strikethrough Arial font~~.  
9 **Asterisks (\* \* \* \*)** indicate the omission of unchanged Code  
10 subsections or parts of tables.

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

12 Section 1. Findings.

13 (a) The Planning Department has determined that the actions contemplated in this  
14 ordinance comply with the California Environmental Quality Act (California Public Resources  
15 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of  
16 Supervisors in File No. 191260 and is incorporated herein by reference. The Board affirms  
17 this determination.

18 (b) On January 9, 2020, the Planning Commission, in Resolution No. 20611, adopted  
19 findings that the actions contemplated in this ordinance are consistent, on balance, with the  
20 City's General Plan and eight priority policies of Planning Code Section 101.1. The Board  
21 adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the  
22 Board of Supervisors in File No. 191260, and is incorporated herein by reference

23 (c) Pursuant to Planning Code Section 302, this Board finds that this Planning Code  
24 amendment will serve the public necessity, convenience, and welfare for the reasons set forth

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///

1 in Planning Commission Resolution No. 20611, and the Board incorporates such reasons  
2 herein by reference.

3  
4 Section 2. The Planning Code is hereby amended by amending Sections 201 and  
5 781.5, and adding Sections 727, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744 and 745, to  
6 read as follows:

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

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

10 \* \* \* \*

11 <b>Named Neighborhood Commercial Districts</b> (Defined in Sec. 702(a)(1))
12 * * * *
13 <u>Lakeside Village NCD (Defined in Sec. 727)</u>
14 * * * *
15 <u>Inner Balboa Street Neighborhood Commercial District (Defined in Sec. 735)</u>
16 <u>Outer Balboa Street Neighborhood Commercial District (Defined in Sec. 736)</u>
17 <u>Bayview Neighborhood Commercial District (Defined in Sec. 737)</u>
18 <u>Cortland Avenue Neighborhood Commercial District (Defined in Sec. 738)</u>
19 <u>Geary Boulevard Neighborhood Commercial District (Defined in Sec. 739)</u>
20 <u>Mission Bernal Neighborhood Commercial District (Defined in Sec. 740)</u>
21 <u>San Bruno Avenue Neighborhood Commercial District (Defined in Sec. 741)</u>
22 <u>Cole Valley Neighborhood Commercial District (Defined in Sec. 742)</u>
23 <u>Lower Haight Street Neighborhood Commercial District (Defined in Sec. 743)</u>
24 <u>Lower Polk Street Neighborhood Commercial District (Defined in Sec. 744)</u>
25 <u>Inner Taraval Street Neighborhood Commercial District (Defined in Sec. 745)</u>

1 **SEC. 727. LAKESIDE VILLAGE NEIGHBORHOOD COMMERCIAL DISTRICT.**

2 The Lakeside Village Neighborhood Commercial District is located in the southwestern part of  
3 the City and stretches along Ocean Avenue from Junipero Serra Boulevard to 19th Avenue. It is a  
4 neighborhood serving shopping corridor nestled among single-family homes. Lakeside Village has  
5 small ground-floor retail, restaurant, and medical office space and is serviced by the M-line streetcar.

6 Building controls for the Lakeside Village Neighborhood Commercial District promote low-  
7 intensity development which is compatible with the existing scale and character of the District.

8 Commercial development is limited to one story. Rear yard requirements at all levels preserve existing  
9 backyard space.

10 Commercial use provisions encourage the full range of neighborhood-serving convenience  
11 retail sales and services at the first story provided that the use size generally is limited to 3,000 square  
12 feet. However, commercial uses and features which could impact residential livability are prohibited,  
13 such as auto uses, financial services, general advertising signs, drive-up facilities, hotels, and late-  
14 night activity; eating and drinking establishments are restricted, depending upon the intensity of such  
15 uses in nearby commercial districts.

16 Housing development in new buildings is encouraged above the ground story. Existing  
17 residential units are protected by prohibitions of conversions above the ground story and limitations on  
18 demolitions. Accessory Dwelling Units are permitted within the District pursuant to Sections 207(c)(4)  
19 and 207(c)(6) of this Code.

20 **Table 727. LAKESIDE VILLAGE NEIGHBORHOOD COMMERCIAL DISTRICT**

21 **ZONING CONTROL TABLE**

22

		<u>Lakeside Village NCD</u>
		<u>Controls</u>
<b><u>BUILDING STANDARDS</u></b>		

23  
24  
25

<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 26-X. See Height and Bulk Map Sheet HT12 for more information. Height sculpting required on Alleys per § 261.1.</u>
<u>5 Foot Height Bonus for Active Ground Floor Uses</u>	<u>§ 263.20</u>	<u>P in some districts</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at grade level and at each succeeding level or Story: 25% of lot depth, but in no case less than 15 feet</u>
<u>Front Setback and Side Yard</u>	<u>§§ 130, 131, 132, 133</u>	<u>Not Required.</u>
<u>Street Frontage and Public Realm</u>		
<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.</u>
<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on some streets, see § 145.4 for specific districts.</u>
<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Restricted on some streets, see § 155(r) for specific districts</u>
<u>Miscellaneous</u>		
<u>Lot Size (Per Development)</u>	<u>§§ 102, 121.1</u>	<u>P up to 4,999 square feet; C 5,000 square feet and above</u>
<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
<u>Awning</u>	<u>§ 136.1</u>	<u>P</u>
<u>Canopy or Marquee</u>	<u>§ 136.1</u>	<u>NP</u>

<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<u>As permitted by § 607.1</u>
<u>General Advertising Signs</u>	<u>§§ 262, 602, 604, 608, 609, 610, 611</u>	<u>NP</u>
<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
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**RESIDENTIAL STANDARDS AND USES**

**Development Standards**

<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§ 135, 136</u>	<u>100 square feet per unit if private, or 133 square feet per unit if common</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151.1 Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</u>
<u>Dwelling Unit Mix</u>	<u>§§ 207.6, 207.7</u>	<u>Not required</u>

**Use Characteristics**

<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>
<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>

**Residential Uses**

**Controls by Story**

		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Accessory Dwelling Unit Density</u>	<u>§§102, 207(c)(4), 207(c)(6)</u>	<u>P per Planning Code Sections 207(c)(4) and 207(c)(6).</u>		
<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		

1	<u>Group Housing Density</u>	<u>§ 208</u>	<u>1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
2					
3	<u>Homeless Shelters Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the Administrative Code</u>		
4					
5	<u>Senior Housing Density</u>	<u>§§ 102, 202.2(f), 207</u>	<u>P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.</u>		
6					
7					
8					
9	<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
10			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
11	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
12					
13	<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
14					

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<b><u>NON-RESIDENTIAL STANDARDS</u></b>		

<b><u>Development Standards</u></b>		
<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>1.8 to 1</u>
<u>Use Size</u>	<u>§ 102</u>	<u>P up to 2,999 square feet; C 3,000 square feet and above</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.</u>



1	<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.</u>		
2	<b><u>Commercial Use Characteristics</u></b>				
3	<u>Drive-up Facility</u>	<u>§ 102</u>	<u>NP</u>		
4	<u>Formula Retail</u>	<u>§§ 102, 303.1</u>	<u>C</u>		
5	<u>Hours of Operation</u>	<u>§ 102</u>	<u>P 6 a.m. - 11 p.m.; C 11 p.m. - 2 a.m.</u>		
6	<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>		
7	<u>Open Air Sales</u>	<u>§§ 102, 703(b)</u>	<u>See § 703(b)</u>		
8	<u>Outdoor Activity Area</u>	<u>§ 102, 145.2</u>	<u>P if located in front of building; C if located elsewhere</u>		
9	<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>		
10			<b><u>Controls by Story</u></b>		
11	<b><u>NON-RESIDENTIAL USES</u></b>		<b><u>1st</u></b>	<b><u>2nd</u></b>	<b><u>3rd+</u></b>
12	<b><u>Agricultural Use Category</u></b>				
13	<u>Agriculture, Industrial</u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	<u>Agriculture, Large Scale Urban</u>	<u>§§ 102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	<u>Agriculture, Neighborhood</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
16	<b><u>Automotive Use Category</u></b>				
17	<u>Automotive Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	<u>Parking Garage, Private</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
19	<u>Parking Garage, Public</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
20	<u>Parking Lot, Private</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
21	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
22	<b><u>Entertainment, Arts and Recreation Use Category</u></b>				
23					
24					
25					

1	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§§ 102, 202.4</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2					
3	<u>Arts Activities</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4	<u>Entertainment, General</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
5	<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
6					
7	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
8	<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
9					
10	<u>Industrial Use Category</u>				
11	<u>Industrial Uses</u>	<u>§ 102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	<u>Institutional Use Category</u>				
13	<u>Institutional Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
14	<u>Child Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
15	<u>Hospital</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	<u>Medical Cannabis Dispensary</u>	<u>§§ 102, 202.2(e)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	<u>Public Facilities</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
18	<u>Religious Institution</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
19	<u>Residential Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
20	<u>Sales and Service Use Category</u>				
21	<u>Retail Sales and Service Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
22	<u>Adult Business</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
23	<u>Animal Hospital</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	<u>Bar</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
25	<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

1	<u>Flexible Retail</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	<u>Gym</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
3	<u>Hotel</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4	<u> kennel</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	<u>Liquor Store</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
6	<u>Massage Establishment</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
7	<u>Massage, Foot/Chair</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	<u>Mortuary</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	<u>Motel</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	<u>Services, Financial</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
11	<u>Services, Fringe Financial</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	<u>Services, Health</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
13	<u>Services, Instructional</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
14	<u>Services, Limited Financial</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
15	<u>Services, Personal</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
16	<u>Services, Retail Professional</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
17	<u>Storage, Self</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	<u>Tobacco Paraphernalia Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
19	<u>Trade Shop</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
20	<u>Non-Retail Sales and Service*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	<u>Design Professional</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
22	<u>Trade Office</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
23	<u>Utility and Infrastructure Use Category</u>				
24					
25					

<u>Utility and Infrastructure*</u>	<u>§ 102</u>	<u>C(5)</u>	<u>C(5)</u>	<u>C(1)</u>
<u>Power Plant</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Public Utilities Yard</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

\* Not listed below

(1) C if a Macro WTS Facility; P if a Micro WTS Facility.

**SEC. 735. INNER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

The Inner Balboa Street Neighborhood Commercial District is located along Balboa Street between 2nd Avenue and 8th Avenue in the Richmond District of San Francisco. The District is a small-scale linear shopping street which provides convenience goods and services to the surrounding neighborhood as well as limited comparison shopping goods for a wider market.

The Inner Balboa Street Neighborhood Commercial District controls provide for mixed-use buildings which approximate or slightly exceed the standard development pattern. Rear yard requirements above the ground story and at residential levels preserve open space corridors of interior blocks.

Most new commercial development is permitted at the ground and second stories. Neighborhood-serving businesses are strongly encouraged. Eating and drinking and entertainment uses, however, are confined to the ground story. The second story may be used by some retail stores, personal services, and medical, business and professional offices. Parking and hotels are monitored at all stories. Limits on late-night activity, drive-up facilities, and other automobile uses protect the livability within and around the District, and promote continuous retail frontage.

Housing development in new buildings is encouraged above the ground story. Existing residential units are protected by limitations on demolition and upper-story conversions. Accessory

1 Dwelling Units are permitted within the District pursuant to Sections 207(c)(4) and 207(c)(6) of this  
 2 Code.

3 **Table 735. INNER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT**

4 **ZONING CONTROL TABLE**

		<u>Inner Balboa Street NCD</u>
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<b><u>BUILDING STANDARDS</u></b>		
<b><u>Massing and Setbacks</u></b>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250-252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 40-X. See Height and Bulk Map Sheet HT03 for more information. Height sculpting required on Alleys per § 261.1.</u>
<u>5 Foot Height Bonus for Active Ground Floor Uses Zoned 40-X or 50-X</u>	<u>§ 263.20</u>	<u>P</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet</u>
<u>Front Setback and Side Yard</u>	<u>§§ 130, 131, 132, 133</u>	<u>Not Required.</u>
<b><u>Street Frontage and Public Realm</u></b>		
<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and</u>

		<u>gates, railings, and grillwork. Exceptions permitted for historic buildings.</u>
<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on some streets, see § 145.4 for specific districts.</u>
<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Restricted on some streets, see § 155(r) for specific districts</u>
<u>Miscellaneous</u>		
<u>Lot Size (Per Development)</u>	<u>§§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>
<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
<u>Awning, Canopy or Marquee</u>	<u>§ 136.1</u>	<u>P</u>
<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<u>As permitted by § 607.1</u>
<u>General Advertising Signs</u>	<u>§§ 262, 602, 604, 608, 609, 610, 611</u>	<u>NP</u>
<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>RESIDENTIAL STANDARDS AND USES</u>		

<u>Development Standards</u>		
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§ 135, 136</u>	<u>100 square feet per unit if private, or 133 square feet per unit if common</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</u>
<u>Dwelling Unit Mix</u>	<u>§§ 207.6, 207.7</u>	<u>Not required</u>

<u>Use Characteristics</u>				
<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>		
<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>		
<u>Residential Uses</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Accessory Dwelling Unit Density</u>	<u>§§102, 207(c)(4), 207(c)(6)</u>	<u>P per Planning Code Sections 207(c)(4) and 207(c)(6).</u>		
<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
<u>Group Housing Density</u>	<u>§ 208</u>	<u>1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
<u>Homeless Shelter Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the Administrative Code</u>		
<u>Senior Housing Density</u>	<u>§§ 102, 202.2(f), 207</u>	<u>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.</u>		
<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>		
<b><u>NON-RESIDENTIAL STANDARDS AND USES</u></b>				
<b><u>Development Standards</u></b>				
<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>2.5 to 1</u>		
<u>Use Size</u>	<u>§§ 102, 121.2</u>	<u>P up to 3,999 square feet; C 4,000 square feet and above</u>		
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking. Maximum permitted per § 151. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.</u>		
<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if Gross Floor Area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.</u>		
<b><u>Commercial Use Characteristics</u></b>				
<u>Drive-up Facility</u>	<u>§ 102</u>	<u>NP</u>		
<u>Formula Retail</u>	<u>§§ 102, 303.1</u>	<u>C</u>		
<u>Hours of Operation</u>	<u>§ 102</u>	<u>P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.</u>		
<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>		
<u>Open Air Sales</u>	<u>§§ 102, 703(b)</u>	<u>See § 703(b)</u>		
<u>Outdoor Activity Area</u>	<u>§§ 102, 145.2</u>	<u>P if located in front; C if located elsewhere</u>		
<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>		
<b><u>NON-RESIDENTIAL USES</u></b>		<b><u>Controls by Story</u></b>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<b><u>Agricultural Use Category</u></b>				
<u>Agriculture, Industrial</u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Agriculture, Large Scale Urban</u>	<u>§§ 102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Agriculture, Neighborhood</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>



<b><u>Automotive Use Category</u></b>				
<b><u>Automotive Uses*</u></b>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<b><u>Automotive Repair</u></b>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<b><u>Automotive Service Station</u></b>	<u>§§ 102, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<b><u>Gas Station</u></b>	<u>§§ 102, 187.1, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<b><u>Parking Garage, Private</u></b>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<b><u>Parking Garage, Public</u></b>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<b><u>Parking Lot, Private</u></b>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
<b><u>Parking Lot, Public</u></b>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
<b><u>Entertainment, Arts and Recreation Use Category</u></b>				
<b><u>Entertainment, Arts and Recreation Uses*</u></b>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<b><u>Arts Activities</u></b>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
<b><u>Entertainment, General</u></b>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<b><u>Entertainment, Nighttime</u></b>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<b><u>Movie Theater</u></b>	<u>§§ 102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<b><u>Open Recreation Area</u></b>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<b><u>Passive Outdoor Recreation</u></b>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<b><u>Industrial Use Category</u></b>				
<b><u>Industrial Uses</u></b>	<u>§ 102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<b><u>Institutional Use Category</u></b>				
<b><u>Institutional Uses*</u></b>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
<b><u>Child Care Facility</u></b>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>

1	<u>Hospital</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	<u>Medical Cannabis Dispensary**</u>	<u>§§ 102, 202.2(e)</u>	<u>DR</u>	<u>DR</u>	<u>NP</u>
3	<u>Public Facilities</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
4	<u>Residential Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
5	<u>Sales and Service Use Category</u>				
6	<u>Retail Sales and Service Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
7	<u>Adult Business</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	<u>Animal Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
9	<u>Bar</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
10	<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
11	<u>Flexible Retail</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
12	<u>Hotel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
13	<u>Kennel</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
14	<u>Liquor Store</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
15	<u>Massage Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
16	<u>Massage, Foot/Chair</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
17	<u>Mortuary</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	<u>Motel</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	<u>Restaurant</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
20	<u>Restaurant, Limited</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
21	<u>Services, Financial</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
22	<u>Services, Fringe Financial</u>	<u>§ 102</u>	<u>P(1)</u>	<u>NP</u>	<u>NP</u>
23	<u>Services, Limited Financial</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
24	<u>Storage, Self</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

1	<u>Tobacco Paraphernalia Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
2					
3	<u>Trade Shop</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
4	<u>Non-Retail Sales and Service*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	<u>Design Professional</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
6	<u>Trade Office</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
7	<u>Utility and Infrastructure Use Category</u>				
8	<u>Utility and Infrastructure*</u>	<u>§ 102</u>	<u>C(2)</u>	<u>C(2)</u>	<u>C(2)</u>
9	<u>Power Plant</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	<u>Public Utilities Yard</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

11 \* Not listed below

12  
13 (1) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT. Fringe Financial Services  
14 are NP within any FFSRUD and its one-quarter mile buffer pursuant to Section 249.35. Outside any  
15 FFSRUD and its one-quarter mile buffer, Fringe Financial Services are P subject to the restrictions set  
16 forth in Section 249.35(c)(3).

17 (2) C if a Macro WTS Facility; P if a Micro WTS Facility.

18 **SEC 736. OUTER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

19 The Outer Balboa Street Neighborhood Commercial District is located along Balboa Street  
20 between 32nd Avenue and 39th Avenue in the Richmond District of San Francisco. The District is a  
21 small-scale linear shopping street which provides convenience goods and services to the surrounding  
22 neighborhood as well as limited comparison shopping goods for a wider market.

23 The Outer Balboa Street Neighborhood Commercial District controls provide for mixed-use  
24 buildings which approximate or slightly exceed the standard development pattern. Rear yard  
25 requirements above the ground story and at residential levels preserve open space corridors of interior  
blocks.

1 Most new commercial development is permitted at the ground and second stories.  
 2 Neighborhood-serving businesses are strongly encouraged. Eating and drinking and entertainment  
 3 uses, however, are confined to the ground story. The second story may be used by some retail stores,  
 4 personal services, and medical, business and professional offices. Parking and hotels are monitored at  
 5 all stories. Limits on late-night activity, drive-up facilities, and other automobile uses protect the  
 6 livability within and around the District, and promote continuous retail frontage.

7 Housing development in new buildings is encouraged above the ground story. Existing  
 8 residential units are protected by limitations on demolition and upper-story conversions. Accessory  
 9 Dwelling Units are permitted within the District pursuant to subsections 207(c)(4) and (c)(6) of this  
 10 Code.

11 **Table 736. OUTER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT**

12 **ZONING CONTROL TABLE**

		<u>Outer Balboa Street NCD</u>
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<b><u>BUILDING STANDARDS</u></b>		
<b><u>Massing and Setbacks</u></b>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 40-X. See Height and Bulk Map Sheet HT04 for more information. Height sculpting required on Alleys per § 261.1.</u>
<u>5 Foot Height Bonus for Active Ground Floor Uses zoned 40-X or 50-X</u>	<u>§ 263.20</u>	<u>P</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet</u>

1	<u>Front Setback and Side Yard</u>	<u>§§ 130, 131, 132, 133</u>	<u>Not Required.</u>
2	<b><u>Street Frontage and Public Realm</u></b>		
3	<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
4			
5	<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.</u>
6			
7			
8			
9	<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on some streets, see § 145.4 for specific districts.</u>
10	<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Restricted on some streets, see § 155(r) for specific districts</u>
11			
12	<b><u>Miscellaneous</u></b>		
13	<u>Lot Size (Per Development)</u>	<u>§§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>
14	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
15			
16	<u>Awning, Canopy or Marquee</u>	<u>§ 136.1</u>	<u>P</u>
17			
18	<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<u>As permitted by § 607.1</u>
19	<u>General Advertising Signs</u>	<u>§§ 262, 602, 604, 608, 609, 610, 611</u>	<u>NP</u>
20			
21	<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>
22			
23	<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
24	<b><u>RESIDENTIAL STANDARDS AND USES</u></b>		
25			

<b><u>Development Standards</u></b>			
<u>Usable Open Space</u> <i>[Per Dwelling Unit]</i>	<u>§§ 135, 136</u>	<u>100 square feet per unit if private, or 133 square feet per unit if common</u>	
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</u>	
<u>Dwelling Unit Mix</u>	<u>§§ 207.6, 207.7</u>	<u>Not required</u>	
<b><u>Use Characteristics</u></b>			
<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>	
<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>	
<u>Residential Uses</u>		<u>Controls by Story</u>	
		<u>1st</u>	<u>2nd</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>
<u>Accessory Dwelling Unit Density</u>	<u>§§102, 207(c)(4), 207(c)(6)</u>	<u>P per Planning Code Sections 207(c)(4) and 207(c)(6).</u>	
<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>	
<u>Group Housing Density</u>	<u>§ 208</u>	<u>1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>	
<u>Homeless Shelter Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the Administrative Code</u>	
<u>Senior Housing Density</u>	<u>§§ 102, 202.2(f), 207</u>	<u>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.</u>	

<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<b><u>NON-RESIDENTIAL STANDARDS AND USES</u></b>		

<u>Development Standards</u>		
<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>2.5 to 1</u>
<u>Use Size</u>	<u>§§ 102, 121.2</u>	<u>P up to 3,999 square feet; C 4,000 square feet and above</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking. Maximum permitted per § 151. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.</u>
<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if Gross Floor Area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.</u>
<u>Commercial Use Characteristics</u>		
<u>Drive-up Facility</u>	<u>§ 102</u>	<u>NP</u>
<u>Formula Retail</u>	<u>§§ 102, 303.1</u>	<u>C</u>
<u>Hours of Operation</u>	<u>§ 102</u>	<u>P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.</u>
<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>
<u>Open Air Sales</u>	<u>§§ 102, 703(b)</u>	<u>See § 703(b)</u>
<u>Outdoor Activity Area</u>	<u>§§ 102, 145.2</u>	<u>P if located in front; C if located elsewhere</u>
<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>

<u>NON-RESIDENTIAL USES</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Agricultural Use Category</u>				
<u>Agriculture, Industrial</u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Agriculture, Large Scale Urban</u>	<u>§§ 102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Agriculture, Neighborhood</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Automotive Use Category</u>				
<u>Automotive Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Automotive Repair</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Automotive Service Station</u>	<u>§§ 102, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Gas Station</u>	<u>§§ 102, 187.1, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Parking Garage, Private</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Parking Garage, Public</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Parking Lot, Private</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Entertainment, Arts and Recreation Use Category</u>				
<u>Entertainment, Arts and Recreation Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Arts Activities</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
<u>Entertainment, General</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Movie Theater</u>	<u>§§ 102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>



1	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
2	<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
3	<b><u>Industrial Use Category</u></b>				
4	<u>Industrial Uses</u>	<u>§ 102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	<b><u>Institutional Use Category</u></b>				
6	<u>Institutional Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
7	<u>Child Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
8	<u>Hospital</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	<u>Medical Cannabis Dispensary**</u>	<u>§§ 102, 202.2(e)</u>	<u>DR</u>	<u>DR</u>	<u>NP</u>
10	<u>Public Facilities</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
11	<u>Residential Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
12	<b><u>Sales and Service Use Category</u></b>				
13	<u>Retail Sales and Service Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
14	<u>Adult Business</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	<u>Animal Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
16	<u>Bar</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
17	<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
18	<u>Flexible Retail</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
19	<u>Hotel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
20	<u>Kennel</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
21	<u>Liquor Store</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
22	<u>Massage Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
23	<u>Massage, Foot/Chair</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
24	<u>Mortuary</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
25					

1	<u>Motel</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	<u>Restaurant</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
3	<u>Restaurant, Limited</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
4	<u>Services, Financial</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
5	<u>Services, Fringe Financial</u>	<u>§ 102</u>	<u>P(1)</u>	<u>NP</u>	<u>NP</u>
6	<u>Services, Limited Financial</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
7	<u>Storage, Self</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	<u>Tobacco Paraphernalia Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
9					
10	<u>Trade Shop</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
11	<u>Non-Retail Sales and Service*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12					
13	<u>Design Professional</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
14	<u>Trade Office</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
15	<u>Utility and Infrastructure Use Category</u>				
16	<u>Utility and Infrastructure*</u>	<u>§ 102</u>	<u>C(2)</u>	<u>C(2)</u>	<u>C(2)</u>
17	<u>Power Plant</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	<u>Public Utilities Yard</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

19 \* Not listed below

20 (1) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT. Fringe Financial Services  
 21 are NP within any FFSRUD and its one-quarter mile buffer pursuant to Section 249.35. Outside any  
 22 FFSRUD and its one-quarter mile buffer, Fringe Financial Services are P subject to the restrictions set  
 23 forth in Section 249.35(c)(3).

24 (2) C if a Macro WTS Facility; P if a Micro WTS Facility.

25 SEC. 737. BAYVIEW NEIGHBORHOOD COMMERCIAL DISTRICT.



1 2 3	<u>Height and Bulk Limits</u>	<u>§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 40-X. See Height and Bulk Map Sheet HT10 for more information. Height sculpting required on Alleys per § 261.1.</u>
4 5	<u>5 Foot Height Bonus for Active Ground Floor Uses</u>	<u>§ 263.20</u>	<u>P in some districts</u>
6 7	<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the lowest Story containing a Dwelling Unit, and at each succeeding level or Story of the Building: 25% of lot depth, but in no case less than 15 feet. (6)</u>
8 9	<u>Front Setback and Side Yard</u>	<u>§§ 131, 132, 133</u>	<u>Not Required.</u>
<b><u>Street Frontage and Public Realm</u></b>			
10 11 12	<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
13 14 15	<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.</u>
16 17	<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on some streets, see § 145.4 for specific districts.</u>
18 19	<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Restricted on some streets, see § 155(r) for specific districts</u>
<b><u>Miscellaneous</u></b>			
20 21	<u>Lot Size (Per Development)</u>	<u>§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>
22	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
23	<u>Awning</u>	<u>§§ 102, 136</u>	<u>P</u>
24 25	<u>Canopy or Marquee</u>	<u>§§ 102, 136</u>	<u>P</u>

<u>Signs</u>	<u>§§ 262, 602-604, 607, 608, 609</u>	<u>As permitted by § 607.1</u>
<u>General Advertising Signs</u>	<u>§§ 262, 602, 604, 608, 609, 610, 611</u>	<u>NP</u>
<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
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**RESIDENTIAL STANDARDS AND USES**

**Development Standards**

<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§ 135, 136</u>	<u>80 square feet per unit if private, or 100 square feet per unit if common</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per § 166.</u>
<u>Dwelling Unit Mix</u>	<u>§§ 207.6, 207.7</u>	<u>Not required</u>

**Use Characteristics**

<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>
<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>

<u>Residential Uses</u>	<u>Controls by Story</u>		
	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>

<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Accessory Dwelling Unit Density</u>	<u>§§ 102, 207(c)(4), 207(c)(6)</u>	<u>P per Planning Code Sections 207(c)(4) and 207(c)(6).</u>		
<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 600 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		

1	<u>Group Housing Density</u>	<u>§ 208</u>	<u>1 bedroom per 210 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
2					
3	<u>Homeless Shelter Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the Administrative Code</u>		
4					
5	<u>Senior Housing Density</u>	<u>§§ 102, 202.2(f), 207</u>	<u>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.</u>		
6					
7					
8					
9			<u>Controls by Story</u>		
10	<u>Loss of Dwelling Units</u>		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
11	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C(1)</u>
12					
13	<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
14					

15	<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>		
16					
17	<u>NON-RESIDENTIAL STANDARDS</u>				

18	<u>Development Standards</u>				
19	<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>3.6 to 1</u>		
20	<u>Use Size</u>	<u>§§ 102, 121.2</u>	<u>P up to 5,999 square feet; C 6,000 square feet and above</u>		
21					
22	<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.</u>		
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1	<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<i>None required if Gross Floor Area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.</i>		
2	<b>Commercial Use Characteristics</b>				
3	<u>Drive-up Facility</u>	<u>§ 102</u>	<u>NP</u>		
4	<u>Formula Retail</u>	<u>§§ 102, 303.1</u>	<u>C</u>		
5	<u>Hours of Operation</u>	<u>§ 102</u>	<u>No limit</u>		
6	<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>		
7	<u>Open Air Sales</u>	<u>§§ 102, 703(b)</u>	<u>See § 703(b)</u>		
8	<u>Outdoor Activity Area</u>	<u>§§ 102, 145.2(a)</u>	<u>P if located in front; C if located elsewhere</u>		
9	<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>		
10			<b>Controls by Story</b>		
11	<b>NON-RESIDENTIAL USES</b>		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
12	<b>Agricultural Use Category</b>				
13	<u>Agriculture, Industrial</u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	<u>Agriculture, Large Scale Urban</u>	<u>§§ 102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	<u>Agriculture, Neighborhood</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
16	<b>Automotive Use Category</b>				
17	<u>Automotive Uses*</u>	<u>§§ 102, 187.1, 202.2(b), 202.5</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
18	<u>Automotive Repair</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
19	<u>Parking Garage, Private</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
20	<u>Parking Garage, Public</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
21	<u>Parking Lot, Private</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
22	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
23					
24					
25					

1	<u>Service, Motor Vehicle Tow</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	<u>Service, Parcel Delivery</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
3	<u>Vehicle Storage Garage</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4	<u>Vehicle Storage Lot</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	<b><u>Entertainment, Arts and Recreation Use Category</u></b>				
6	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
7	<u>Arts Activities</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
8	<u>Entertainment, General</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
9	<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
10	<u>Movie Theater</u>	<u>§§ 102, 202.4</u>	<u>P</u>	<u>P</u>	<u>NP</u>
11	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
13	<b><u>Industrial Use Category</u></b>				
14	<u>Industrial Uses</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	<b><u>Institutional Use Category</u></b>				
16	<u>Institutional Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
17	<u>Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
18	<u>Job Training</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
19	<u>Medical Cannabis Dispensary**</u>	<u>§§ 102, 202.2(e)</u>	<u>DR</u>	<u>DR</u>	<u>NP</u>
20	<u>Public Facilities</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
21	<b><u>Sales and Service Use Category</u></b>				
22					
23					
24					
25					



1	<u>Retail Sales and Service Uses*</u>	<u>§§ 102, 202.3</u>	<u>P</u>	<u>P</u>	<u>P</u>
2	<u>Adult Business</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
3	<u>Animal Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
4	<u>Bar</u>	<u>§§ 102, 202.2(a)</u>	<u>P(2)</u>	<u>P(2)</u>	<u>NP</u>
5	<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
6	<u>Flexible Retail</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
7	<u>Hotel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
8	<u>Kennel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
9	<u>Liquor Store</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	<u>Massage Establishment</u>	<u>§ 102, 303(o)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
11	<u>Massage, Foot/Chair</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
12	<u>Mortuary</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
13	<u>Motel</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	<u>Restaurant</u>	<u>§§ 102, 202.2(a)</u>	<u>P(2)</u>	<u>P(2)</u>	<u>NP</u>
15	<u>Restaurant, Limited</u>	<u>§§ 102, 202.2(a)</u>	<u>P(2)</u>	<u>P(2)</u>	<u>NP</u>
16	<u>Retail Sales and Service, General</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P(2)</u>
17	<u>Services, Financial</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
18	<u>Services, Fringe Financial</u>	<u>§ 102</u>	<u>P(3)</u>	<u>NP(3)</u>	<u>NP(3)</u>
19	<u>Services, Limited Financial</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
20	<u>Storage, Self</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
21	<u>Tobacco Paraphernalia Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
22	<u>Trade Shop</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
23	<u>Non-Retail Sales and Service*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
24					
25					

1	<u>Design Professional</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
2	<u>Service, Non-Retail Professional</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
3	<u>Storage, Commercial</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
4	<u>Trade Office</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
5	<b><u>Utility and Infrastructure Use Category</u></b>				
6	<u>Utility and Infrastructure*</u>	<u>§ 102</u>	<u>C(4)</u>	<u>C(4)</u>	<u>C(4)</u>
7	<u>Power Plant</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	<u>Public Utilities Yard</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

9  
10 \* Not listed below

11 (1) THIRD FLOOR RESIDENTIAL CONVERSION:

12 Boundaries: Applicable to the Bayview NCD

13 Controls: A Residential Use may be converted to an Institutional Use, other than a Medical Cannabis Dispensary, as a Conditional Use on the third story and above if in addition to the criteria set forth in Section 303, the Commission finds that:

14 (a) The structure in which the Residential Use is to be converted has been found eligible for listing on the National Register of Historic Places;

15 (b) The proposed use is to be operated by a nonprofit public benefit corporation; and

16 (c) No legally residing residential tenants will be displaced.

17 (2) THIRD STREET SPECIAL USE DISTRICT

18 Boundaries: Applicable only to the portion of the Third Street SUD as shown on Sectional Map 10 SU zoned NC-3.

19 Controls: Off-sale retail liquor sales are NP; drive-up facilities for Restaurants and Limited-Restaurants are C.

20 (3) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT. Fringe Financial Services are NP within any FFSRUD and its one-quarter mile buffer pursuant to Section 249.35. Outside any FFSRUD and its one-quarter mile buffer, Fringe Financial Services are P subject to the restrictions set forth in Section 249.35(c)(3).

23 (4) C if a Macro WTS Facility; P if a Micro WTS Facility.

24 ///

25 ///

1 **SEC. 738. CORTLAND AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.**

2 *The Cortland Avenue Neighborhood Commercial District is located along Cortland Avenue*  
3 *between Bonview and Folsom Streets. The District is a small-scale linear shopping street which*  
4 *provides convenience goods and services to the surrounding neighborhood as well as limited*  
5 *comparison shopping goods for a wider market.*

6 *The Cortland Avenue Neighborhood Commercial District controls provide for mixed-use*  
7 *buildings which approximate or slightly exceed the standard development pattern. Rear yard*  
8 *requirements above the ground story and at residential levels preserve open space corridors of interior*  
9 *blocks.*

10 *Most new commercial development is permitted at the ground and second stories.*  
11 *Neighborhood-serving businesses are strongly encouraged. Eating and drinking and entertainment*  
12 *uses, however, are confined to the ground story. The second story may be used by some retail stores,*  
13 *personal services, and medical, business and professional offices. Parking and hotels are monitored at*  
14 *all stories. Limits on late-night activity, drive-up facilities, and other automobile uses protect the*  
15 *livability within and around the District, and promote continuous retail frontage.*

16 *Housing development in new buildings is encouraged above the ground story. Existing*  
17 *residential units are protected by limitations on demolition and upper-story conversions. Accessory*  
18 *Dwelling Units are permitted within the District pursuant to Sections 207(c)(4) and 207(c)(6) of this*  
19 *Code.*

20 **Table 738. CORTLAND AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT**  
21 **ZONING CONTROL TABLE**

<u>Cortland Avenue NCD</u>		
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<b><u>BUILDING STANDARDS</u></b>		

<b><u>Massing and Setbacks</u></b>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250-252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 40-X. See Height and Bulk Map Sheet HT11 for more information. Height sculpting required on Alleys per § 261.1.</u>
<u>5 Foot Height Bonus for Active Ground Floor Uses</u>	<u>§ 263.20</u>	<u>P in some districts</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet</u>
<u>Front Setback and Side Yard</u>	<u>§§ 130, 131, 132, 133</u>	<u>Not Required.</u>
<b><u>Street Frontage and Public Realm</u></b>		
<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.</u>
<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on some streets, see § 145.4 for specific districts.</u>
<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Restricted on some streets, see § 155(r) for specific districts</u>
<b><u>Miscellaneous</u></b>		
<u>Lot Size (Per Development)</u>	<u>§§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>
<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
<u>Awning, Canopy or Marquee</u>	<u>§ 136.1</u>	<u>P</u>

<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<u>As permitted by § 607.1</u>
<u>General Advertising Signs</u>	<u>§§ 262, 602, 604, 608, 609, 610, 611</u>	<u>NP</u>
<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<b><u>RESIDENTIAL STANDARDS AND USES</u></b>		

<b><u>Development Standards</u></b>		
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§ 135, 136</u>	<u>100 square feet per unit if private, or 133 square feet per unit if common</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</u>
<u>Dwelling Unit Mix</u>	<u>§§ 207.6, 207.7</u>	<u>Not required</u>
<b><u>Use Characteristics</u></b>		
<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>
<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>
<b><u>Residential Uses</u></b>		<b><u>Controls by Story</u></b>
		<u>1st</u> <u>2nd</u> <u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u> <u>P</u> <u>P</u>
<u>Accessory Dwelling Unit Density</u>	<u>§§102, 207(c)(4), 207(c)(6)</u>	<u>P per Planning Code Sections 207(c)(4) and 207(c)(6).</u>
<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>

1	<u>Group Housing Density</u>	§ 208	<u>1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
2					
3	<u>Homeless Shelter Density</u>	§§ 102, 208	<u>Density limits regulated by the Administrative Code</u>		
4					
5	<u>Senior Housing Density</u>	§§ 102, 202.2(f), 207	<u>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.</u>		
6					
7					
8					
9	<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
10					
11			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
12	<u>Residential Conversion</u>	§ 317	<u>C</u>	<u>C</u>	<u>NP</u>
13	<u>Residential Demolition and Merger</u>	§ 317	<u>C</u>	<u>C</u>	<u>C</u>
14					
15					

16	<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>		
17	<u>NON-RESIDENTIAL STANDARDS AND USES</u>				
18					

19	<u>Development Standards</u>				
20	<u>Floor Area Ratio</u>	§§ 102, 123, 124	<u>2.5 to 1</u>		
21	<u>Use Size</u>	§§ 102, 121.2	<u>P up to 3,999 square feet; C 4,000 square feet and above</u>		
22	<u>Off-Street Parking Requirements</u>	§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5	<u>No car parking. Maximum permitted per § 151. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.</u>		
23					
24					
25					

1	<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if Gross Floor Area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.</u>		
2	<b>Commercial Use Characteristics</b>				
3	<u>Drive-up Facility</u>	<u>§ 102</u>	<u>NP</u>		
4	<u>Formula Retail</u>	<u>§§ 102, 303.1</u>	<u>C</u>		
5	<u>Hours of Operation</u>	<u>§ 102</u>	<u>P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.</u>		
6	<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>		
7	<u>Open Air Sales</u>	<u>§§ 102, 703(b)</u>	<u>See § 703(b)</u>		
8	<u>Outdoor Activity Area</u>	<u>§§ 102, 145.2</u>	<u>P if located in front; C if located elsewhere</u>		
9	<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>		
10			<u>Controls by Story</u>		
11	<b><u>NON-RESIDENTIAL USES</u></b>		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
12	<b><u>Agricultural Use Category</u></b>				
13	<u>Agriculture, Industrial</u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	<u>Agriculture, Large Scale Urban</u>	<u>§§ 102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	<u>Agriculture, Neighborhood</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
16	<b><u>Automotive Use Category</u></b>				
17	<u>Automotive Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	<u>Automotive Repair</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
19	<u>Automotive Service Station</u>	<u>§§ 102, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
20	<u>Gas Station</u>	<u>§§ 102, 187.1, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
21	<u>Parking Garage, Private</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
22	<u>Parking Garage, Public</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
23					
24					
25					

1	<u>Parking Lot, Private</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
2	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
3	<b><u>Entertainment, Arts and Recreation Use Category</u></b>				
4	<b><u>Entertainment, Arts and Recreation Uses*</u></b>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	<u>Arts Activities</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	<u>Entertainment, General</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
7	<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
8	<u>Movie Theater</u>	<u>§§ 102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
9	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
10	<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
11	<b><u>Industrial Use Category</u></b>				
12	<u>Industrial Uses</u>	<u>§ 102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	<b><u>Institutional Use Category</u></b>				
14	<u>Institutional Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
15	<u>Child Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
16	<u>Hospital</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	<u>Medical Cannabis Dispensary**</u>	<u>§§ 102, 202.2(e)</u>	<u>DR</u>	<u>DR</u>	<u>NP</u>
18	<u>Public Facilities</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
19	<u>Residential Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
20	<b><u>Sales and Service Use Category</u></b>				
21	<u>Retail Sales and Service Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
22	<u>Adult Business</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>



1	<u>Animal Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
2	<u>Bar</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
3	<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
4	<u>Flexible Retail</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	<u>Hotel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
6	<u>Kennel</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
7	<u>Liquor Store</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
8	<u>Massage Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
9	<u>Massage, Foot/Chair</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
10	<u>Mortuary</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
11	<u>Motel</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	<u>Restaurant</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
13	<u>Restaurant, Limited</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
14	<u>Services, Financial</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
15	<u>Services, Fringe Financial</u>	<u>§ 102</u>	<u>P(1)</u>	<u>NP</u>	<u>NP</u>
16	<u>Services, Limited Financial</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
17	<u>Storage, Self</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	<u>Tobacco Paraphernalia Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
19					
20	<u>Trade Shop</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
21	<u>Non-Retail Sales and Service*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
22					
23	<u>Design Professional</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
24	<u>Trade Office</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
25	<u>Utility and Infrastructure Use Category</u>				

1	<u>Utility and Infrastructure*</u>	<u>§ 102</u>	<u>C(2)</u>	<u>C(2)</u>	<u>C(2)</u>
2	<u>Power Plant</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
3	<u>Public Utilities Yard</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

4  
5 \* Not listed below

6 (1) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT. Fringe Financial Services are NP within any FFSRUD and its one-quarter mile buffer pursuant to Section 249.35. Outside any FFSRUD and its one-quarter mile buffer, Fringe Financial Services are P subject to the restrictions set forth in Section 249.35(c)(3).

8 (2) C if a Macro WTS Facility; P if a Micro WTS Facility.

9  
10 **SEC. 739. GEARY BOULEVARD NEIGHBORHOOD COMMERCIAL DISTRICT.**

11 The Geary Boulevard Neighborhood Commercial District is located along Geary Boulevard  
12 between Masonic and 28th Avenues. It is a linear district located along a heavily trafficked  
13 thoroughfare which also serves as a major transit route. In addition to providing convenience goods  
14 and services to the surrounding neighborhood, the District offers a wide variety of comparison and  
15 specialty goods and services to a population greater than the immediate neighborhood.

16 The building standards permit moderately large commercial uses and buildings. Rear yards are  
17 protected at residential levels.

18 A diversified commercial environment is encouraged for the District, and a wide variety of uses  
19 are permitted with special emphasis on neighborhood-serving businesses. Eating and drinking,  
20 entertainment, financial service, and certain auto uses generally are permitted with certain limitations  
21 at the first and second stories. Other retail businesses, personal services, and offices are permitted at  
22 all stories of new buildings. Limited storage and administrative service activities are permitted with  
23 some restrictions.

24 Housing development in new buildings is encouraged above the second story. Existing  
25 residential units are protected by limitations on demolitions and upper-story conversions. Accessory

1 Dwelling Units are permitted within the District pursuant to Sections 207(c)(4) and 207(c)(6) of this  
 2 Code.

3 **Table 739. GEARY BOULEVARD NEIGHBORHOOD COMMERCIAL DISTRICT**  
 4 **ZONING CONTROL TABLE**

<u>Geary Boulevard NCD</u>		
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<b><u>BUILDING STANDARDS</u></b>		
<b><u>Massing and Setbacks</u></b>		
<u>Height and Bulk Limits</u>	<u>§§ 102, 105, 106, 250-252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 40-X. See Height and Bulk Map Sheets HT03-04 for more information. Height sculpting required on Alleys per § 261.1.</u>
<u>5 Foot Height Bonus for Active Ground Floor Uses</u>	<u>§ 263.20</u>	<u>P(1) in some districts</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the lowest Story containing a Dwelling Unit, and at each succeeding level or Story of the Building: 25% of lot depth, but in no case less than 15 feet. (6)</u>
<u>Front Setback and Side Yard</u>	<u>§§ 131, 132, 133</u>	<u>Not Required.</u>
<b><u>Street Frontage and Public Realm</u></b>		
<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.</u>

1	<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on some streets, see § 145.4 for specific districts.</u>
2	<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Restricted on some streets, see § 155(r) for specific districts</u>
3	<u>Miscellaneous</u>		
4	<u>Lot Size (Per Development)</u>	<u>§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>
5	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
6	<u>Awning</u>	<u>§§ 102, 136</u>	<u>P</u>
7	<u>Canopy or Marquee</u>	<u>§§ 102, 136</u>	<u>P</u>
8	<u>Signs</u>	<u>§§ 262, 602-604, 607, 608, 609</u>	<u>As permitted by § 607.1</u>
9	<u>General Advertising Signs</u>	<u>§§ 262, 602, 604, 608, 609, 610, 611</u>	<u>NP</u>
10	<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>RESIDENTIAL STANDARDS AND USES</u>		
<u>Development Standards</u>		
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§ 135, 136</u>	<u>80 square feet per unit if private, or 100 square feet per unit if common</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per § 166.</u>
<u>Dwelling Unit Mix</u>	<u>§§ 207.6, 207.7</u>	<u>Not required</u>
<u>Use Characteristics</u>		
<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>
<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>

<u>Residential Uses</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Accessory Dwelling Unit Density</u>	<u>§§ 102, 207(c)(4), 207(c)(6)</u>	<u>P per Planning Code Sections 207(c)(4) and 207(c)(6).</u>		
<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 600 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
<u>Group Housing Density</u>	<u>§ 208</u>	<u>1 bedroom per 210 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
<u>Homeless Shelter Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the Administrative Code</u>		
<u>Senior Housing Density</u>	<u>§§ 102, 202.2(f), 207</u>	<u>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.</u>		
<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C(2)</u>
<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<b><u>NON-RESIDENTIAL STANDARDS</u></b>		
<b><u>Development Standards</u></b>		
<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>3.6 to 1</u>

1	<u>Use Size</u>	<u>§§ 102, 121.2</u>	<u>P up to 5,999 square feet; C 6,000 square feet and above</u>		
2	<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.</u>		
3	<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if Gross Floor Area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.</u>		
4	<b><u>Commercial Use Characteristics</u></b>				
5	<u>Drive-up Facility</u>	<u>§ 102</u>	<u>NP</u>		
6	<u>Formula Retail</u>	<u>§§ 102, 303.1</u>	<u>C</u>		
7	<u>Hours of Operation</u>	<u>§ 102</u>	<u>No limit</u>		
8	<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>		
9	<u>Open Air Sales</u>	<u>§§ 102, 703(b)</u>	<u>See § 703(b)</u>		
10	<u>Outdoor Activity Area</u>	<u>§§ 102, 145.2(a)</u>	<u>P if located in front; C if located elsewhere</u>		
11	<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>		
12	<b><u>NON-RESIDENTIAL USES</u></b>		<b><u>Controls by Story</u></b>		
13			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
14	<b><u>Agricultural Use Category</u></b>				
15	<u>Agriculture, Industrial</u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	<u>Agriculture, Large Scale Urban</u>	<u>§§ 102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
17	<u>Agriculture, Neighborhood</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
18	<b><u>Automotive Use Category</u></b>				
19	<u>Automotive Uses*</u>	<u>§§ 102, 187.1, 202.2(b), 202.5</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
20	<u>Automotive Repair</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>

1	<u>Parking Garage, Private</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
2	<u>Parking Garage, Public</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
3	<u>Parking Lot, Private</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
4	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
5	<u>Service, Motor Vehicle Tow</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	<u>Service, Parcel Delivery</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
7	<u>Vehicle Storage Garage</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	<u>Vehicle Storage Lot</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	<b><u>Entertainment, Arts and Recreation Use Category</u></b>				
10	<b><u>Entertainment, Arts and Recreation Uses*</u></b>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
11	<u>Arts Activities</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	<u>Entertainment, General</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
13	<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
14	<u>Movie Theater</u>	<u>§§ 102, 202.4</u>	<u>P</u>	<u>P</u>	<u>NP</u>
15	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
16	<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
17	<b><u>Industrial Use Category</u></b>				
18	<b><u>Industrial Uses</u></b>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	<b><u>Institutional Use Category</u></b>				
20	<b><u>Institutional Uses*</u></b>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
21	<u>Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>

1	<u>Job Training</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
2	<u>Medical Cannabis Dispensary**</u>	<u>§§ 102, 202.2(e)</u>	<u>DR</u>	<u>DR</u>	<u>NP</u>
3	<u>Public Facilities</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
4	<b><u>Sales and Service Use Category</u></b>				
5	<u>Retail Sales and Service Uses*</u>	<u>§§ 102, 202.3</u>	<u>P</u>	<u>P</u>	<u>P</u>
6	<u>Adult Business</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
7	<u>Animal Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
8	<u>Bar</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
9	<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
10	<u>Flexible Retail</u>	<u>§ 102</u>	<u>NP(6)</u>	<u>NP</u>	<u>NP</u>
11	<u>Hotel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	<u>Kennel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
13	<u>Liquor Store</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	<u>Massage Establishment</u>	<u>§ 102, 303(o)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
15	<u>Massage, Foot/Chair</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
16	<u>Mortuary</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
17	<u>Motel</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	<u>Restaurant</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
19	<u>Restaurant, Limited</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
20	<u>Retail Sales and Service, General</u>	<u>§ 102</u>	<u>P(3)</u>	<u>P(3)</u>	<u>P</u>
21	<u>Services, Financial</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
22	<u>Services, Fringe Financial</u>	<u>§ 102</u>	<u>P(4)</u>	<u>NP</u>	<u>NP</u>
23	<u>Services, Limited Financial</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
24	<u>Storage, Self</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
25					



1	<u>Tobacco Paraphernalia Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
2					
3	<u>Trade Shop</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
4	<u>Non-Retail Sales and Service*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	<u>Design Professional</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
6	<u>Service, Non-Retail Professional</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
7					
8	<u>Storage, Commercial</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
9	<u>Trade Office</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
10	<u>Utility and Infrastructure Use Category</u>				
11	<u>Utility and Infrastructure*</u>	<u>§ 102</u>	<u>C(5)</u>	<u>C(5)</u>	<u>C(5)</u>
12	<u>Power Plant</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	<u>Public Utilities Yard</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

14 \* Not listed below

15 (1) Additional 5 feet for NC-3 parcels zoned 40' or 50' with an Active Use on the ground floor  
 16 within the following areas: Geary from Masonic Avenue to 28th Avenue, except for parcels on the north  
 17 side of Geary Boulevard between Palm Avenue and Parker Avenue, see § 263.20.

18 (2) THIRD FLOOR RESIDENTIAL CONVERSION:

19 Boundaries: Applicable to the Geary Boulevard NCD

20 Controls: A Residential Use may be converted to an Institutional Use, other than a Medical Cannabis  
 21 Dispensary, as a Conditional Use on the third story and above if in addition to the criteria set forth in  
 22 Section 303, the Commission finds that:

23 (a) The structure in which the Residential Use is to be converted has been found eligible  
 24 for listing on the National Register of Historic Places;

25 (b) The proposed use is to be operated by a nonprofit public benefit corporation; and

(c) No legally residing residential tenants will be displaced.

(3) GEARY BOULEVARD FORMULA RETAIL PET SUPPLY STORE AND FORMULA  
RETAIL EATING AND DRINKING SUBDISTRICT: Applicable only for the portion of the Geary  
Boulevard NCD between 14th and 28th Avenues as mapped on Sectional Maps 3 SU and 4 SU.  
Formula Retail pet supply stores and formula retail eating and drinking uses are NP.

1 (4) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT. Fringe Financial Services  
2 are NP within any FFSRUD and its one-quarter mile buffer pursuant to Section 249.35. Outside any  
3 FFSRUD and its one-quarter mile buffer, Fringe Financial Services are P subject to the restrictions set  
4 forth in Section 249.35(c)(3).

5 (5) C if a Macro WTS Facility; P if a Micro WTS Facility.

6 (6) P in the geographic area described as Flexible Retail Zones in Section 202.9.

7 (7) C in the geographic area described as Flexible Retail Zones in Section 202.9.

8 **SEC. 740. MISSION BERNAL NEIGHBORHOOD COMMERCIAL DISTRICT.**

9 The Mission Bernal Neighborhood Commercial District is located along Mission Street between  
10 Cesar Chavez and Randall Streets. It is a linear district located along a heavily trafficked thoroughfare  
11 which also serves as a major transit route. In addition to providing convenience goods and services to  
12 the surrounding neighborhood, the District offers a wide variety of comparison and specialty goods  
13 and services to a population greater than the immediate neighborhood.

14 The building standards permit moderately large commercial uses and buildings. Rear yards are  
15 protected at residential levels.

16 A diversified commercial environment is encouraged for the District, and a wide variety of uses  
17 are permitted with special emphasis on neighborhood-serving businesses. Eating and drinking,  
18 entertainment, financial service, and certain auto uses generally are permitted with certain limitations  
19 at the first and second stories. Other retail businesses, personal services, and offices are permitted at  
20 all stories of new buildings. Limited storage and administrative service activities are permitted with  
21 some restrictions.

22 Housing development in new buildings is encouraged above the second story. Existing  
23 residential units are protected by limitations on demolitions and upper-story conversions. Accessory  
24 Dwelling Units are permitted within the District pursuant to Sections 207(c)(4) and 207(c)(6) of this  
25 Code.

1 Table 740. MISSION BERNAL NEIGHBORHOOD COMMERCIAL DISTRICT

2 ZONING CONTROL TABLE

3

<u>Mission Bernal NCD</u>		
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits</u>	<u>§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 40-X. See Height and Bulk Map Sheets HT07 and HT11 for more information. Height sculpting required on Alleys per § 261.1.</u>
<u>5 Foot Height Bonus for Active Ground Floor Uses</u>	<u>§ 263.20</u>	<u>P in some districts</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the lowest Story containing a Dwelling Unit, and at each succeeding level or Story of the Building: 25% of lot depth, but in no case less than 15 feet. (6)</u>
<u>Front Setback and Side Yard</u>	<u>§§ 131, 132, 133</u>	<u>Not Required.</u>
<u>Street Frontage and Public Realm</u>		
<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.</u>
<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on some streets, see § 145.4 for specific districts.</u>

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<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Restricted on some streets, see § 155(r) for specific districts</u>
<u>Miscellaneous</u>		
<u>Lot Size (Per Development)</u>	<u>§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>
<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
<u>Awning</u>	<u>§§ 102, 136</u>	<u>P</u>
<u>Canopy or Marquee</u>	<u>§§ 102, 136</u>	<u>P</u>
<u>Signs</u>	<u>§§ 262, 602-604, 607, 608, 609</u>	<u>As permitted by § 607.1</u>
<u>General Advertising Signs</u>	<u>§§ 262, 602, 604, 608, 609, 610, 611</u>	<u>NP</u>
<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>RESIDENTIAL STANDARDS AND USES</u>		
<u>Development Standards</u>		
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§ 135, 136</u>	<u>80 square feet per unit if private, or 100 square feet per unit if common</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per § 166.</u>
<u>Dwelling Unit Mix</u>	<u>§§ 207.6, 207.7</u>	<u>Not required</u>
<u>Use Characteristics</u>		
<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>
<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>
<u>Residential Uses</u>		<u>Controls by Story</u>

		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Accessory Dwelling Unit Density</u>	<u>§§ 102, 207(c)(4), 207(c)(6)</u>	<u>P per Planning Code Sections 207(c)(4) and 207(c)(6).</u>		
<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 600 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
<u>Group Housing Density</u>	<u>§ 208</u>	<u>1 bedroom per 210 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
<u>Homeless Shelter Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the Administrative Code</u>		
<u>Senior Housing Density</u>	<u>§§ 102, 202.2(f), 207</u>	<u>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.</u>		
<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C(1)</u>
<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<b><u>NON-RESIDENTIAL STANDARDS</u></b>		
<b><u>Development Standards</u></b>		
<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>3.6 to 1</u>

1	<u>Use Size</u>	§§ 102, 121.2	<u>P up to 5,999 square feet; C 6,000 square feet and above</u>		
2	<u>Off-Street Parking Requirements</u>	§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5	<u>No car parking required. Maximum permitted per § 151. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.</u>		
3	<u>Off-Street Freight Loading</u>	§§ 150, 152, 153 - 155, 161, 204.5	<u>None required if Gross Floor Area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.</u>		
4	<b><u>Commercial Use Characteristics</u></b>				
5	<u>Drive-up Facility</u>	§ 102	<u>NP</u>		
6	<u>Formula Retail</u>	§§ 102, 303.1	<u>C</u>		
7	<u>Hours of Operation</u>	§ 102	<u>No limit</u>		
8	<u>Maritime Use</u>	§ 102	<u>NP</u>		
9	<u>Open Air Sales</u>	§§ 102, 703(b)	<u>See § 703(b)</u>		
10	<u>Outdoor Activity Area</u>	§§ 102, 145.2(a)	<u>P if located in front; C if located elsewhere</u>		
11	<u>Walk-up Facility</u>	§ 102	<u>P</u>		
12	<b><u>NON-RESIDENTIAL USES</u></b>		<b><u>Controls by Story</u></b>		
13			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
14	<b><u>Agricultural Use Category</u></b>				
15	<u>Agriculture, Industrial</u>	§§ 102, 202.2(c)	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	<u>Agriculture, Large Scale Urban</u>	§§ 102, 202.2(c)	<u>C</u>	<u>C</u>	<u>C</u>
17	<u>Agriculture, Neighborhood</u>	§§ 102, 202.2(c)	<u>P</u>	<u>P</u>	<u>P</u>
18	<b><u>Automotive Use Category</u></b>				
19	<u>Automotive Uses*</u>	§§ 102, 187.1, 202.2(b), 202.5	<u>C</u>	<u>NP</u>	<u>NP</u>
20	<u>Automotive Repair</u>	§ 102	<u>C</u>	<u>C</u>	<u>NP</u>
21	<u>Parking Garage, Private</u>	§ 102	<u>C</u>	<u>C</u>	<u>C</u>

1	<u>Parking Garage, Public</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
2	<u>Parking Lot, Private</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
3	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
4	<u>Service, Motor Vehicle Tow</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	<u>Service, Parcel Delivery</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	<u>Vehicle Storage Garage</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
7	<u>Vehicle Storage Lot</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	<u>Entertainment, Arts and Recreation Use Category</u>				
9	<u>Entertainment, Arts and Recreation Uses*</u>				
10	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
11	<u>Arts Activities</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	<u>Entertainment, General</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
13	<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
14	<u>Movie Theater</u>	<u>§§ 102, 202.4</u>	<u>P</u>	<u>P</u>	<u>NP</u>
15	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
16	<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
17	<u>Industrial Use Category</u>				
18	<u>Industrial Uses</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	<u>Institutional Use Category</u>				
20	<u>Institutional Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
21	<u>Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
22	<u>Job Training</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
23	<u>Medical Cannabis Dispensary**</u>	<u>§§ 102, 202.2(e)</u>	<u>DR</u>	<u>DR</u>	<u>NP</u>
24					
25					

1	<u>Public Facilities</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
2	<u>Sales and Service Use Category</u>				
3	<u>Retail Sales and Service Uses*</u>	<u>§§ 102, 202.3</u>	<u>P</u>	<u>P</u>	<u>P</u>
4	<u>Adult Business</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
5	<u>Animal Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
6	<u>Bar</u>	<u>§§ 102, 202.2(a)</u>	<u>P(3)</u>	<u>P</u>	<u>NP</u>
7	<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
8	<u>Flexible Retail</u>	<u>§ 102</u>	<u>NP(3)</u>	<u>NP</u>	<u>NP</u>
9	<u>Hotel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
10	<u>Kennel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
11	<u>Liquor Store</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	<u>Massage Establishment</u>	<u>§ 102, 303(o)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
13	<u>Massage, Foot/Chair</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
14	<u>Mortuary</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	<u>Motel</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	<u>Restaurant</u>	<u>§§ 102, 202.2(a)</u>	<u>P(2)</u>	<u>P(2)</u>	<u>NP</u>
17	<u>Restaurant, Limited</u>	<u>§§ 102, 202.2(a)</u>	<u>P(2)</u>	<u>P(2)</u>	<u>NP</u>
18	<u>Retail Sales and Service, General</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
19	<u>Services, Financial</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
20	<u>Services, Fringe Financial</u>	<u>§ 102</u>	<u>P(3)</u>	<u>NP</u>	<u>NP</u>
21	<u>Services, Limited Financial</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
22	<u>Storage, Self</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
23	<u>Tobacco Paraphernalia Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
24					
25	<u>Trade Shop</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>



1	<u>Non-Retail Sales and Service*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	<u>Design Professional</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
3	<u>Service, Non-Retail Professional</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
4	<u>Storage, Commercial</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
5	<u>Trade Office</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
6	<u>Utility and Infrastructure Use Category</u>				
7	<u>Utility and Infrastructure*</u>	<u>§ 102</u>	<u>C(2)</u>	<u>C(4)</u>	<u>C(4)</u>
8	<u>Power Plant</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	<u>Public Utilities Yard</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

11 \* Not listed below

12 (1) THIRD FLOOR RESIDENTIAL CONVERSION:

13 Boundaries: Applicable to the Mission Bernal NCD

14 Controls: A Residential Use may be converted to an Institutional Use, other than a Medical Cannabis Dispensary, as a Conditional Use on the third story and above if in addition to the criteria set forth in Section 303, the Commission finds that:

15 (a) The structure in which the Residential Use is to be converted has been found eligible for listing on the National Register of Historic Places;

16 (b) The proposed use is to be operated by a nonprofit public benefit corporation; and

17 (c) No legally residing residential tenants will be displaced.

18 (2) MISSION STREET FORMULA RETAIL RESTAURANT SUBDISTRICT

19 Boundaries: Generally applicable only for the portion of the Mission Bernal Neighborhood Commercial District between 14th and Randall Streets, as designated on Sectional Map 7SU of the Zoning Map.

20 Controls: Formula Retail Restaurants and Limited Restaurants are NP.

21 (3) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT. Fringe Financial Services are NP within any FFSRUD and its one-quarter mile buffer pursuant to Section 249.35. Outside any FFSRUD and its one-quarter mile buffer, Fringe Financial Services are P subject to the restrictions set forth in Section 249.35(c)(3).

22 (4) C if a Macro WTS Facility; P if a Micro WTS Facility.

1 **SEC. 741. SAN BRUNO AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.**

2 The San Bruno Avenue Neighborhood Commercial District is located along San Bruno Avenue  
3 between Hale and Olmstead Streets. The District is a small-scale linear shopping street which provides  
4 convenience goods and services to the surrounding neighborhood as well as limited comparison  
5 shopping goods for a wider market.

6 The San Bruno Avenue District controls provide for mixed-use buildings which approximate or  
7 slightly exceed the standard development pattern. Rear yard requirements above the ground story and  
8 at residential levels preserve open space corridors of interior blocks.

9 Most new commercial development is permitted at the ground and second stories.  
10 Neighborhood-serving businesses are strongly encouraged. Eating and drinking and entertainment  
11 uses, however, are confined to the ground story. The second story may be used by some retail stores,  
12 personal services, and medical, business, and professional offices. Parking and hotels are monitored at  
13 all stories. Limits on late-night activity, drive-up facilities, and other automobile uses protect the  
14 livability within and around the district, and promote continuous retail frontage.

15 Housing development in new buildings is encouraged above the ground story. Existing  
16 residential units are protected by limitations on demolition and upper-story conversions. Accessory  
17 Dwelling Units are permitted within the District pursuant to subsections 207(c)(4) and (c)(6) of this  
18 Code.

19 **Table 741. SAN BRUNO AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT**

20 **ZONING CONTROL TABLE**

21

		<u>San Bruno Avenue NCD</u>
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<b><u>BUILDING STANDARDS</u></b>		
<u>Massing and Setbacks</u>		

22  
23  
24  
25

1	<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 40-X. See Height and Bulk Map Sheet HT10 for more information. Height sculpting required on Alleys per § 261.1.</u>
2	<u>5 Foot Height Bonus for Active Ground Floor Uses</u>	<u>§ 263.20</u>	<u>P</u>
3	<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet</u>
4	<u>Front Setback and Side Yard</u>	<u>§§ 130, 131, 132, 133</u>	<u>Not Required.</u>
5	<u>Street Frontage and Public Realm</u>		
6	<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
7	<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.</u>
8	<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on some streets, see § 145.4 for specific districts.</u>
9	<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Restricted on some streets, see § 155(r) for specific districts</u>
10	<u>Miscellaneous</u>		
11	<u>Lot Size (Per Development)</u>	<u>§§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>
12	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
13	<u>Awning, Canopy or Marquee</u>	<u>§ 136.1</u>	<u>P</u>
14	<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<u>As permitted by § 607.1</u>

1	<u>General Advertising Signs</u>	<u>§§ 262, 602, 604, 608, 609, 610, 611</u>	<u>NP</u>
2	<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>

5	<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
6	<b><u>RESIDENTIAL STANDARDS AND USES</u></b>		

8	<b><u>Development Standards</u></b>		
9	<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§ 135, 136</u>	<u>100 square feet per unit if private, or 133 square feet per unit if common</u>
10	<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</u>
11	<u>Dwelling Unit Mix</u>	<u>§§ 207.6, 207.7</u>	<u>Not required</u>
12	<b><u>Use Characteristics</u></b>		
13	<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>
14	<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>
15	<b><u>Residential Uses</u></b>		<b><u>Controls by Story</u></b>
16			<u>1st</u> <u>2nd</u> <u>3rd+</u>
17	<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u> <u>P</u> <u>P</u>
18	<u>Accessory Dwelling Unit Density</u>	<u>§§102, 207(c)(4), 207(c)(6)</u>	<u>P per Planning Code Sections 207(c)(4) and 207(c)(6).</u>
19	<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>

1	<u>Group Housing Density</u>	<u>§ 208</u>	<u>1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
2					
3	<u>Homeless Shelter Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the Administrative Code</u>		
4					
5					
6	<u>Senior Housing Density</u>	<u>§§ 102, 202.2(f), 207</u>	<u>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.</u>		
7					
8					
9	<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
10			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
11	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>
12	<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
13					

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>		
<b><u>NON-RESIDENTIAL STANDARDS AND USES</u></b>				

<u>Development Standards</u>				
<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>2.5 to 1</u>		
<u>Use Size</u>	<u>§§ 102, 121.2</u>	<u>P up to 3,999 square feet; C 4,000 square feet and above</u>		
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking. Maximum permitted per § 151. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.</u>		
<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if Gross Floor Area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.</u>		
<u>Commercial Use Characteristics</u>				

1	<u>Drive-up Facility</u>	<u>§ 102</u>	<u>NP</u>		
2	<u>Formula Retail</u>	<u>§§ 102, 303.1</u>	<u>C</u>		
3	<u>Hours of Operation</u>	<u>§ 102</u>	<u>P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.</u>		
4	<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>		
5	<u>Open Air Sales</u>	<u>§§ 102, 703(b)</u>	<u>See § 703(b)</u>		
6	<u>Outdoor Activity Area</u>	<u>§§ 102, 145.2</u>	<u>P if located in front; C if located elsewhere</u>		
7	<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>		
8	<b><u>NON-RESIDENTIAL USES</u></b>		<b><u>Controls by Story</u></b>		
9			<b><u>1st</u></b>	<b><u>2nd</u></b>	<b><u>3rd+</u></b>
10	<b><u>Agricultural Use Category</u></b>				
11	<u>Agriculture, Industrial</u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	<u>Agriculture, Large Scale Urban</u>	<u>§§ 102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
13	<u>Agriculture, Neighborhood</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
14	<b><u>Automotive Use Category</u></b>				
15	<u>Automotive Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	<u>Automotive Repair</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
17	<u>Automotive Service Station</u>	<u>§§ 102, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
18	<u>Gas Station</u>	<u>§§ 102, 187.1, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
19	<u>Parking Garage, Private</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
20	<u>Parking Garage, Public</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
21	<u>Parking Lot, Private</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
22	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
23	<b><u>Entertainment, Arts and Recreation Use Category</u></b>				
24					
25					

1	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	<u>Arts Activities</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
3	<u>Entertainment, General</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
4	<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
5	<u>Movie Theater</u>	<u>§§ 102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
6	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
7	<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
8	<b><u>Industrial Use Category</u></b>				
9	<u>Industrial Uses</u>	<u>§ 102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	<b><u>Institutional Use Category</u></b>				
11	<u>Institutional Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
12	<u>Child Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
13	<u>Hospital</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	<u>Medical Cannabis Dispensary**</u>	<u>§§ 102, 202.2(e)</u>	<u>DR</u>	<u>DR</u>	<u>NP</u>
15	<u>Public Facilities</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
16	<u>Residential Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
17	<b><u>Sales and Service Use Category</u></b>				
18	<u>Retail Sales and Service Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
19	<u>Adult Business</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	<u>Animal Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
21	<u>Bar</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
22	<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
23	<u>Flexible Retail</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	<u>Hotel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
25					

1	<u>Kennel</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
2	<u>Liquor Store</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
3	<u>Massage Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
4	<u>Massage, Foot/Chair</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
5	<u>Mortuary</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	<u>Motel</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
7	<u>Restaurant</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
8	<u>Restaurant, Limited</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
9	<u>Services, Financial</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
10	<u>Services, Fringe Financial</u>	<u>§ 102</u>	<u>P(1)</u>	<u>NP</u>	<u>NP</u>
11	<u>Services, Limited Financial</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
12	<u>Storage, Self</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	<u>Tobacco Paraphernalia Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
14	<u>Trade Shop</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
15	<u>Non-Retail Sales and Service*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	<u>Design Professional</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
17	<u>Trade Office</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
18	<u>Utility and Infrastructure Use Category</u>				
19	<u>Utility and Infrastructure*</u>	<u>§ 102</u>	<u>C(2)</u>	<u>C(2)</u>	<u>C(2)</u>
20	<u>Power Plant</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	<u>Public Utilities Yard</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
22	<u>* Not listed below</u>				



1 (1) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT. Fringe Financial Services  
2 are NP within any FFSRUD and its one-quarter mile buffer pursuant to Section 249.35. Outside any  
3 FFSRUD and its one-quarter mile buffer, Fringe Financial Services are P subject to the restrictions set  
4 forth in Section 249.35(c)(3).

5 (2) C if a Macro WTS Facility; P if a Micro WTS Facility.

6 **SEC. 742. COLE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT.**

7 The Cole Valley Neighborhood Commercial District is located along Cole Street from  
8 Frederick to Grattan Streets and includes some parcels north of Carl Street and south of Parnassus. It  
9 is a local shopping district with a mix of retail uses in a residential neighborhood that is near a transit  
10 line.

11 Building controls for the Cole Valley Neighborhood Commercial District promote low-intensity  
12 development which is compatible with the existing scale and character of the area. Commercial  
13 development is limited to one story. Rear yard requirements at all levels preserve existing backyard  
14 space.

15 Commercial use provisions encourage the full range of neighborhood-serving convenience  
16 retail sales and services at the first story provided that the use size generally is limited to 3,000 square  
17 feet. However, commercial uses and features which could impact residential livability are prohibited,  
18 such as auto uses, financial services, general advertising signs, drive-up facilities, hotels, and late-  
19 night activity; eating and drinking establishments are restricted, depending upon the intensity of such  
20 uses in nearby commercial districts.

21 Housing development in new buildings is encouraged above the ground story. Existing  
22 residential units are protected by prohibitions of conversions above the ground story and limitations on  
23 demolitions. Accessory Dwelling Units are permitted within the District pursuant to Sections 207(c)(4)  
24 and 207(c)(6) of this Code.

25 **Table 742. COLE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT**

**ZONING CONTROL TABLE**

		<u>Cole Valley NCD</u>
		<u>Controls</u>
<b><u>BUILDING STANDARDS</u></b>		
<b><u>Massing and Setbacks</u></b>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 40-X. See Height and Bulk Map Sheet HT06 for more information. Height sculpting required on Alleys per § 261.1.</u>
<u>5 Foot Height Bonus for Active Ground Floor Uses</u>	<u>§ 263.20</u>	<u>P in some districts</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at grade level and at each succeeding level or Story: 25% of lot depth, but in no case less than 15 feet</u>
<u>Front Setback and Side Yard</u>	<u>§§ 130, 131, 132, 133</u>	<u>Not Required.</u>
<b><u>Street Frontage and Public Realm</u></b>		
<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.</u>
<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on some streets, see § 145.4 for specific districts.</u>
<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Restricted on some streets, see § 155(r) for specific districts</u>
<b><u>Miscellaneous</u></b>		
<u>Lot Size (Per Development)</u>	<u>§§ 102, 121.1</u>	<u>P up to 4,999 square feet; C 5,000 square feet and above</u>

<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
<u>Awning</u>	<u>§ 136.1</u>	<u>P</u>
<u>Canopy or Marquee</u>	<u>§ 136.1</u>	<u>NP</u>
<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<u>As permitted by § 607.1</u>
<u>General Advertising Signs</u>	<u>§§ 262, 602, 604, 608, 609, 610, 611</u>	<u>NP</u>
<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
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**RESIDENTIAL STANDARDS AND USES**

**Development Standards**

<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§ 135, 136</u>	<u>100 square feet per unit if private, or 133 square feet per unit if common</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151.1. Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</u>
<u>Dwelling Unit Mix</u>	<u>§§ 207.6, 207.7</u>	<u>Not required</u>

**Use Characteristics**

<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>
<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>

**Residential Uses** **Controls by Story**

		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Accessory Dwelling Unit Density</u>	<u>§§102, 207(c)(4), 207(c)(6)</u>	<u>P per Planning Code Sections 207(c)(4) and 207(c)(6).</u>		

1	<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
2					
3	<u>Group Housing Density</u>	<u>§ 208</u>	<u>1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
4					
5	<u>Homeless Shelters Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the Administrative Code</u>		
6					
7	<u>Senior Housing Density</u>	<u>§§ 102, 202.2(f), 207</u>	<u>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.</u>		
8					
9					
10					
11	<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
12			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
13	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
14					
15	<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
16					

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>		
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**NON-RESIDENTIAL STANDARDS**

**Development Standards**

21	<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>1.8 to 1</u>		
22	<u>Use Size</u>	<u>§ 102</u>	<u>P up to 2,999 square feet; C 3,000 square feet and above</u>		
23					
24	<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per Section</u>		
25					

		<i>155.2. Car share spaces required when a project has 25 or more parking spaces per §166.</i>		
<i>Off-Street Freight Loading</i>	<i>§§ 150, 152, 153 - 155, 161, 204.5</i>	<i>None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.</i>		
<b><u>Commercial Use Characteristics</u></b>				
<i>Drive-up Facility</i>	<i>§ 102</i>	<i>NP</i>		
<i>Formula Retail</i>	<i>§§ 102, 303.1</i>	<i>C</i>		
<i>Hours of Operation</i>	<i>§ 102</i>	<i>P 6 a.m. - 11 p.m.; C 11 p.m. - 2 a.m.</i>		
<i>Maritime Use</i>	<i>§ 102</i>	<i>NP</i>		
<i>Open Air Sales</i>	<i>§§ 102, 703(b)</i>	<i>See § 703(b)</i>		
<i>Outdoor Activity Area</i>	<i>§ 102, 145.2</i>	<i>P if located in front of building; C if located elsewhere</i>		
<i>Walk-up Facility</i>	<i>§ 102</i>	<i>P</i>		
<b><u>NON-RESIDENTIAL USES</u></b>		<b><u>Controls by Story</u></b>		
		<b><u>1st</u></b>	<b><u>2nd</u></b>	<b><u>3rd+</u></b>
<b><u>Agricultural Use Category</u></b>				
<i>Agriculture, Industrial</i>	<i>§§ 102, 202.2(c)</i>	<i>NP</i>	<i>NP</i>	<i>NP</i>
<i>Agriculture, Large Scale Urban</i>	<i>§§ 102, 202.2(c)</i>	<i>C</i>	<i>C</i>	<i>C</i>
<i>Agriculture, Neighborhood</i>	<i>§§ 102, 202.2(c)</i>	<i>P</i>	<i>P</i>	<i>P</i>
<b><u>Automotive Use Category</u></b>				
<i>Automotive Uses*</i>	<i>§ 102</i>	<i>NP</i>	<i>NP</i>	<i>NP</i>
<i>Parking Garage, Private</i>	<i>§ 102</i>	<i>C</i>	<i>C</i>	<i>C</i>
<i>Parking Garage, Public</i>	<i>§ 102</i>	<i>C</i>	<i>NP</i>	<i>NP</i>
<i>Parking Lot, Private</i>	<i>§§ 102, 142, 156</i>	<i>C</i>	<i>C</i>	<i>C</i>
<i>Parking Lot, Public</i>	<i>§§ 102, 142, 156</i>	<i>C</i>	<i>NP</i>	<i>NP</i>

<b><u>Entertainment, Arts and Recreation Use Category</u></b>				
<b><u>Entertainment, Arts and Recreation Uses*</u></b>	<u>§§ 102, 202.4</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Arts Activities</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
<u>Entertainment, General</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<b><u>Industrial Use Category</u></b>				
<b><u>Industrial Uses</u></b>	<u>§ 102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<b><u>Institutional Use Category</u></b>				
<b><u>Institutional Uses*</u></b>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
<u>Child Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Hospital</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Medical Cannabis Dispensary</u>	<u>§§ 102, 202.2(e)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Public Facilities</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Religious Institution</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
<u>Residential Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<b><u>Sales and Service Use Category</u></b>				
<b><u>Retail Sales and Service Uses*</u></b>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Adult Business</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Animal Hospital</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Bar</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>

1	<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	<u>Flexible Retail</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
3	<u>Gym</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
4	<u>Hotel</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	<u>Kennel</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	<u>Liquor Store</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
7	<u>Massage Establishment</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	<u>Massage, Foot/Chair</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	<u>Mortuary</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	<u>Motel</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
11	<u>Services, Financial</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	<u>Services, Fringe Financial</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	<u>Services, Health</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
14	<u>Services, Instructional</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
15	<u>Services, Limited Financial</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
16	<u>Services, Personal</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
17	<u>Services, Retail Professional</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
18	<u>Storage, Self</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	<u>Tobacco Paraphernalia Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
20	<u>Trade Shop</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
21	<u>Non-Retail Sales and Service*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
22	<u>Design Professional</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
23	<u>Trade Office</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>

<u>Utility and Infrastructure Use Category</u>				
<u>Utility and Infrastructure*</u>	<u>§ 102</u>	<u>C(1)</u>	<u>C(1)</u>	<u>C(1)</u>
<u>Power Plant</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Public Utilities Yard</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

\* Not listed below

(1) C if a Macro WTS Facility; P if a Micro WTS Facility.

**SEC. 743. LOWER HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

The Lower Haight Street Neighborhood Commercial District is located along Haight Street between Webster and Steiner Streets. The District is a small-scale linear shopping street which provides convenience goods and services to the surrounding neighborhood as well as limited comparison shopping goods for a wider market.

The District controls provide for mixed-use buildings which approximate or slightly exceed the standard development pattern. Rear yard requirements above the ground story and at residential levels preserve open space corridors of interior blocks.

Most new commercial development is permitted at the ground and second stories. Neighborhood-serving businesses are strongly encouraged. Eating and drinking and entertainment uses, however, are confined to the ground story. The second story may be used by some retail stores, personal services, and medical, business and professional offices. Parking and hotels are monitored at all stories. Limits on late-night activity, drive-up facilities, and other automobile uses protect the livability within and around the District, and promote continuous retail frontage.

Housing development in new buildings is encouraged above the ground story. Existing residential units are protected by limitations on demolition and upper-story conversions. Accessory Dwelling Units are permitted within the District pursuant to Sections 207(c)(4) and 207(c)(6) of this Code.





1	<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Restricted on some streets, see § 155(r) for specific districts</u>
2	<u>Miscellaneous</u>		
3	<u>Lot Size (Per Development)</u>	<u>§§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>
4	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
5	<u>Awning, Canopy or Marquee</u>	<u>§ 136.1</u>	<u>P</u>
6	<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<u>As permitted by § 607.1</u>
7	<u>General Advertising Signs</u>	<u>§§ 262, 602, 604, 608, 609, 610, 611</u>	<u>NP</u>
8	<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>

13	<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
14	<u>RESIDENTIAL STANDARDS AND USES</u>		

15	<u>Development Standards</u>		
16	<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§ 135, 136</u>	<u>100 square feet per unit if private, or 133 square feet per unit if common</u>
17	<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</u>
18	<u>Dwelling Unit Mix</u>	<u>§§ 207.6, 207.7</u>	<u>Not required</u>
19	<u>Use Characteristics</u>		
20	<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>
21	<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>

<u>Residential Uses</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Accessory Dwelling Unit Density</u>	<u>§§102, 207(c)(4), 207(c)(6)</u>	<u>P per Planning Code Sections 207(c)(4) and 207(c)(6).</u>		
<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
<u>Group Housing Density</u>	<u>§ 208</u>	<u>1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
<u>Homeless Shelter Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the Administrative Code</u>		
<u>Senior Housing Density</u>	<u>§§ 102, 202.2(f), 207</u>	<u>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1); C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.</u>		
<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
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**NON-RESIDENTIAL STANDARDS AND USES**

**Development Standards**

1	<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>2.5 to 1</u>		
2	<u>Use Size</u>	<u>§§ 102, 121.2</u>	<u>P up to 3,999 square feet; C 4,000 square feet and above</u>		
3	<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking. Maximum permitted per § 151. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.</u>		
4	<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if Gross Floor Area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.</u>		
5	<b><u>Commercial Use Characteristics</u></b>				
6	<u>Drive-up Facility</u>	<u>§ 102</u>	<u>NP</u>		
7	<u>Formula Retail</u>	<u>§§ 102, 303.1</u>	<u>C</u>		
8	<u>Hours of Operation</u>	<u>§ 102</u>	<u>P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.</u>		
9	<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>		
10	<u>Open Air Sales</u>	<u>§§ 102, 703(b)</u>	<u>See § 703(b)</u>		
11	<u>Outdoor Activity Area</u>	<u>§§ 102, 145.2</u>	<u>P if located in front; C if located elsewhere</u>		
12	<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>		
13	<b><u>NON-RESIDENTIAL USES</u></b>		<b><u>Controls by Story</u></b>		
14			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
15	<b><u>Agricultural Use Category</u></b>				
16	<u>Agriculture, Industrial</u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	<u>Agriculture, Large Scale Urban</u>	<u>§§ 102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
18	<u>Agriculture, Neighborhood</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
19	<b><u>Automotive Use Category</u></b>				
20	<u>Automotive Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	<u>Automotive Repair</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>

1	<u>Automotive Service Station</u>	<u>§§ 102, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
2	<u>Gas Station</u>	<u>§§ 102, 187.1, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
3	<u>Parking Garage, Private</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
4	<u>Parking Garage, Public</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
5	<u>Parking Lot, Private</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
6	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
7	<u>Entertainment, Arts and Recreation Use Category</u>				
8	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	<u>Arts Activities</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
10	<u>Entertainment, General</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
11	<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
12	<u>Movie Theater</u>	<u>§§ 102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
13	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
14	<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	<u>Industrial Use Category</u>				
16	<u>Industrial Uses</u>	<u>§ 102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	<u>Institutional Use Category</u>				
18	<u>Institutional Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
19	<u>Child Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
20	<u>Hospital</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	<u>Medical Cannabis Dispensary**</u>	<u>§§ 102, 202.2(e)</u>	<u>DR</u>	<u>DR</u>	<u>NP</u>
22					
23					
24					
25					

1	<u>Public Facilities</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
2	<u>Residential Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
3	<b><u>Sales and Service Use Category</u></b>				
4	<u>Retail Sales and Service Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
5	<u>Adult Business</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	<u>Animal Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
7	<u>Bar</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
8	<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
9	<u>Flexible Retail</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
10	<u>Hotel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
11	<u>Kennel</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
12	<u>Liquor Store</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
13	<u>Massage Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
14	<u>Massage, Foot/Chair</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
15	<u>Mortuary</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	<u>Motel</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	<u>Restaurant</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
18	<u>Restaurant, Limited</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
19	<u>Services, Financial</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
20	<u>Services, Fringe Financial</u>	<u>§ 102</u>	<u>P(1)</u>	<u>NP</u>	<u>NP</u>
21	<u>Services, Limited Financial</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
22	<u>Storage, Self</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
23	<u>Tobacco Paraphernalia Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>

1	<u>Trade Shop</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
2	<u>Non-Retail Sales and Service*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
3	<u>Design Professional</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
4	<u>Trade Office</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
5	<u>Utility and Infrastructure Use Category</u>				
6	<u>Utility and Infrastructure*</u>	<u>§ 102</u>	<u>C(2)</u>	<u>C(2)</u>	<u>C(2)</u>
7	<u>Power Plant</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	<u>Public Utilities Yard</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

9  
10 \* Not listed below

11  
12 (1) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT. Fringe Financial Services  
13 are NP within any FFSRUD and its one-quarter mile buffer pursuant to Section 249.35. Outside any  
FFSRUD and its one-quarter mile buffer, Fringe Financial Services are P subject to the restrictions set  
forth in Section 249.35(c)(3).

14 (2) C if a Macro WTS Facility; P if a Micro WTS Facility.

15  
16 **SEC. 744. LOWER POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

17 The Lower Polk Street Neighborhood Commercial District is located along Polk Street and  
18 includes non-contiguous parcels from Geary Street to Golden Gate Avenue with frontage on Geary  
19 Street, Golden Gate Avenue, and other side streets.

20 The District is located along a heavily trafficked thoroughfare which also serves as a major  
21 transit route. In addition to providing convenience goods and services to the surrounding  
22 neighborhood, the District offers a wide variety of comparison and specialty goods and services to a  
23 population greater than the immediate neighborhood.

24 The building standards permit moderately large commercial uses and buildings. Rear yards are  
25 protected at residential levels.

1 A diversified commercial environment is encouraged for the District, and a wide variety of uses  
 2 are permitted with special emphasis on neighborhood-serving businesses. Eating and drinking,  
 3 entertainment, financial service, and certain auto uses generally are permitted with certain limitations  
 4 at the first and second stories. Other retail businesses, personal services, and offices are permitted at  
 5 all stories of new buildings. Limited storage and administrative service activities are permitted with  
 6 some restrictions.

7 Housing development in new buildings is encouraged above the second story. Existing  
 8 residential units are protected by limitations on demolitions and upper-story conversions. Accessory  
 9 Dwelling Units are permitted within the District pursuant to Sections 207(c)(4) and 207(c)(6) of this  
 10 Code.

11 **Table 744. LOWER POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT**  
 12 **ZONING CONTROL TABLE**

<u>Lower Polk Street NCD</u>		
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<b><u>BUILDING STANDARDS</u></b>		
<b><u>Massing and Setbacks</u></b>		
<u>Height and Bulk Limits</u>	<u>§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 130-E. See Height and Bulk Map Sheet HT02 more information. Height sculpting required on Alleys per § 261.1.</u>
<u>5 Foot Height Bonus for Active Ground Floor Uses</u>	<u>§ 263.20</u>	<u>P in some districts</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the lowest Story containing a Dwelling Unit, and at each succeeding level or Story of the Building: 25% of lot depth, but in no case less than 15 feet. (6)</u>



1	<u>Front Setback and Side Yard</u>	<u>§§ 131, 132, 133</u>	<u>Not Required.</u>
2	<b><u>Street Frontage and Public Realm</u></b>		
3	<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
4			
5	<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.</u>
6			
7	<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on some streets, see § 145.4 for specific districts.</u>
8	<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Restricted on some streets, see § 155(r) for specific districts</u>
9	<b><u>Miscellaneous</u></b>		
10	<u>Lot Size (Per Development)</u>	<u>§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>
11	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
12	<u>Awning</u>	<u>§§ 102, 136</u>	<u>P</u>
13	<u>Canopy or Marquee</u>	<u>§§ 102, 136</u>	<u>P</u>
14	<u>Signs</u>	<u>§§ 262, 602-604, 607, 608, 609</u>	<u>As permitted by § 607.1</u>
15	<u>General Advertising Signs</u>	<u>§§ 262, 602, 604, 608, 609, 610, 611</u>	<u>NP</u>
16	<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<b><u>RESIDENTIAL STANDARDS AND USES</u></b>		
<b><u>Development Standards</u></b>		

1	<u>Usable Open Space</u> <u>[Per Dwelling Unit]</u>	<u>§§ 135, 136</u>	<u>80 square feet per unit if private, or 100 square feet per unit if common</u>		
2					
3	<u>Off-Street Parking</u> <u>Requirements</u>	<u>§§ 145.1, 150, 151,</u> <u>153 - 156, 161, 166,</u> <u>204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per § 166.</u>		
4					
5	<u>Dwelling Unit Mix</u>	<u>§§ 207.6, 207.7</u>	<u>Not required</u>		
6	<u>Use Characteristics</u>				
7	<u>Single Room</u> <u>Occupancy</u>	<u>§ 102</u>	<u>P</u>		
8	<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>		
9			<u>Controls by Story</u>		
10	<u>Residential Uses</u>		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
11	<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
12	<u>Accessory Dwelling</u> <u>Unit Density</u>	<u>§§ 102, 207(c)(4),</u> <u>207(c)(6)</u>	<u>P per Planning Code Sections 207(c)(4) and 207(c)(6).</u>		
13					
14	<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 600 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
15					
16	<u>Group Housing</u> <u>Density</u>	<u>§ 208</u>	<u>1 bedroom per 210 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
17					
18	<u>Homeless Shelter</u> <u>Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the Administrative Code</u>		
19					
20	<u>Senior Housing</u> <u>Density</u>	<u>§§ 102, 202.2(f), 207</u>	<u>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.</u>		
21					
22					
23					
24	<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
25			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>

<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C(1)</u>
<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>		
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**NON-RESIDENTIAL STANDARDS**

**Development Standards**

<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>3.6 to 1</u>		
<u>Use Size</u>	<u>§§ 102, 121.2</u>	<u>P up to 5,999 square feet; C 6,000 square feet and above</u>		
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.</u>		
<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if Gross Floor Area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.</u>		

**Commercial Use Characteristics**

<u>Drive-up Facility</u>	<u>§ 102</u>	<u>NP</u>		
<u>Formula Retail</u>	<u>§§ 102, 303.1</u>	<u>C</u>		
<u>Hours of Operation</u>	<u>§ 102</u>	<u>No limit</u>		
<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>		
<u>Open Air Sales</u>	<u>§§ 102, 703(b)</u>	<u>See § 703(b)</u>		
<u>Outdoor Activity Area</u>	<u>§§ 102, 145.2(a)</u>	<u>P if located in front; C if located elsewhere</u>		
<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>		

<u>NON-RESIDENTIAL USES</u>	<u>Controls by Story</u>		
	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>

**Agricultural Use Category**

<u>Agriculture, Industrial</u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
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1	<u>Agriculture, Large Scale Urban</u>	<u>§§ 102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
2	<u>Agriculture, Neighborhood</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
3	<u>Automotive Use Category</u>				
4	<u>Automotive Uses*</u>	<u>§§ 102, 187.1, 202.2(b), 202.5</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
5	<u>Automotive Repair</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
6	<u>Parking Garage, Private</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
7	<u>Parking Garage, Public</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
8	<u>Parking Lot, Private</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
9	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
10	<u>Service, Motor Vehicle Tow</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
11	<u>Service, Parcel Delivery</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	<u>Vehicle Storage Garage</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	<u>Vehicle Storage Lot</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	<u>Entertainment, Arts and Recreation Use Category</u>				
15	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	<u>Arts Activities</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	<u>Entertainment, General</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
18	<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
19	<u>Movie Theater</u>	<u>§§ 102, 202.4</u>	<u>P</u>	<u>P</u>	<u>NP</u>
20	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
21					
22					
23					
24					
25					

1	<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
2	<u>Industrial Use Category</u>				
3	<u>Industrial Uses</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4	<u>Institutional Use Category</u>				
5	<u>Institutional Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
6	<u>Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
7	<u>Job Training</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
8	<u>Medical Cannabis Dispensary**</u>	<u>§§ 102, 202.2(e)</u>	<u>DR</u>	<u>DR</u>	<u>NP</u>
9	<u>Public Facilities</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
10	<u>Sales and Service Use Category</u>				
11	<u>Retail Sales and Service Uses*</u>	<u>§§ 102, 202.3</u>	<u>P</u>	<u>P</u>	<u>P</u>
12	<u>Adult Business</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
13	<u>Animal Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
14	<u>Bar</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
15	<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
16	<u>Flexible Retail</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	<u>Hotel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
18	<u>Kennel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
19	<u>Liquor Store</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	<u>Massage Establishment</u>	<u>§ 102, 303(o)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
21	<u>Massage, Foot/Chair</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
22	<u>Mortuary</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
23	<u>Motel</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	<u>Restaurant</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
25	<u>Restaurant, Limited</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>

1	<u>Retail Sales and Service, General</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
2	<u>Services, Financial</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
3	<u>Services, Fringe Financial</u>	<u>§ 102</u>	<u>P(2)</u>	<u>NP</u>	<u>NP</u>
4	<u>Services, Limited Financial</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
5	<u>Storage, Self</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
6	<u>Tobacco Paraphernalia Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
7	<u>Trade Shop</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
8	<u>Non-Retail Sales and Service*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	<u>Design Professional</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
10	<u>Service, Non-Retail Professional</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
11	<u>Storage, Commercial</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	<u>Trade Office</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
13	<b><u>Utility and Infrastructure Use Category</u></b>				
14	<u>Utility and Infrastructure*</u>	<u>§ 102</u>	<u>C(3)</u>	<u>C(3)</u>	<u>C(3)</u>
15	<u>Power Plant</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	<u>Public Utilities Yard</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

\* Not listed below

**(1) THIRD FLOOR RESIDENTIAL CONVERSION:**

**Boundaries:** Applicable to the Lower Polk Street NCD

**Controls:** A Residential Use may be converted to an Institutional Use, other than a Medical Cannabis Dispensary, as a Conditional Use on the third story and above if in addition to the criteria set forth in Section 303, the Commission finds that:

(a) The structure in which the Residential Use is to be converted has been found eligible for listing on the National Register of Historic Places;

1 (b) The proposed use is to be operated by a nonprofit public benefit corporation; and  
2 (c) No legally residing residential tenants will be displaced.

3 (2) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT. Fringe Financial Services  
4 are NP within any FFSRUD and its one-quarter mile buffer pursuant to Section 249.35. Outside any  
5 FFSRUD and its one-quarter mile buffer, Fringe Financial Services are P subject to the restrictions set  
6 forth in Section 249.35(c)(3).

7 (3) C if a Macro WTS Facility; P if a Micro WTS Facility.

### 8 **SEC. 745. INNER TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

9 The Inner Taraval Street Neighborhood Commercial District is located along Taraval Street  
10 between 19th and Forest Side Avenues in the Inner Sunset neighborhood. It is separated from the  
11 Taraval Street Neighborhood Commercial District by 19th Avenue. The District is a small-scale linear  
12 shopping street which provides convenience goods and services to the surrounding neighborhood as  
13 well as limited comparison shopping goods for a wider market.

14 The District controls provide for mixed-use buildings which approximate or slightly exceed the  
15 standard development pattern. Rear yard requirements above the ground story and at residential levels  
16 preserve open space corridors of interior blocks.

17 Most new commercial development is permitted at the ground and second stories.  
18 Neighborhood-serving businesses are strongly encouraged. Eating and drinking and entertainment  
19 uses, however, are confined to the ground story. The second story may be used by some retail stores,  
20 personal services, and medical, business and professional offices. Parking and hotels are monitored at  
21 all stories. Limits on late-night activity, drive-up facilities, and other automobile uses protect the  
22 livability within and around the District, and promote continuous retail frontage.

23 Housing development in new buildings is encouraged above the ground story. Existing  
24 residential units are protected by limitations on demolition and upper-story conversions. Accessory  
25 Dwelling Units are permitted within the District pursuant to Sections 207(c)(4) and 207(c)(6) of this  
Code.

1 Table 745. INNER TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT

2 ZONING CONTROL TABLE

<u>Inner Taraval Street NCD</u>		
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<b><u>BUILDING STANDARDS</u></b>		
<b><u>Massing and Setbacks</u></b>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250-252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 40-X. See Height and Bulk Map Sheets HT06 for more information. Height sculpting required on Alleys per § 261.1.</u>
<u>5 Foot Height Bonus for Active Ground Floor Uses Zoned 40-X or 50-X</u>	<u>§ 263.20</u>	<u>P</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet</u>
<u>Front Setback and Side Yard</u>	<u>§§ 130, 131, 132, 133</u>	<u>Not Required.</u>
<b><u>Street Frontage and Public Realm</u></b>		
<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.</u>
<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on some streets, see § 145.4 for specific districts.</u>



<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Restricted on some streets, see § 155(r) for specific districts</u>
<u>Miscellaneous</u>		
<u>Lot Size (Per Development)</u>	<u>§§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>
<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
<u>Awning, Canopy or Marquee</u>	<u>§ 136.1</u>	<u>P</u>
<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<u>As permitted by § 607.1</u>
<u>General Advertising Signs</u>	<u>§§ 262, 602, 604, 608, 609, 610, 611</u>	<u>NP</u>
<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<b><u>RESIDENTIAL STANDARDS AND USES</u></b>		

<u>Development Standards</u>		
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§ 135, 136</u>	<u>100 square feet per unit if private, or 133 square feet per unit if common</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</u>
<u>Dwelling Unit Mix</u>	<u>§§ 207.6, 207.7</u>	<u>Not required</u>
<u>Use Characteristics</u>		
<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>
<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>

<u>Residential Uses</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Accessory Dwelling Unit Density</u>	<u>§§102, 207(c)(4), 207(c)(6)</u>	<u>P per Planning Code Sections 207(c)(4) and 207(c)(6).</u>		
<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
<u>Group Housing Density</u>	<u>§ 208</u>	<u>1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
<u>Homeless Shelter Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the Administrative Code</u>		
<u>Senior Housing Density</u>	<u>§§ 102, 202.2(f), 207</u>	<u>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.</u>		
<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<b><u>NON-RESIDENTIAL STANDARDS AND USES</u></b>		

<b><u>Development Standards</u></b>
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1	<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>2.5 to 1</u>		
2	<u>Use Size</u>	<u>§§ 102, 121.2</u>	<u>P up to 3,999 square feet; C 4,000 square feet and above</u>		
3	<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking. Maximum permitted per § 151. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.</u>		
4	<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if Gross Floor Area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.</u>		
5	<b>Commercial Use Characteristics</b>				
6	<u>Drive-up Facility</u>	<u>§ 102</u>	<u>NP</u>		
7	<u>Formula Retail</u>	<u>§§ 102, 303.1</u>	<u>C</u>		
8	<u>Hours of Operation</u>	<u>§ 102</u>	<u>P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.</u>		
9	<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>		
10	<u>Open Air Sales</u>	<u>§§ 102, 703(b)</u>	<u>See § 703(b)</u>		
11	<u>Outdoor Activity Area</u>	<u>§§ 102, 145.2</u>	<u>P if located in front; C if located elsewhere</u>		
12	<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>		
13	<b>NON-RESIDENTIAL USES</b>		<b><u>Controls by Story</u></b>		
14			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
15	<b><u>Agricultural Use Category</u></b>				
16	<u>Agriculture, Industrial</u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	<u>Agriculture, Large Scale Urban</u>	<u>§§ 102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
18	<u>Agriculture, Neighborhood</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
19	<b><u>Automotive Use Category</u></b>				
20	<u>Automotive Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	<u>Automotive Repair</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>

1	<u>Automotive Service Station</u>	<u>§§ 102, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
2	<u>Gas Station</u>	<u>§§ 102, 187.1, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
3	<u>Parking Garage, Private</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
4	<u>Parking Garage, Public</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
5	<u>Parking Lot, Private</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
6	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
7	<b><u>Entertainment, Arts and Recreation Use Category</u></b>				
8	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	<u>Arts Activities</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
10	<u>Entertainment, General</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
11	<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
12	<u>Movie Theater</u>	<u>§§ 102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
13	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
14	<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	<b><u>Industrial Use Category</u></b>				
16	<u>Industrial Uses</u>	<u>§ 102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	<b><u>Institutional Use Category</u></b>				
18	<u>Institutional Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
19	<u>Child Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
20	<u>Hospital</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	<u>Medical Cannabis Dispensary**</u>	<u>§§ 102, 202.2(e)</u>	<u>DR</u>	<u>DR</u>	<u>NP</u>
22					
23					
24					
25					

1	<u>Public Facilities</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
2	<u>Residential Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
3	<b><u>Sales and Service Use Category</u></b>				
4	<u>Retail Sales and Service Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
5	<u>Adult Business</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	<u>Animal Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
7	<u>Bar</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
8	<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
9	<u>Flexible Retail</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
10	<u>Hotel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
11	<u>Kennel</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
12	<u>Liquor Store</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
13	<u>Massage Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
14	<u>Massage, Foot/Chair</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
15	<u>Mortuary</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	<u>Motel</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	<u>Restaurant</u>	<u>§§ 102, 202.2(a)</u>	<u>P(1)</u>	<u>NP</u>	<u>NP</u>
18	<u>Restaurant, Limited</u>	<u>§§ 102, 202.2(a)</u>	<u>P(1)</u>	<u>NP</u>	<u>NP</u>
19	<u>Services, Financial</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
20	<u>Services, Fringe Financial</u>	<u>§ 102</u>	<u>P(2)</u>	<u>NP</u>	<u>NP</u>
21	<u>Services, Limited Financial</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
22	<u>Storage, Self</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
23	<u>Tobacco Paraphernalia Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>

1	<u>Trade Shop</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
2	<u>Non-Retail Sales and Service*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
3	<u>Design Professional</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
4	<u>Trade Office</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
5	<u>Utility and Infrastructure Use Category</u>				
6	<u>Utility and Infrastructure*</u>	<u>§ 102</u>	<u>C(3)</u>	<u>C(3)</u>	<u>C(3)</u>
7	<u>Power Plant</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	<u>Public Utilities Yard</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

9 \* Not listed below

10  
11 (1) TARAVAL STREET RESTAURANT SUBDISTRICT: Applicable for the Taraval Street NCD between 12th and 19th Avenues as mapped on Sectional Maps 5 SU and 6 SU. Restaurants, Limited-Restaurants are C; Formula Retail Restaurants and Limited-Restaurants are NP.

12  
13 (2) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT. Fringe Financial Services are NP within any FFSRUD and its one-quarter mile buffer pursuant to Section 249.35. Outside any FFSRUD and its one-quarter mile buffer, Fringe Financial Services are P subject to the restrictions set forth in Section 249.35(c)(3).

14  
15 (3) C if a Macro WTS Facility; P if a Micro WTS Facility.

16  
17 **SEC. 781.5. MISSION STREET FORMULA RETAIL RESTAURANT SUBDISTRICT.**

18 (a) **Purpose.** In order to preserve the mix and variety of goods and services  
19 provided to the Mission neighborhood and City residents and prevent further proliferation of  
20 formula retail restaurant uses, there shall be a Mission Street Formula Retail Restaurant  
21 Subdistrict, generally applicable only for the portion of the Mission Bernal Neighborhood  
22 Commercial District NC-3 zoned portion of Mission Street between 14th and Randall Streets, as  
23 designated on Sectional Map 7SU of the Zoning Map.

24 (b) **Controls.** The following provisions shall apply within such Subdistrict:  
25

1 (1) A Limited-Restaurant use or a Restaurant use that are also Formula Retail  
2 uses, as defined in Planning Code Section 303.1, shall not be permitted in this Subdistrict.

3 (2) The provisions of Sections 180 through 186.1 of this Code shall govern  
4 Formula Retail Limited-Restaurants and Restaurants which existed lawfully at the effective  
5 date of this Code in this Subdistrict.  
6

7 Section 3. Sectional Map ZN02 of the Zoning Map of the City and County of San  
8 Francisco is hereby amended, as follows:

Block and Lot Number	Use District To Be Superseded	Use District Hereby Approved	Zoning Map Sheet
0715010	NC-3	Lower Polk Street NCD	ZN02
0717013	NC-3	Lower Polk Street NCD	ZN02
0718002	NC-3	Lower Polk Street NCD	ZN02
0739002	NC-3	Lower Polk Street NCD	ZN02
0742002	NC-3	Lower Polk Street NCD	ZN02
0715001	NC-3	Lower Polk Street NCD	ZN02
0718003	NC-3	Lower Polk Street NCD	ZN02
0763016	NC-3	Lower Polk Street NCD	ZN02
0717014	NC-3	Lower Polk Street NCD	ZN02
0718001	NC-3	Lower Polk Street NCD	ZN02
0763007	NC-3	Lower Polk Street NCD	ZN02
0717015	NC-3	Lower Polk Street NCD	ZN02
0763001	NC-3	Lower Polk Street NCD	ZN02
0715010A	NC-3	Lower Polk Street NCD	ZN02
0715011	NC-3	Lower Polk Street NCD	ZN02
0718005	NC-3	Lower Polk Street NCD	ZN02
0717018	NC-3	Lower Polk Street NCD	ZN02
0739015	NC-3	Lower Polk Street NCD	ZN02
0716280	NC-3	Lower Polk Street NCD	ZN02
0718004	NC-3	Lower Polk Street NCD	ZN02
0740018	NC-3	Lower Polk Street NCD	ZN02
0763002	NC-3	Lower Polk Street NCD	ZN02
0739001	NC-3	Lower Polk Street NCD	ZN02
0763006	NC-3	Lower Polk Street NCD	ZN02
0763005	NC-3	Lower Polk Street NCD	ZN02

1 Section 4. Sectional Map ZN03 of the Zoning Map of the City and County of San  
 2 Francisco is hereby amended, as follows:

Block and Lot Number	Use District To Be Superseded	Use District Hereby Approved	Zoning Map Sheet
1545027	NC-2	Inner Balboa Street NCD	ZN03
1546017	NC-2	Inner Balboa Street NCD	ZN03
1546018	NC-2	Inner Balboa Street NCD	ZN03
1546018A	NC-2	Inner Balboa Street NCD	ZN03
1546018B	NC-2	Inner Balboa Street NCD	ZN03
1546018C	NC-2	Inner Balboa Street NCD	ZN03
1546019	NC-2	Inner Balboa Street NCD	ZN03
1546020	NC-2	Inner Balboa Street NCD	ZN03
1547024	NC-2	Inner Balboa Street NCD	ZN03
1547025	NC-2	Inner Balboa Street NCD	ZN03
1547026	NC-2	Inner Balboa Street NCD	ZN03
1547027	NC-2	Inner Balboa Street NCD	ZN03
1548023	NC-2	Inner Balboa Street NCD	ZN03
1548025	NC-2	Inner Balboa Street NCD	ZN03
1548026	NC-2	Inner Balboa Street NCD	ZN03
1548027	NC-2	Inner Balboa Street NCD	ZN03
1549018	NC-2	Inner Balboa Street NCD	ZN03
1549019	NC-2	Inner Balboa Street NCD	ZN03
1549020	NC-2	Inner Balboa Street NCD	ZN03
1549022	NC-2	Inner Balboa Street NCD	ZN03
1549023	NC-2	Inner Balboa Street NCD	ZN03
1549024	NC-2	Inner Balboa Street NCD	ZN03
1549025	NC-2	Inner Balboa Street NCD	ZN03
1549026	NC-2	Inner Balboa Street NCD	ZN03
1549026A	NC-2	Inner Balboa Street NCD	ZN03
1549054	NC-2	Inner Balboa Street NCD	ZN03
1549055	NC-2	Inner Balboa Street NCD	ZN03
1549056	NC-2	Inner Balboa Street NCD	ZN03
1549057	NC-2	Inner Balboa Street NCD	ZN03
1549071	NC-2	Inner Balboa Street NCD	ZN03
1549072	NC-2	Inner Balboa Street NCD	ZN03
1549073	NC-2	Inner Balboa Street NCD	ZN03
1637001	NC-2	Inner Balboa Street NCD	ZN03
1638001	NC-2	Inner Balboa Street NCD	ZN03
1638030	NC-2	Inner Balboa Street NCD	ZN03
1638031	NC-2	Inner Balboa Street NCD	ZN03
1638032	NC-2	Inner Balboa Street NCD	ZN03
1639001	NC-2	Inner Balboa Street NCD	ZN03
1639046	NC-2	Inner Balboa Street NCD	ZN03



1	1639047	NC-2	Inner Balboa Street NCD	ZN03
	1639048	NC-2	Inner Balboa Street NCD	ZN03
2	1640001	NC-2	Inner Balboa Street NCD	ZN03
	1640051	NC-2	Inner Balboa Street NCD	ZN03
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1543063	NC-3	Geary Boulevard NCD	ZN03

Section 5. Sheet ZN04 of the Zoning Map of the City and County of San Francisco is hereby amended, as follows:

Block and Lot Number	Use District To Be Superseded	Use District Hereby Approved	Zoning Map Sheet
1575018	NC-2	Outer Balboa Street NCD	ZN04
1576007	NC-2	Outer Balboa Street NCD	ZN04
1576008	NC-2	Outer Balboa Street NCD	ZN04
1576009	NC-2	Outer Balboa Street NCD	ZN04
1576010	NC-2	Outer Balboa Street NCD	ZN04
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	1523046	NC-3	Geary Boulevard NCD	ZN04
5	1523046A	NC-3	Geary Boulevard NCD	ZN04
	1523046B	NC-3	Geary Boulevard NCD	ZN04
6	1523047	NC-3	Geary Boulevard NCD	ZN04
	1523048	NC-3	Geary Boulevard NCD	ZN04
7	1523049	NC-3	Geary Boulevard NCD	ZN04
	1524001	NC-3	Geary Boulevard NCD	ZN04
8	1524036	NC-3	Geary Boulevard NCD	ZN04
	1524037	NC-3	Geary Boulevard NCD	ZN04
9	1524039	NC-3	Geary Boulevard NCD	ZN04
	1524040	NC-3	Geary Boulevard NCD	ZN04
10	1525001	NC-3	Geary Boulevard NCD	ZN04
	1525040B	NC-3	Geary Boulevard NCD	ZN04
11	1525040C	NC-3	Geary Boulevard NCD	ZN04
	1525040D	NC-3	Geary Boulevard NCD	ZN04
12	1525041	NC-3	Geary Boulevard NCD	ZN04
13	1525042	NC-3	Geary Boulevard NCD	ZN04
14	1525043	NC-3	Geary Boulevard NCD	ZN04

15 Section 6. Sheet ZN06 of the Zoning Map of the City and County of San Francisco is  
16 hereby amended, as follows:

17	Block and Lot Number	Use District To Be Superseded	Use District Hereby Approved	Zoning Map Sheet
18	1271025	NC-1	Cole Valley NCD	ZN06
	1272002	NC-1	Cole Valley NCD	ZN06
19	1268028	NC-1	Cole Valley NCD	ZN06
	1268057	NC-1	Cole Valley NCD	ZN06
20	1272001	NC-1	Cole Valley NCD	ZN06
	1267009	NC-1	Cole Valley NCD	ZN06
21	1271024	NC-1	Cole Valley NCD	ZN06
	1271026	NC-1	Cole Valley NCD	ZN06
22	1278022	NC-1	Cole Valley NCD	ZN06
	1272003	NC-1	Cole Valley NCD	ZN06
23	1272004	NC-1	Cole Valley NCD	ZN06
	1268056	NC-1	Cole Valley NCD	ZN06
24	1271024A	NC-1	Cole Valley NCD	ZN06
25	1271024B	NC-1	Cole Valley NCD	ZN06

1	1268055	NC-1	Cole Valley NCD	ZN06
	1272005	NC-1	Cole Valley NCD	ZN06
2	1268026	NC-1	Cole Valley NCD	ZN06
	1268029	NC-1	Cole Valley NCD	ZN06
3	2341014	NC-2	Inner Taraval NCD	ZN06
	2341015	NC-2	Inner Taraval NCD	ZN06
4	2341017	NC-2	Inner Taraval NCD	ZN06
	2341018	NC-2	Inner Taraval NCD	ZN06
5	2341040	NC-2	Inner Taraval NCD	ZN06
	2341041	NC-2	Inner Taraval NCD	ZN06
6	2341042	NC-2	Inner Taraval NCD	ZN06
	2341043	NC-2	Inner Taraval NCD	ZN06
7	2342016A	NC-2	Inner Taraval NCD	ZN06
	2342017	NC-2	Inner Taraval NCD	ZN06
8	2342018	NC-2	Inner Taraval NCD	ZN06
	2342019	NC-2	Inner Taraval NCD	ZN06
9	2342020	NC-2	Inner Taraval NCD	ZN06
	2342021	NC-2	Inner Taraval NCD	ZN06
10	2342022	NC-2	Inner Taraval NCD	ZN06
	2343017	NC-2	Inner Taraval NCD	ZN06
11	2343018	NC-2	Inner Taraval NCD	ZN06
	2343019	NC-2	Inner Taraval NCD	ZN06
12	2343019A	NC-2	Inner Taraval NCD	ZN06
	2343020	NC-2	Inner Taraval NCD	ZN06
13	2343021	NC-2	Inner Taraval NCD	ZN06
	2343040	NC-2	Inner Taraval NCD	ZN06
14	2343041	NC-2	Inner Taraval NCD	ZN06
	2343042	NC-2	Inner Taraval NCD	ZN06
15	2344A018	NC-2	Inner Taraval NCD	ZN06
	2344A018A	NC-2	Inner Taraval NCD	ZN06
16	2344A018B	NC-2	Inner Taraval NCD	ZN06
	2344A018C	NC-2	Inner Taraval NCD	ZN06
17	2344A018D	NC-2	Inner Taraval NCD	ZN06
	2344A019A	NC-2	Inner Taraval NCD	ZN06
18	2344A019B	NC-2	Inner Taraval NCD	ZN06
	2344A019C	NC-2	Inner Taraval NCD	ZN06
19	2344A019D	NC-2	Inner Taraval NCD	ZN06
	2344A038	NC-2	Inner Taraval NCD	ZN06
20	2345A018	NC-2	Inner Taraval NCD	ZN06
	2345A019	NC-2	Inner Taraval NCD	ZN06
21	2345A020	NC-2	Inner Taraval NCD	ZN06
	2345A021	NC-2	Inner Taraval NCD	ZN06
22	2345A022	NC-2	Inner Taraval NCD	ZN06
	2345A023	NC-2	Inner Taraval NCD	ZN06
23	2345A024	NC-2	Inner Taraval NCD	ZN06
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1	2345A025	NC-2	Inner Taraval NCD	ZN06
	2345A026	NC-2	Inner Taraval NCD	ZN06
2	2346009	NC-2	Inner Taraval NCD	ZN06
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3	2346014	NC-2	Inner Taraval NCD	ZN06
	2347009A	NC-2	Inner Taraval NCD	ZN06
4	2347010	NC-2	Inner Taraval NCD	ZN06
	2347011	NC-2	Inner Taraval NCD	ZN06
5	2347028	NC-2	Inner Taraval NCD	ZN06
	2347029	NC-2	Inner Taraval NCD	ZN06
6	2347030	NC-2	Inner Taraval NCD	ZN06
	2347031	NC-2	Inner Taraval NCD	ZN06
7	2407001	NC-2	Inner Taraval NCD	ZN06
	2407028A	NC-2	Inner Taraval NCD	ZN06
8	2407029	NC-2	Inner Taraval NCD	ZN06
	2407033	NC-2	Inner Taraval NCD	ZN06
9	2407040	NC-2	Inner Taraval NCD	ZN06
10	2407041	NC-2	Inner Taraval NCD	ZN06
	2407042	NC-2	Inner Taraval NCD	ZN06
11	2407043	NC-2	Inner Taraval NCD	ZN06
	2407044	NC-2	Inner Taraval NCD	ZN06
12	2407045	NC-2	Inner Taraval NCD	ZN06
	2407046	NC-2	Inner Taraval NCD	ZN06
13	2408001	NC-2	Inner Taraval NCD	ZN06
	2408041	NC-2	Inner Taraval NCD	ZN06
14	2408044	NC-2	Inner Taraval NCD	ZN06
	2408047	NC-2	Inner Taraval NCD	ZN06
15	2408048	NC-2	Inner Taraval NCD	ZN06
	2408051	NC-2	Inner Taraval NCD	ZN06
16	2408052	NC-2	Inner Taraval NCD	ZN06
	2408053	NC-2	Inner Taraval NCD	ZN06
17	2408054	NC-2	Inner Taraval NCD	ZN06
	2408055	NC-2	Inner Taraval NCD	ZN06
18	2408056	NC-2	Inner Taraval NCD	ZN06
	2408057	NC-2	Inner Taraval NCD	ZN06
19	2408058	NC-2	Inner Taraval NCD	ZN06
	2409001	NC-2	Inner Taraval NCD	ZN06
20	2409036	NC-2	Inner Taraval NCD	ZN06
	2409037	NC-2	Inner Taraval NCD	ZN06
21	2409038	NC-2	Inner Taraval NCD	ZN06
	2409041	NC-2	Inner Taraval NCD	ZN06
22	2409042	NC-2	Inner Taraval NCD	ZN06
	2409043	NC-2	Inner Taraval NCD	ZN06
23	2409061	NC-2	Inner Taraval NCD	ZN06
	2410027	NC-2	Inner Taraval NCD	ZN06
24				
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1	2410029	NC-2	Inner Taraval NCD	ZN06
	2410029A	NC-2	Inner Taraval NCD	ZN06
2	2410029B	NC-2	Inner Taraval NCD	ZN06
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3	2410031	NC-2	Inner Taraval NCD	ZN06
	2410041	NC-2	Inner Taraval NCD	ZN06
4	2410042	NC-2	Inner Taraval NCD	ZN06
	2411001	NC-2	Inner Taraval NCD	ZN06
5	2411021M	NC-2	Inner Taraval NCD	ZN06
	2411022	NC-2	Inner Taraval NCD	ZN06
6	2411023	NC-2	Inner Taraval NCD	ZN06
	2412034	NC-2	Inner Taraval NCD	ZN06
7	2412036	NC-2	Inner Taraval NCD	ZN06
	2412037	NC-2	Inner Taraval NCD	ZN06
8	2412038	NC-2	Inner Taraval NCD	ZN06
	2412039	NC-2	Inner Taraval NCD	ZN06
9	2413014	NC-2	Inner Taraval NCD	ZN06
	2413038	NC-2	Inner Taraval NCD	ZN06

11 Section 7. Sheet ZN07 of the Zoning Map of the City and County of San Francisco is  
12 hereby amended, as follows:

Block and Lot Number	Use District To Be Superseded	Use District Hereby Approved	Zoning Map Sheet	
14	5501034	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN07
15	5501044	NC-3	Mission Bernal NCD	ZN07
	5501044A	NC-3	Mission Bernal NCD	ZN07
16	5501045	NC-3	Mission Bernal NCD	ZN07
	5501046	NC-3	Mission Bernal NCD	ZN07
17	5501047	NC-3	Mission Bernal NCD	ZN07
	5501048	NC-3	Mission Bernal NCD	ZN07
18	5501050	NC-3	Mission Bernal NCD	ZN07
	5501051	NC-3	Mission Bernal NCD	ZN07
19	5501079	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN07
20	5501082	NC-3	Mission Bernal NCD	ZN07
	5501083	NC-3	Mission Bernal NCD	ZN07
21	5501084	NC-3	Mission Bernal NCD	ZN07
	5518016	NC-3	Mission Bernal NCD	ZN07
22	5518017	NC-3	Mission Bernal NCD	ZN07
	5518018	NC-3	Mission Bernal NCD	ZN07
23	5518019	NC-3	Mission Bernal NCD	ZN07
	5518031	NC-3	Mission Bernal NCD	ZN07
24	5518032	NC-3	Mission Bernal NCD	ZN07
	5518033	NC-3	Mission Bernal NCD	ZN07

1	5518034	NC-3	Mission Bernal NCD	ZN07
	5518035	NC-3	Mission Bernal NCD	ZN07
2	5518036	NC-3	Mission Bernal NCD	ZN07
	5518037	NC-3	Mission Bernal NCD	ZN07
3	5518038	NC-3	Mission Bernal NCD	ZN07
	5518039	NC-3	Mission Bernal NCD	ZN07
4	5518040	NC-3	Mission Bernal NCD	ZN07
	5518041	NC-3	Mission Bernal NCD	ZN07
5	5518042	NC-3	Mission Bernal NCD	ZN07
	5518043	NC-3	Mission Bernal NCD	ZN07
6	5518044	NC-3	Mission Bernal NCD	ZN07
	5518045	NC-3	Mission Bernal NCD	ZN07
7	5518046	NC-3	Mission Bernal NCD	ZN07
	5609012	NC-3	Mission Bernal NCD	ZN07
8	5609015	NC-3	Mission Bernal NCD	ZN07
	5609016	NC-3	Mission Bernal NCD	ZN07
9	5609017	NC-3	Mission Bernal NCD	ZN07
	5609028	NC-3	Mission Bernal NCD	ZN07
10	5609029	NC-3	Mission Bernal NCD	ZN07
	5615028	NC-3	Mission Bernal NCD	ZN07
11	5615033	NC-3	Mission Bernal NCD	ZN07
	5615034	NC-3	Mission Bernal NCD	ZN07
12	5615035	NC-3	Mission Bernal NCD	ZN07
	5615036	NC-3	Mission Bernal NCD	ZN07
13	5615036A	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN07
	5615037	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN07
14	5615038	NC-3	Mission Bernal NCD	ZN07
	5615039	NC-3	Mission Bernal NCD	ZN07
15	5615040	NC-3	Mission Bernal NCD	ZN07
	5615041	NC-3	Mission Bernal NCD	ZN07
16	5615042	NC-3	Mission Bernal NCD	ZN07
	5615045	NC-3	Mission Bernal NCD	ZN07
17	5615049	NC-3	Mission Bernal NCD	ZN07
	5615050	NC-3	Mission Bernal NCD	ZN07
18	5615051	NC-3	Mission Bernal NCD	ZN07
	5615052	NC-3	Mission Bernal NCD	ZN07
19	5615070	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN07
	5615071	NC-3	Mission Bernal NCD	ZN07
20	5615073	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN07
	5615078	NC-3	Mission Bernal NCD	ZN07
21	5615079	NC-3	Mission Bernal NCD	ZN07
	5615080	NC-3	Mission Bernal NCD	ZN07
22	5615082	NC-3	Mission Bernal NCD	ZN07
	5615083	NC-3	Mission Bernal NCD	ZN07
23	5615084	NC-3	Mission Bernal NCD	ZN07
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5615085	NC-3	Mission Bernal NCD	ZN07
5615086	NC-3	Mission Bernal NCD	ZN07
5615087	NC-3	Mission Bernal NCD	ZN07
5615088	NC-3	Mission Bernal NCD	ZN07
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5615097	NC-3	Mission Bernal NCD	ZN07
5615098	NC-3	Mission Bernal NCD	ZN07
5615099	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN07
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5615101	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN07
5615102	NC-3	Mission Bernal NCD	ZN07
5615103	NC-3	Mission Bernal NCD	ZN07
5615104	NC-3	Mission Bernal NCD	ZN07
5615105	NC-3	Mission Bernal NCD	ZN07
5615106	NC-3	Mission Bernal NCD	ZN07
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5615108	NC-3	Mission Bernal NCD	ZN07
5615109	NC-3	Mission Bernal NCD	ZN07
5615110	NC-3	Mission Bernal NCD	ZN07
5615111	NC-3	Mission Bernal NCD	ZN07
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6574019	NC-3	Mission Bernal NCD	ZN07
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6574021	NC-3	Mission Bernal NCD	ZN07
6574022	NC-3	Mission Bernal NCD	ZN07

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2	6574032	NC-3	Mission Bernal NCD	ZN07
	6574033	NC-3	Mission Bernal NCD	ZN07
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6	6574040	NC-3	Mission Bernal NCD	ZN07
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20	6574069	NC-3	Mission Bernal NCD	ZN07
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	6596001B	NC-3	Mission Bernal NCD	ZN07
22	6596002	NC-3	Mission Bernal NCD	ZN07
	6596002A	NC-3	Mission Bernal NCD	ZN07
23	6596003	NC-3	Mission Bernal NCD	ZN07
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	6596056	NC-3	Mission Bernal NCD	ZN07
23	6596057	NC-3	Mission Bernal NCD	ZN07
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	6596059	NC-3	Mission Bernal NCD	ZN07
2	6596060	NC-3	Mission Bernal NCD	ZN07
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	6597048	NC-3	Mission Bernal NCD	ZN07
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	6635046	NC-3	Mission Bernal NCD	ZN07
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14	6635053	NC-3	Mission Bernal NCD	ZN07
	6635054	NC-3	Mission Bernal NCD	ZN07
15	6635055	NC-3	Mission Bernal NCD	ZN07
	6635056	NC-3	Mission Bernal NCD	ZN07
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	0861035	NC-2	Lower Haight Street NCD	ZN07

Section 8. Sectional Map ZN10 of the Zoning Map of the City and County of San Francisco is hereby amended, as follows:

Block and Lot Number	Use District To Be Superseded	Use District Hereby Approved	Zoning Map Sheet
5273013A	NC-3	Bayview NCD	ZN10
5273014	NC-3	Bayview NCD	ZN10
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5278032	NC-3	Bayview NCD	ZN10

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	5982004C	NC-2	San Bruno Avenue NCD	ZN10
16	5982009	NC-2	San Bruno Avenue NCD	ZN10
17	6048001	NC-2	San Bruno Avenue NCD	ZN10
	6048001A	NC-2	San Bruno Avenue NCD	ZN10
18	6048001B	NC-2	San Bruno Avenue NCD	ZN10
	6048001C	NC-2	San Bruno Avenue NCD	ZN10
19	6048002	NC-2	San Bruno Avenue NCD	ZN10
	6048005	NC-2	San Bruno Avenue NCD	ZN10
20	6048006	NC-2	San Bruno Avenue NCD	ZN10
	6048010	NC-2	San Bruno Avenue NCD	ZN10
21	6048011	NC-2	San Bruno Avenue NCD	ZN10
	6048012	NC-2	San Bruno Avenue NCD	ZN10
22	6048013	NC-2	San Bruno Avenue NCD	ZN10
	6048014	NC-2	San Bruno Avenue NCD	ZN10
23	6048032	NC-2	San Bruno Avenue NCD	ZN10
24			San Bruno Avenue	
25	6048036	NC-2/RH-2	NCD/RH-2	ZN10

1	6048037	NC-2/RH-2	San Bruno Avenue NCD/RH-2	ZN10
2	6049001	NC-2	San Bruno Avenue NCD	ZN10
	6049002	NC-2	San Bruno Avenue NCD	ZN10
3	6049002A	NC-2	San Bruno Avenue NCD	ZN10
	6049003	NC-2	San Bruno Avenue NCD	ZN10
4	6049004	NC-2	San Bruno Avenue NCD	ZN10
	6049005	NC-2	San Bruno Avenue NCD	ZN10
5	6049006	NC-2	San Bruno Avenue NCD	ZN10
	6049007	NC-2	San Bruno Avenue NCD	ZN10
6	6049008	NC-2	San Bruno Avenue NCD	ZN10
	6049009	NC-2	San Bruno Avenue NCD	ZN10
7	6049010	NC-2	San Bruno Avenue NCD	ZN10
	6049011	NC-2	San Bruno Avenue NCD	ZN10
8	6049012	NC-2	San Bruno Avenue NCD	ZN10
	6049013	NC-2	San Bruno Avenue NCD	ZN10
9	6049031	NC-2	San Bruno Avenue NCD	ZN10
10	6121009A	NC-2	San Bruno Avenue NCD	ZN10
	6121010A	NC-2	San Bruno Avenue NCD	ZN10
11	6121026	NC-2	San Bruno Avenue NCD	ZN10
	6122001	NC-2	San Bruno Avenue NCD	ZN10
12	6122022	NC-2	San Bruno Avenue NCD	ZN10

13

14 Section 9. Sectional Map ZN11 of the Zoning Map of the City and County of San

15 Francisco is hereby amended, as follows:

16	Block and Lot Number	Use District To Be Superseded	Use District Hereby Approved	Zoning Map Sheet
17	5659017A	NC-2	Cortland Avenue NCD	ZN11
	5660016	NC-2	Cortland Avenue NCD	ZN11
18	5660017	NC-2	Cortland Avenue NCD	ZN11
	5660018	NC-2	Cortland Avenue NCD	ZN11
19	5660019	NC-2	Cortland Avenue NCD	ZN11
	5660020	NC-2	Cortland Avenue NCD	ZN11
20	5660038	NC-2	Cortland Avenue NCD	ZN11
	5660039	NC-2	Cortland Avenue NCD	ZN11
21	5660040	NC-2	Cortland Avenue NCD	ZN11
	5661017	NC-2	Cortland Avenue NCD	ZN11
22	5661018	NC-2	Cortland Avenue NCD	ZN11
	5661019	NC-2	Cortland Avenue NCD	ZN11
23	5661020	NC-2	Cortland Avenue NCD	ZN11
	5661021	NC-2	Cortland Avenue NCD	ZN11
24	5661022	NC-2	Cortland Avenue NCD	ZN11
25	5662017	NC-2	Cortland Avenue NCD	ZN11

1	5662017A	NC-2	Cortland Avenue NCD	ZN11
	5662017B	NC-2	Cortland Avenue NCD	ZN11
2	5663017	NC-2	Cortland Avenue NCD	ZN11
	5663017A	NC-2	Cortland Avenue NCD	ZN11
3	5663019	NC-2	Cortland Avenue NCD	ZN11
	5663019A	NC-2	Cortland Avenue NCD	ZN11
4	5663038	NC-2	Cortland Avenue NCD	ZN11
	5664016	NC-2	Cortland Avenue NCD	ZN11
5	5664017	NC-2	Cortland Avenue NCD	ZN11
	5664018	NC-2	Cortland Avenue NCD	ZN11
6	5664019	NC-2	Cortland Avenue NCD	ZN11
	5665016	NC-2	Cortland Avenue NCD	ZN11
7	5665017	NC-2	Cortland Avenue NCD	ZN11
	5665018	NC-2	Cortland Avenue NCD	ZN11
8	5665019	NC-2	Cortland Avenue NCD	ZN11
	5665020	NC-2	Cortland Avenue NCD	ZN11
9	5665021	NC-2	Cortland Avenue NCD	ZN11
10	5666016	NC-2	Cortland Avenue NCD	ZN11
	5666017	NC-2	Cortland Avenue NCD	ZN11
11	5666018	NC-2	Cortland Avenue NCD	ZN11
	5666033	NC-2	Cortland Avenue NCD	ZN11
12	5666034	NC-2	Cortland Avenue NCD	ZN11
	5667013	NC-2	Cortland Avenue NCD	ZN11
13	5667014	NC-2	Cortland Avenue NCD	ZN11
	5667015	NC-2	Cortland Avenue NCD	ZN11
14	5667016	NC-2	Cortland Avenue NCD	ZN11
	5667017	NC-2	Cortland Avenue NCD	ZN11
15	5667018	NC-2	Cortland Avenue NCD	ZN11
	5668017	NC-2	Cortland Avenue NCD	ZN11
16	5668018	NC-2	Cortland Avenue NCD	ZN11
	5668019	NC-2	Cortland Avenue NCD	ZN11
17	5668020	NC-2	Cortland Avenue NCD	ZN11
	5669014	NC-2	Cortland Avenue NCD	ZN11
18	5677001	NC-2	Cortland Avenue NCD	ZN11
	5677031	NC-2	Cortland Avenue NCD	ZN11
19	5677032	NC-2	Cortland Avenue NCD	ZN11
	5677033	NC-2	Cortland Avenue NCD	ZN11
20	5678001	NC-2	Cortland Avenue NCD	ZN11
	5678022	NC-2	Cortland Avenue NCD	ZN11
21	5678023	NC-2	Cortland Avenue NCD	ZN11
	5678024	NC-2	Cortland Avenue NCD	ZN11
22	5678025	NC-2	Cortland Avenue NCD	ZN11
	5678026	NC-2	Cortland Avenue NCD	ZN11
23	5678027	NC-2	Cortland Avenue NCD	ZN11
	5678028	NC-2	Cortland Avenue NCD	ZN11

1	5678029	NC-2	Cortland Avenue NCD	ZN11
	5678030	NC-2	Cortland Avenue NCD	ZN11
2	5678031	NC-2	Cortland Avenue NCD	ZN11
	5680001	NC-2	Cortland Avenue NCD	ZN11
3	5680006A	NC-2	Cortland Avenue NCD	ZN11
	5680008	NC-2	Cortland Avenue NCD	ZN11
4	5680009	NC-2	Cortland Avenue NCD	ZN11
	5680010	NC-2	Cortland Avenue NCD	ZN11
5	5682001	NC-2	Cortland Avenue NCD	ZN11
	5682002	NC-2	Cortland Avenue NCD	ZN11
6	5682009	NC-2	Cortland Avenue NCD	ZN11
	5682011	NC-2	Cortland Avenue NCD	ZN11
7	5683001	NC-2	Cortland Avenue NCD	ZN11
	5683001A	NC-2	Cortland Avenue NCD	ZN11
8	5683010	NC-2	Cortland Avenue NCD	ZN11
	5683011	NC-2	Cortland Avenue NCD	ZN11
9	5683021	NC-2	Cortland Avenue NCD	ZN11
10	5683022	NC-2	Cortland Avenue NCD	ZN11
	5684018	NC-2	Cortland Avenue NCD	ZN11
11	5642020	NC-3	Mission Bernal NCD	ZN11
	5642027	NC-3	Mission Bernal NCD	ZN11
12	5642028	NC-3	Mission Bernal NCD	ZN11
	5642049	NC-3	Mission Bernal NCD	ZN11
13	5642050	NC-3	Mission Bernal NCD	ZN11
	5642063	NC-3	Mission Bernal NCD	ZN11
14	5642064	NC-3	Mission Bernal NCD	ZN11
	5642065	NC-3	Mission Bernal NCD	ZN11
15	5673018	NC-3	Mission Bernal NCD	ZN11
	5673019	NC-3	Mission Bernal NCD	ZN11
16	5673020	NC-3	Mission Bernal NCD	ZN11
	5673021	NC-3	Mission Bernal NCD	ZN11
17	5673022	NC-3	Mission Bernal NCD	ZN11
	5673023	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN11
18	5673024	NC-3	Mission Bernal NCD	ZN11
	5673025	NC-3	Mission Bernal NCD	ZN11
19	5673039	NC-3	Mission Bernal NCD	ZN11
	5673040	NC-3	Mission Bernal NCD	ZN11
20	5673041	NC-3	Mission Bernal NCD	ZN11
	5673051	NC-3	Mission Bernal NCD	ZN11
21	5673052	NC-3	Mission Bernal NCD	ZN11
	5673053	NC-3	Mission Bernal NCD	ZN11
22	5673054	NC-3	Mission Bernal NCD	ZN11
	5673055	NC-3	Mission Bernal NCD	ZN11
23	5674020	NC-3	Mission Bernal NCD	ZN11
	5674021	NC-3	Mission Bernal NCD	ZN11
24				
25				

1	5674022	NC-3	Mission Bernal NCD	ZN11
	5674023	NC-3	Mission Bernal NCD	ZN11
2	5712045	NC-3	Mission Bernal NCD	ZN11
	6660011	NC-3	Mission Bernal NCD	ZN11
3	6660005	NC-3	Mission Bernal NCD	ZN11
	6660006	NC-3	Mission Bernal NCD	ZN11
4	6660007	NC-3	Mission Bernal NCD	ZN11
	6660008	NC-3	Mission Bernal NCD	ZN11
5	6660009	NC-3	Mission Bernal NCD	ZN11
	6660010	NC-3	Mission Bernal NCD	ZN11
6	6660012	NC-3	Mission Bernal NCD	ZN11
	6660013	NC-3	Mission Bernal NCD	ZN11
7	6660015	NC-3	Mission Bernal NCD	ZN11
	6660016	NC-3	Mission Bernal NCD	ZN11
8	6660023	NC-3	Mission Bernal NCD	ZN11
	6660024	NC-3	Mission Bernal NCD	ZN11
9	6660025	NC-3	Mission Bernal NCD	ZN11
10	6660026	NC-3	Mission Bernal NCD	ZN11
	6660028A	NC-3	Mission Bernal NCD	ZN11
11	6660028B	NC-3	Mission Bernal NCD	ZN11
	6660050	NC-3	Mission Bernal NCD	ZN11
12	6660055	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN11
	6660058	NC-3	Mission Bernal NCD	ZN11
13	6660059	NC-3	Mission Bernal NCD	ZN11
	6660060	NC-3	Mission Bernal NCD	ZN11
14	6660061	NC-3	Mission Bernal NCD	ZN11

Section 10. Sectional Map ZN12 of the Zoning Map of the City and County of San Francisco is hereby amended, as follows:

Block and Lot Number	Use District To Be Superseded	Use District Hereby Approved	Zoning Map Sheet	
18	7226021C	NC-1	Lakeside Village NCD	ZN12
	7226021	NC-1	Lakeside Village NCD	ZN12
19	7226019	NC-1	Lakeside Village NCD	ZN12
	7226020	NC-1	Lakeside Village NCD	ZN12
20	7225013	NC-1	Lakeside Village NCD	ZN12
	7224002	NC-1	Lakeside Village NCD	ZN12
21	7226021A	NC-1	Lakeside Village NCD	ZN12
	7225014A	NC-1	Lakeside Village NCD	ZN12
22	7225014	NC-1	Lakeside Village NCD	ZN12
	7226021B	NC-1	Lakeside Village NCD	ZN12
23	7223003	NC-1	Lakeside Village NCD	ZN12
	7224002A	NC-1	Lakeside Village NCD	ZN12
24				
25				

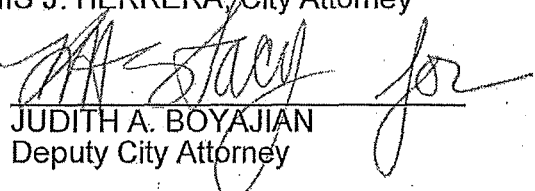
7220003	NC-1	Lakeside Village NCD	ZN12
7224002B	NC-1	Lakeside Village NCD	ZN12
7226019A	NC-1	Lakeside Village NCD	ZN12
7225014C	NC-1	Lakeside Village NCD	ZN12
7220003A	NC-1	Lakeside Village NCD	ZN12
7223003A	NC-1	Lakeside Village NCD	ZN12
7226022	NC-1	Lakeside Village NCD	ZN12
7223004	NC-1	Lakeside Village NCD	ZN12
7226023	NC-1	Lakeside Village NCD	ZN12
7226017	NC-1	Lakeside Village NCD	ZN12

Section 11. Effective Date. This ordinance shall become effective 30 days after enactment. 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 12. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors intends to amend only those words, phrases, paragraphs, subsections, sections, articles, numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal Code that are explicitly shown in this ordinance as additions, deletions, Board amendment additions, and Board amendment deletions in accordance with the "Note" that appears under the official title of the ordinance.

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

By:

  
JUDITH A. BOYAJIAN  
Deputy City Attorney

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**REVISED LEGISLATIVE DIGEST**  
(1/13/2020, Amended in Committee)

[Planning Code, Zoning Map - Establishing 12 Named Neighborhood Commercial Districts]

**Ordinance amending the Planning Code to establish 1) the Inner Balboa Street Neighborhood Commercial District (NCD) generally including the properties along Balboa Street between 2nd and 8th Avenues, 2) the Outer Balboa Street NCD generally including the properties along Balboa Street between 32nd and 39th Avenues, 3) the Bayview NCD generally including the properties along 3rd Street from Yosemite to Jerrold Avenues, 4) the Cortland Avenue NCD generally including the properties along Cortland Avenue between Bonview and Folsom Streets, 5) the Geary Boulevard NCD generally including the properties along Geary Boulevard between Masonic and 28th Avenues, 6) the Mission Bernal NCD generally including the properties along Mission Street between Cesar Chavez and Randall Streets, 7) the San Bruno Avenue NCD generally including the properties along San Bruno Avenue between Hale and Olmstead Streets, 8) the Cole Valley NCD generally including the properties along Cole Street from Frederick to Grattan Streets and some parcels north of Carl Street and south of Parnassus, 9) the Lakeside Village NCD generally including the properties along Ocean Avenue between Junipero Serra Boulevard to 19th Avenue, 10) the Lower Haight Street NCD generally including the properties along Haight Street between Webster and Steiner Streets, 11) the Lower Polk Street NCD generally including non-contiguous properties along Polk Street from Geary Boulevard to Golden Gate Avenue with frontage on Geary Boulevard, Golden Gate Avenue, and other side streets, and 12) the Inner Taraval NCD generally including the properties along Taraval Street from 19th to Forest Side Avenues; amending the Zoning Map to include the new Neighborhood Commercial Districts; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.**

Existing Law

Article 7 of the Planning Code establishes Neighborhood Commercial Districts (NCDs) with specific controls. These NCDs include General Neighborhood Commercial Districts – NC-1, NC-2, NC-3, and NC-S – as well as Named Neighborhood Commercial Districts.

As described in Planning Code Section 702(a)(1), NCDs are low to high density mixed-use neighborhoods of varying scale around historical neighborhood commercial centers. They are intended to support neighborhood-serving uses on the lower floors and housing above. While these Districts tend to be linear commercial corridors, they may also include small clusters of commercial activity in Residential Districts. Individually named NCDs are intended to provide

for more targeted residential and commercial controls to fit the needs of their respective neighborhoods.

#### Amendments to Current Law

This ordinance establishes twelve Named Neighborhood Commercial Districts that were formerly zoned as either NC-1, NC-2 or NC-3. While there is a new Zoning Control Table for each new Named Neighborhood Commercial District, the zoning controls imposed are the same as those applicable to the area under the current NC-1, NC-2 or NC-3 zoning.

#### Background Information

This legislation creates the names and boundaries for the new Named Neighborhood Commercial Districts. While the current zoning controls have been retained in the new Zoning Control Tables, the legislative intent is to develop more targeted residential and commercial controls to fit the needs of the respective neighborhoods in the future after consultation with the Planning Department and individuals and groups in the affected neighborhoods. Establishing the names and boundaries of the newly-named NCDs now will both facilitate the development of these more targeted controls as well as ensure that if the vacancy tax proposal that will be on the ballot in March, 2020 passes, it will apply to these commercial areas.

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BOARD of SUPERVISORS



City Hall  
Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 554-5227

December 17, 2019

File No. 191260

Lisa Gibson  
Environmental Review Officer  
Planning Department  
1650 Mission Street, Ste. 400  
San Francisco, CA 94103

Dear Ms. Gibson:

On December 10, 2019, Supervisor Ronen introduced the following proposed legislation:

File No. 191260

Ordinance amending the Planning Code to establish 1) the Inner Balboa Street Neighborhood Commercial District generally including the properties along Balboa Street between 2nd and 8th Avenues, 2) the Outer Balboa Street Neighborhood Commercial District generally including the properties along Balboa Street between 32nd and 39th Avenues, 3) the Bayview Neighborhood Commercial District generally including the properties along 3rd Street from Yosemite to Jerrold Avenues, 4) the Cortland Avenue Neighborhood Commercial District generally including the properties along Cortland Avenue between Bonview and Folsom Streets, 5) the Geary Boulevard Neighborhood Commercial District generally including the properties along Geary Boulevard between Masonic and 28th Avenues, 6) the Mission Bernal Neighborhood Commercial District generally including the properties along Mission Street between Cesar Chavez and Randall Streets, and 7) the San Bruno Avenue Neighborhood Commercial District generally including the properties along San Bruno Avenue between Hale and Olmstead Streets; amending the Zoning Map to include the new Neighborhood Commercial Districts; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

A handwritten signature in black ink, appearing to read "Erica Major".

By: Erica Major, Assistant Clerk  
Land Use and Transportation Committee

joy  
navarrete

Digitally signed by joy navarrete  
DN: dc=org, dc=sfgov,  
dc=cityplanning,  
ou=CityPlanning,  
ou=Environmental Planning,  
cn=joy.navarrete,  
email=joy.navarrete@sfgov.org  
Date: 2019.12.19 16:42:49 -0800

Attachment

c: Joy Navarrete, Environmental Planning  
Don Lewis, Environmental Planning

Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment.



# SAN FRANCISCO PLANNING DEPARTMENT

---

January 10, 2020

Ms. Angela Calvillo, Clerk  
Honorable Supervisor Ronen  
Board of Supervisors  
City and County of San Francisco  
City Hall, Room 244  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

Re: **Transmittal of Planning Department Case Number 2019-022569PCA:  
Establishing twelve named neighborhood commercial districts  
Board File No. 191260  
Planning Commission Recommendation: Approval**

Dear Ms. Calvillo and Supervisor Ronen,

On January 9, 2020, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance, introduced by Supervisor Ronen that would amend the Planning Code and Zoning Maps to establish 1) the Inner Balboa Street Neighborhood Commercial District (NCD) generally including the properties along Balboa Street between 2nd and 8th Avenues, 2) the Outer Balboa Street NCD generally including the properties along Balboa Street between 32nd and 39th Avenues, 3) the Bayview NCD generally including the properties along 3rd Street from Yosemite to Jerrold Avenues, 4) the Cortland Avenue NCD generally including the properties along Cortland Avenue between Bonview and Folsom Streets, 5) the Geary Boulevard NCD generally including the properties along Geary Boulevard between Masonic and 28th Avenues, 6) the Mission Bernal NCD generally including the properties along Mission Street between Cesar Chavez and Randall Streets, 7) the San Bruno Avenue NCD generally including the properties along San Bruno Avenue between Hale and Olmstead Streets, 8) the Cole Valley NCD generally including the properties along Cole Street from Frederick to Grattan Streets and some parcels north of Carl Street and south of Parnassus, 9) the Lakeside Village NCD generally including the properties along Ocean Avenue between Junipero Serra Boulevard to 19th Avenue, 10) the Lower Haight Street NCD generally including the properties along Haight Street between Webster and Steiner Streets, 11) the Lower Polk Street NCD generally including non-contiguous properties along Polk Street from Geary Street to Golden Gate Avenue with frontage on Geary Street, Golden Gate Avenue, and other side streets, and 12) the Inner Taraval NCD generally including the properties along Taraval Street from 19th to Forest Side Avenues.

At the hearing the Planning Commission recommended approval.

The proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c)(2) and 15378 because they do not result in a physical change in the environment.

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

Please find attached documents relating to the actions of the Commission. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,



Aaron D. Starr  
Manager of Legislative Affairs

cc:

Judy Boyajian, Deputy City Attorney  
Amy Beinart, Aide to Supervisor Ronen  
Erica Major, Office of the Clerk of the Board

Attachments :

Planning Commission Resolutions  
Planning Department Executive Summary



# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary Planning Code Text & Zoning Map Amendment

HEARING DATE: JANUARY 9, 2019  
90-DAY DEADLINE: MARCH 22, 2020

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

*Project Name:* Establishing Twelve Named Neighborhood Commercial Districts  
*Case Number:* 2019-022569PCA/MAP [Board File No. 191260]  
*Initiated by:* Supervisor Ronen / Introduced December 17, 2019  
*Staff Contact:* Audrey Merlone, Legislative Affairs  
audrey.merlone@sfgov.org, 415-575-9129  
*Reviewed by:* Aaron Starr, Manager of Legislative Affairs  
aaron.starr@sfgov.org, 415-558-6362  
*Recommendation:* Approval

### PLANNING CODE AMENDMENT

The proposed Ordinance would amend the Planning Code and Zoning Maps to establish 1) the Inner Balboa Street Neighborhood Commercial District (NCD) generally including the properties along Balboa Street between 2nd and 8th Avenues, 2) the Outer Balboa Street NCD generally including the properties along Balboa Street between 32nd and 39th Avenues, 3) the Bayview NCD generally including the properties along 3rd Street from Yosemite to Jerrold Avenues, 4) the Cortland Avenue NCD generally including the properties along Cortland Avenue between Bonview and Folsom Streets, 5) the Geary Boulevard NCD generally including the properties along Geary Boulevard between Masonic and 28th Avenues, 6) the Mission Bernal NCD generally including the properties along Mission Street between Cesar Chavez and Randall Streets, 7) the San Bruno Avenue NCD generally including the properties along San Bruno Avenue between Hale and Olmstead Streets, 8) the Cole Valley NCD generally including the properties along Cole Street from Frederick to Grattan Streets and some parcels north of Carl Street and south of Parnassus, 9) the Lakeside Village NCD generally including the properties along Ocean Avenue between Junipero Serra Boulevard to 19th Avenue, 10) the Lower Haight Street NCD generally including the properties along Haight Street between Webster and Steiner Streets, 11) the Lower Polk Street NCD generally including non-contiguous properties along Polk Street from Geary Street to Golden Gate Avenue with frontage on Geary Street, Golden Gate Avenue, and other side streets, and 12) the Inner Taraval NCD generally including the properties along Taraval Street from 19th to Forest Side Avenues.

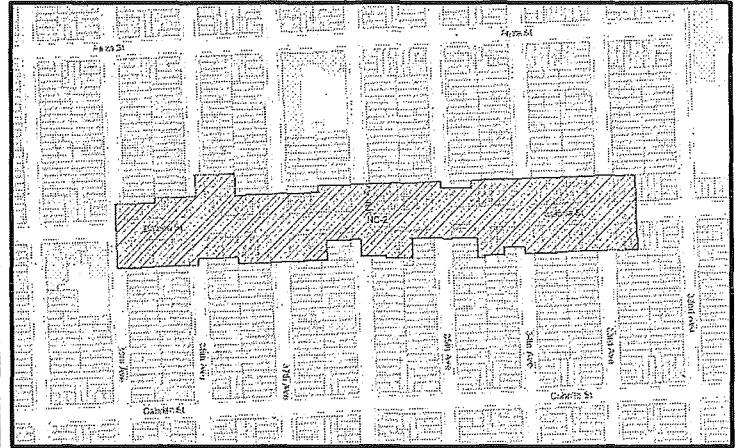
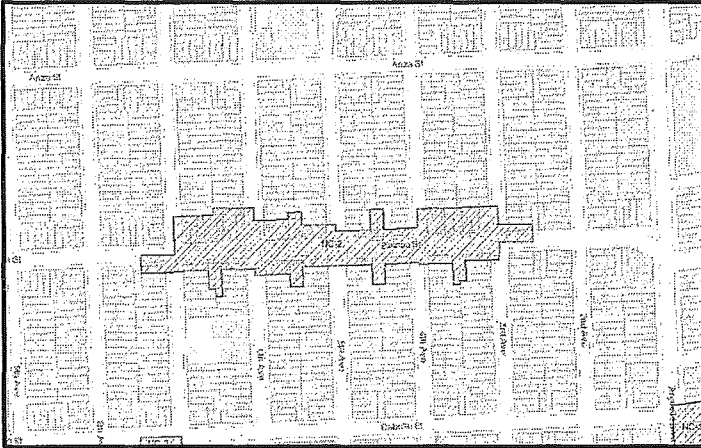
#### The Way It Is Now:

The twelve districts subject to the rezoning are a mix of Neighborhood Commercial Cluster (NC-1), Small-Scale Neighborhood Commercial (NC-2), and Moderate-Scale Neighborhood Commercial (NC-3) Districts.

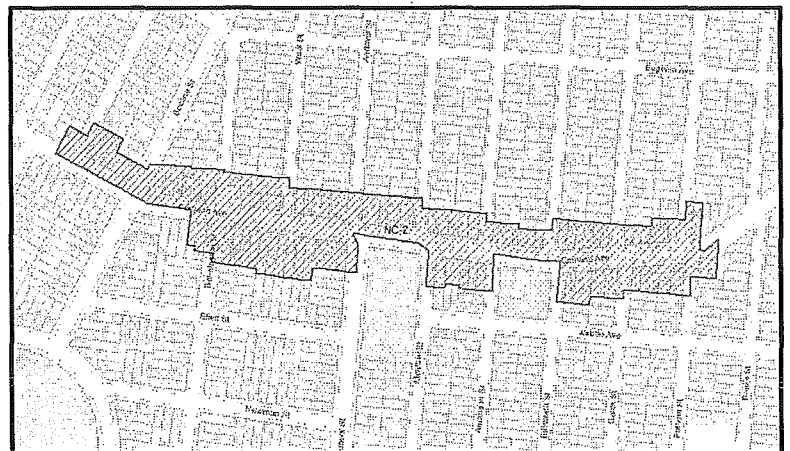
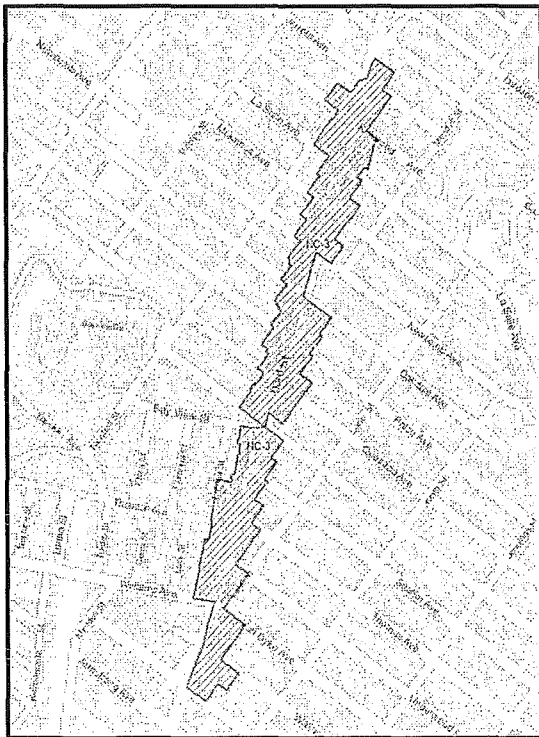
#### The Way It Would Be:

Twelve NC Districts in the city would be rezoned as follows:

1. The Inner Balboa Street Neighborhood Commercial District (below, left): Generally including the properties along Balboa Street between 2nd and 8th Avenues;

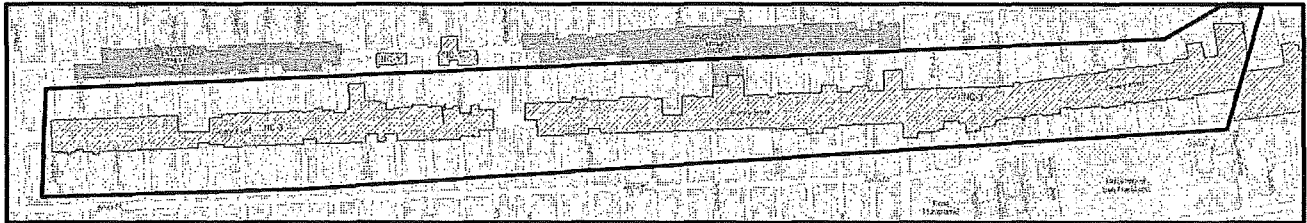


2. The Outer Balboa Street Neighborhood Commercial District (above, right): Generally including the properties along Balboa Street between 32nd and 39th Avenues;
3. The Bayview Neighborhood Commercial District (below, left): Generally including the properties along 3rd Street from Yosemite to Jerrold Avenues;

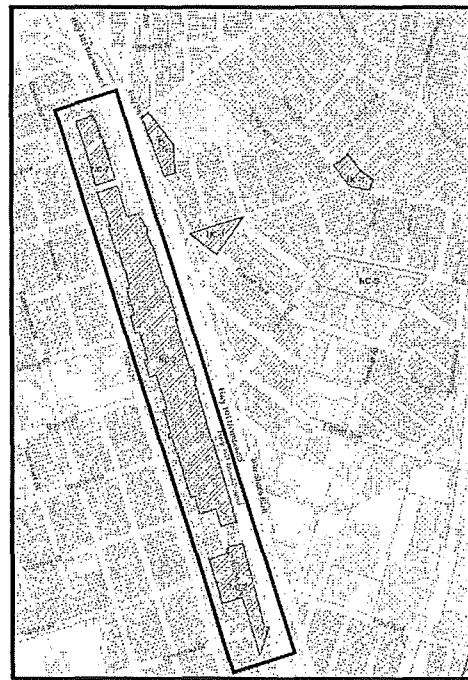
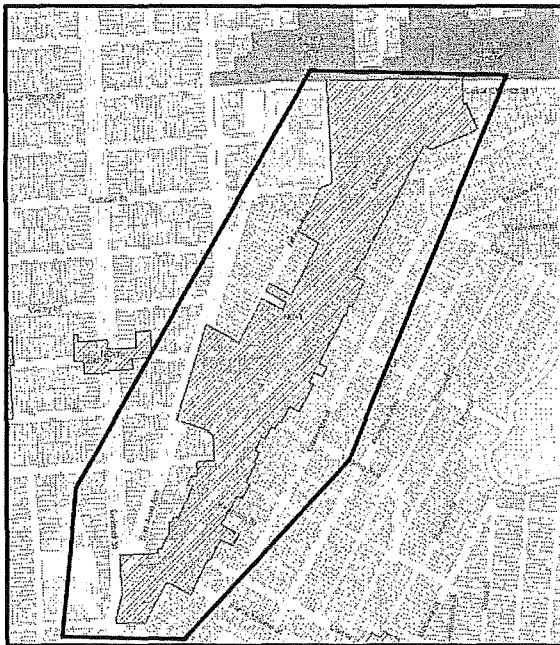


4. The Cortland Avenue Neighborhood Commercial District (above, right): Generally including the properties along Cortland Avenue between Bonview and Folsom Streets;

- 5. **The Geary Boulevard Neighborhood Commercial District:** Generally including the properties along Geary Boulevard between Masonic and 28th Avenues;



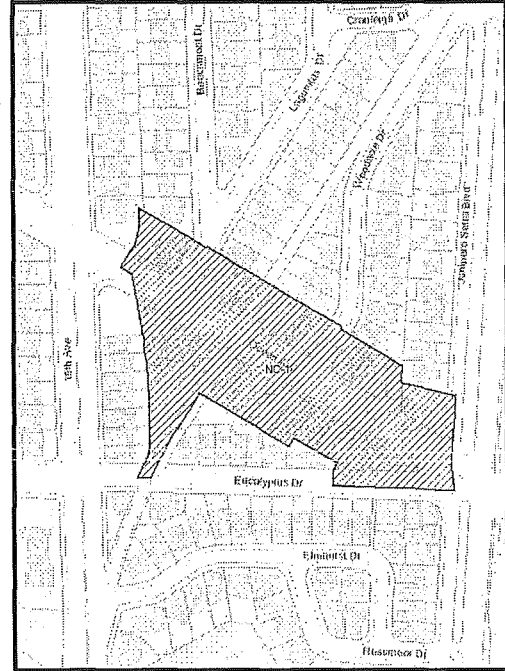
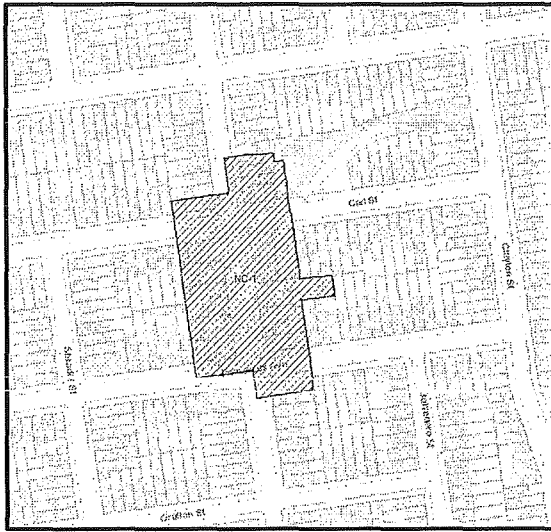
- 6. **The Mission Bernal Neighborhood Commercial District (below, left):** Generally including the properties along Mission Street between Cesar Chavez and Randall Streets;



- 7. **The San Bruno Avenue Neighborhood Commercial District (above, right):** Generally including the properties along San Bruno Avenue between Hale and Olmstead Streets;

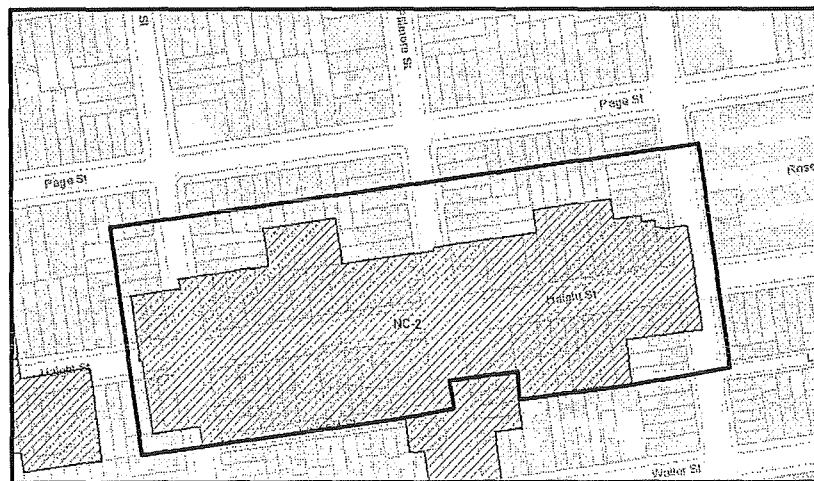


- 8. The Cole Valley NCD (below, left): Generally including the properties along Cole Street from Frederick to Grattan Streets and some parcels north of Carl Street and south of Parnassus;

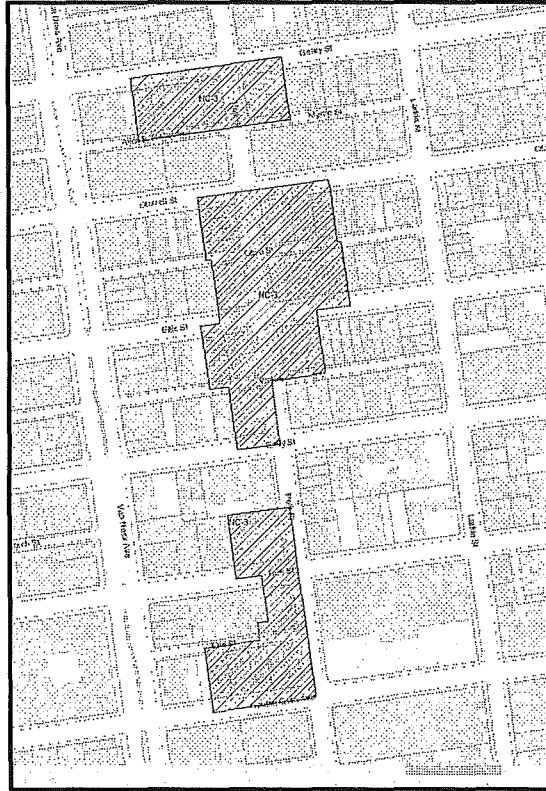


- 9. The Lakeside Village NCD (above, right): Generally including the properties along Ocean Avenue between Junipero Serra Boulevard to 19th Avenue;

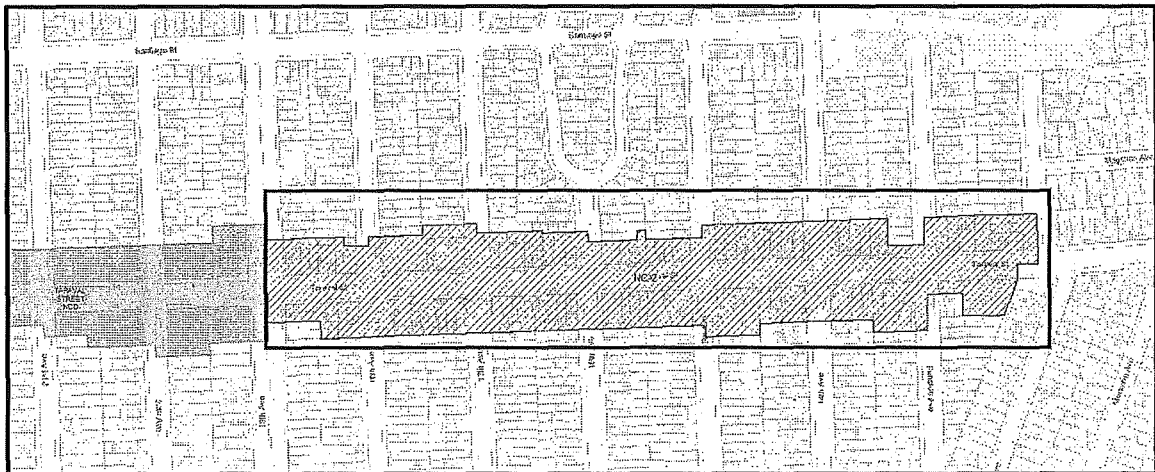
- 10. The Lower Haight Street NCD (above, right): Generally including the properties along Haight Street between Webster and Steiner Streets;



11. **The Lower Polk Street NCD:** Generally including non-contiguous properties along Polk Street from Geary Street to Golden Gate Avenue with frontage on Geary Street, Golden Gate Avenue, and other side streets;



12. **The Inner Taraval NCD:** Generally including the properties along Taraval Street from 19th to Forest Side Avenues.



## BACKGROUND

A proposition that would amend the Business and Tax Regulations Code and Administrative Code will be under consideration at the March 3, 2020 consolidated election. If approved, the ordinance would impose an annual tax on persons that keep ground floor commercial space in Named Neighborhood Commercial Districts vacant. The tax will only apply to those Named NCD's that existed prior to March 3, 2020. *This Ordinance is being considered at this time so that the identified districts are subject to the new vacancy tax should it pass; however, the Department finds that each district in this Ordinance would benefit from becoming a named NC District even if the proposed tax does not pass. Naming each district will help create a sense of identity and allow greater flexibility and control over land use policy.*

## ISSUES AND CONSIDERATIONS

### Named Neighborhood Commercial Districts

San Francisco is known as a city with many distinct neighborhoods whose diverse characteristics are expressed on their commercial streets. Many of these neighborhood shopping areas reflect the surrounding neighborhood's diversity and historic characteristics. Neighborhood commercial districts also constitute an important part of the city's economic base, contributing to the city's fiscal stability through property and business taxes, and providing employment opportunities for residents. They create a public domain where individuals can choose from a wide array of activities as well as have opportunities for leisure, cultural activities and entertainment. Many districts maintain an active street life and pedestrian character which enhances the city's stature as a walking city.

Changes that are made to a named commercial district only apply to that district, whereas changes made to NC-1, NC-2, and NC-3 Districts apply city wide.

Named neighborhood commercial districts allow for more tailored controls and help to protect or enhance unique characteristics associated with a neighborhood. Changes that are made to a named commercial district only apply to that district, whereas changes made to NC-1, NC-2, and NC-3 Districts apply city wide. For example, if a named NCD wants to control the number of nail salons because of an over concentration, then the controls for that named NCD can be changed to prohibit or require Conditional Use authorization for Personal Service uses. Conversely, if a neighborhood wants to encourage a type of use, the controls for that named NCD can be changed so that use is principally permitted.

One such example is the Third Street corridor in the Bayview. As the primary artery running through the middle of the Bayview Hunters Point neighborhood, Third Street serves as the primary commercial strip for the district. The area has been identified in both the Bayview Hunters Point Area Plan, and the Bayview Hunters Point Redevelopment Plan, and as an Office of Community Investment and Infrastructure project area. A 1995 update to the Bayview Hunters Point Area Plan identified an overconcentration of liquor stores and lack of essential neighborhood retail services. As a result, an Alcohol Restricted Use District was established along Third Street. Over the last two decades, this RUD has fostered the establishment of a larger variety of commercial uses along Third Street that serve the surrounding neighborhood. The establishment of the Bayview Neighborhood Commercial District will further the ability of the neighborhood to identify specific over or under-concentrations of uses and tailor zoning controls along Third Street to solve for any unbalance in use types.

### Converting NC-1 Districts

Generally, the Department has not supported creating Named NC Districts where NC-1 zoning currently exists. Typically, these districts are small clusters of commercial spaces that are often surrounded by residential zoning. These districts don't usually stand as hubs for commercial activity and tend to serve the needs of the immediately adjacent neighbors. However, there are two NC-1 districts being converted to named NC Districts in this ordinance; Lakeside Village and Cole Valley. Both districts have distinct character and while currently zoned NC-1, help define the neighborhoods identity and serve as a neighborhood hub, like other Named NC Districts. Both districts have light rail line access, which emphasizes their prominence in the nearby communities (the M Oceanview runs directly through Lakeside village and the N Judah serves Cole Valley), and they also have distinct architectural aesthetics.

### General Plan Compliance

The proposed Ordinance is in accordance with the Commerce and Industry Element of the San Francisco General Plan's Objective 2 to maintain and enhance a sound and diverse economic base and fiscal structure for the city. The Ordinance is also in accordance with Policy 6.1 of the Commerce and Industry Element to ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts. The creation of new named neighborhood commercial districts will further the ability of each district to identify their own particular land use needs and craft zoning controls that emulate the neighborhood's vision, thereby creating an environment that will attract commercial activity to the city.

### Racial and Social Equity Analysis

Understanding the benefits, burdens and opportunities to advance racial and social equity that proposed Planning Code and Zoning Map amendments provide is part of the Department's Racial and Social Equity Initiative. This is also consistent with the Mayor's Citywide Strategic Initiatives for equity and accountability and with the forthcoming Office of Racial Equity, which will require all Departments to conduct this analysis

The Planning Code amendments in the proposed Ordinance would further racial and social equity by giving each of the neighborhoods the ability to tailor their commercial corridor's zoning controls to fit the needs of their citizens. This includes making controls more permissive than the rest of the city if a Use could be of value to that neighborhood's residents or making controls on a Use much stricter if that neighborhood feels that use has become a detriment to the neighborhood. Many of the long-standing businesses in these commercial districts provide goods and services at accessible prices to the adjacent, lower-income residents. These businesses also frequently hire from the adjacent neighborhood, serving a source of employment for the neighborhood's youth and lower skilled workers. Any tailoring of uses in the future should therefore prioritize examining the barriers for entry for lower-income business owners and focus on creating controls that understand and accommodate the community's needs for services, goods, and employment.

### Implementation

The Department has determined that this ordinance will not impact our current implementation procedures.

### RECOMMENDATION

The Department recommends that the Commission *approve* the proposed Ordinance and adopt the attached Draft Resolution to that effect.

**BASIS FOR RECOMMENDATION**

The Department recommends that the Commission approve the proposed Ordinance because the continuing viability of a neighborhood commercial district is dependent primarily on its ability to provide required services and maintain customer patronage. The successful district provides a variety of goods and services in an atmosphere of safety, convenience, and attractiveness. Establishing these twelve named neighborhood commercial districts will allow each of the unique and varied corridors to identify the specific needs of their districts and tailor the zoning controls to fit those needs. Creating the ability for each district to adapt their zoning controls as necessary assures the continuation of safe, convenient, and attractive commercial corridors.

**REQUIRED COMMISSION ACTION**

The proposed Ordinance is before the Commission so that it may approve it, reject it, or approve it with modifications.

**ENVIRONMENTAL REVIEW**

The proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c)(2) and 15378 because they do not result in a physical change in the environment.

**PUBLIC COMMENT**

As of the date of this report, the Planning Department has not received any public comment regarding the proposed Ordinance.

**Attachments:**

- Exhibit A: Draft Planning Commission Resolution
- Exhibit B: Full-sized Maps of Proposed Named NC Districts
- Exhibit C: Board of Supervisors File No. 191260



# SAN FRANCISCO PLANNING DEPARTMENT

## Planning Commission Resolution No. 20611

HEARING DATE JANUARY 9, 2020

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
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Planning  
Information:  
415.558.6377

*Project Name:* Establishing Twelve Named Neighborhood Commercial Districts  
*Case Number:* 2019-022569PCA/MAP [Board File No. 191260]  
*Initiated by:* Supervisor Ronen / Introduced December 17, 2019  
*Staff Contact:* Audrey Merlone, Legislative Affairs  
 audrey.merlone@sfgov.org, 415-575-9129  
*Reviewed by:* Aaron D Starr, Manager of Legislative Affairs  
 aaron.starr@sfgov.org, 415-558-6362

RESOLUTION APPROVING THE GEARY BOULEVARD NCD OF A PROPOSED ORDINANCE THAT WOULD AMEND THE PLANNING CODE AND ZONING MAP TO ESTABLISH 1) THE INNER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT (NCD) GENERALLY INCLUDING THE PROPERTIES ALONG BALBOA STREET BETWEEN 2ND AND 8TH AVENUES, 2) THE OUTER BALBOA STREET NCD GENERALLY INCLUDING THE PROPERTIES ALONG BALBOA STREET BETWEEN 32ND AND 39TH AVENUES, 3) THE BAYVIEW NCD GENERALLY INCLUDING THE PROPERTIES ALONG 3RD STREET FROM YOSEMITE TO JERROLD AVENUES, 4) THE CORTLAND AVENUE NCD GENERALLY INCLUDING THE PROPERTIES ALONG CORTLAND AVENUE BETWEEN BONVIEW AND FOLSOM STREETS, 5) THE GEARY BOULEVARD NCD GENERALLY INCLUDING THE PROPERTIES ALONG GEARY BOULEVARD BETWEEN MASONIC AND 28TH AVENUES, 6) THE MISSION BERNAL NCD GENERALLY INCLUDING THE PROPERTIES ALONG MISSION STREET BETWEEN CESAR CHAVEZ AND RANDALL STREETS, 7) THE SAN BRUNO AVENUE NCD GENERALLY INCLUDING THE PROPERTIES ALONG SAN BRUNO AVENUE BETWEEN HALE AND OLMSTEAD STREETS, 8) THE COLE VALLEY NCD GENERALLY INCLUDING THE PROPERTIES ALONG COLE STREET FROM FREDERICK TO GRATTAN STREETS AND SOME PARCELS NORTH OF CARL STREET AND SOUTH OF PARNASSUS, 9) THE LAKESIDE VILLAGE NCD GENERALLY INCLUDING THE PROPERTIES ALONG OCEAN AVENUE BETWEEN JUNIPERO SERRA BOULEVARD TO 19TH AVENUE, 10) THE LOWER HAIGHT STREET NCD GENERALLY INCLUDING THE PROPERTIES ALONG HAIGHT STREET BETWEEN WEBSTER AND STEINER STREETS, 11) THE LOWER POLK STREET NCD GENERALLY INCLUDING NON-CONTIGUOUS PROPERTIES ALONG POLK STREET FROM GEARY BOULEVARD TO GOLDEN GATE AVENUE WITH FRONTAGE ON GEARY BOULEVARD, GOLDEN GATE AVENUE, AND OTHER SIDE STREETS, AND 12) THE INNER TARAVAL NCD GENERALLY INCLUDING THE PROPERTIES ALONG TARAVAL STREET FROM 19TH TO FOREST SIDE AVENUES; AND AMEND THE ZONING MAP TO INCLUDE THE NEW NEIGHBORHOOD COMMERCIAL DISTRICTS; ADOPTING FINDINGS, INCLUDING ENVIRONMENTAL FINDINGS, PLANNING CODE SECTION 302 FINDINGS, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.

WHEREAS, on December 17, 2019 Supervisors Ronen, Fewer, Walton, Haney, Preston and Yee introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 191260, which would amend the Planning Code and Zoning Map to establish 1) the Inner Balboa Street Neighborhood Commercial District (NCD) generally including the properties along Balboa Street between 2nd and 8th Avenues, 2) the Outer Balboa Street NCD generally including the properties along Balboa Street between 32nd and 39th Avenues, 3) the Bayview NCD generally including the properties along 3rd Street from Yosemite to Jerrold Avenues, 4) the Cortland Avenue NCD generally including the properties along Cortland Avenue between Bonview and Folsom Streets, 5) the Geary Boulevard NCD generally including the properties along Geary Boulevard between Masonic and 28th Avenues, 6) the Mission Bernal NCD generally including the properties along Mission Street between Cesar Chavez and Randall Streets, 7) the San Bruno Avenue NCD generally including the properties along San Bruno Avenue between Hale and Olmstead Streets, 8) the Cole Valley NCD generally including the properties along Cole Street from Frederick to Grattan Streets and some parcels north of Carl Street and south of Parnassus, 9) the Lakeside Village NCD generally including the properties along Ocean Avenue between Junipero Serra Boulevard to 19th Avenue, 10) the Lower Haight Street NCD generally including the properties along Haight Street between Webster and Steiner Streets, 11) the Lower Polk Street NCD generally including non-contiguous properties along Polk Street from Geary Boulevard to Golden Gate Avenue with frontage on Geary Boulevard, Golden Gate Avenue, and other side streets, and 12) the Inner Taraval NCD generally including the properties along Taraval Street from 19th to Forest Side Avenues; and amend the Zoning Map to include the new Neighborhood Commercial Districts;

WHEREAS, The Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the establishment of the Geary Boulevard NCD as described in the proposed Ordinance on January 9, 2020; and,

WHEREAS, the proposed Ordinance has been determined to be categorically exempt from environmental review under the California Environmental Quality Act Sections 15060(c)(2) and 15378; and

WHEREAS, the Planning Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Planning Commission hereby **approves** the establishment of the Geary Boulevard NCD as part of the proposed ordinance.

## FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

The Commission finds the proposed Ordinance is in accordance with the General Plan as it will maintain and enhance a sound and diverse economic base and fiscal structure for the city. The Ordinance will also ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts. The creation of new named neighborhood commercial districts will further the ability of each district to identify their own particular land use needs and craft zoning controls that emulate the neighborhood's vision, thereby creating an environment that will attract commercial activity to the city.

1. In the City's FY 12-13 budget, responsibility for providing strategic direction, planning and oversight of early care and education programs was consolidated in the new agency, OECE
2. The proposed Ordinance will correct the Planning Code so that it is in line with the City's current practices and adopted budget.
3. **General Plan Compliance.** The proposed Ordinance is consistent with the following Objectives and Policies of the General Plan:

## COMMERCE AND INDUSTRY ELEMENT

### OBJECTIVE 6

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

#### Policy 6.1

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

#### Policy 6.6

Adopt specific zoning districts, which conform to a generalized neighborhood commercial land use and density plan.

*The proposed Ordinance will enhance the essential character of neighborhood commercial districts by encouraging and protecting uses which provide necessary goods and services to the surrounding neighborhoods and which are compatible in scale or type with the district in which they are to be located.*

## BAYVIEW AREA PLAN

### OBJECTIVE 2

IMPROVE USE OF LAND ON THIRD STREET BY CREATING COMPACT COMMERCIAL AREAS, ESTABLISHING NODES FOR COMPLEMENTARY USES, AND RESTRICTING UNHEALTHY USES.



**Policy 2.1**

Improve the physical and social character of Third Street to make it a more livable environment.

**Policy 2.4**

Encourage new mixed-use projects in defined nodes along Third Street to strengthen the corridor as the commercial spine of the neighborhood.

*The establishment of the Bayview Neighborhood Commercial District will further the ability of the neighborhood to identify specific over or under-concentrations of uses and tailor zoning controls along Third Street to solve for any unbalance in use types.*

4. **Planning Code Section 101 Findings.** The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

*The proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.*

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

*The proposed Ordinance would not have a negative effect on housing or neighborhood character.*

3. That the City's supply of affordable housing be preserved and enhanced;

*The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing.*

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

*The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.*

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

*The proposed Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.*

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

*The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.*

7. That the landmarks and historic buildings be preserved;

*The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.*

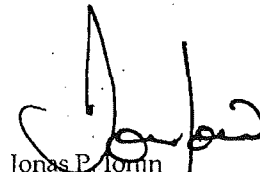
8. That our parks and open space and their access to sunlight and vistas be protected from development;

*The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.*

5. **Planning Code Section 302 Findings.** The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby APPROVES the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on January 9, 2020.

  
Jonas P. Iorin  
Commission Secretary

AYES: Fung, Johnson, Koppel, Melgar, Moore

NOES: None

ABSENT: Richards

RECUSED: Diamond

ADOPTED: January 9, 2020



# SAN FRANCISCO PLANNING DEPARTMENT

## Planning Commission Resolution No. 20612

HEARING DATE: JANUARY 9, 2020

1650 Mission St.  
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Information:  
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*Project Name:* Establishing Twelve Named Neighborhood Commercial Districts  
*Case Number:* 2019-022569PCA/MAP [Board File No. 191260]  
*Initiated by:* Supervisor Ronen / Introduced December 17, 2019  
*Staff Contact:* Audrey Merlone, Legislative Affairs  
 audrey.merlone@sfgov.org, 415-575-9129  
*Reviewed by:* Aaron D Starr, Manager of Legislative Affairs  
 aaron.starr@sfgov.org, 415-558-6362

RESOLUTION APPROVING THE INNER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT (NCD), THE OUTER BALBOA STREET NCD, THE BAYVIEW NCD, THE CORTLAND AVENUE NCD, THE MISSION BERNAL NCD, THE SAN BRUNO AVENUE NCD, THE COLE VALLEY NCD, THE LAKESIDE VILLAGE NCD, THE LOWER HAIGHT STREET NCD, THE LOWER POLK STREET NCD, AND THE INNER TARAVAL NCD; OF A PROPOSED ORDINANCE THAT WOULD AMEND THE PLANNING CODE AND ZONING MAP TO ESTABLISH 1) THE INNER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT (NCD) GENERALLY INCLUDING THE PROPERTIES ALONG BALBOA STREET BETWEEN 2ND AND 8TH AVENUES, 2) THE OUTER BALBOA STREET NCD GENERALLY INCLUDING THE PROPERTIES ALONG BALBOA STREET BETWEEN 32ND AND 39TH AVENUES, 3) THE BAYVIEW NCD GENERALLY INCLUDING THE PROPERTIES ALONG 3RD STREET FROM YOSEMITE TO JERROLD AVENUES, 4) THE CORTLAND AVENUE NCD GENERALLY INCLUDING THE PROPERTIES ALONG CORTLAND AVENUE BETWEEN BONVIEW AND FOLSOM STREETS, 5) THE GEARY BOULEVARD NCD GENERALLY INCLUDING THE PROPERTIES ALONG GEARY BOULEVARD BETWEEN MASONIC AND 28TH AVENUES, 6) THE MISSION BERNAL NCD GENERALLY INCLUDING THE PROPERTIES ALONG MISSION STREET BETWEEN CESAR CHAVEZ AND RANDALL STREETS, 7) THE SAN BRUNO AVENUE NCD GENERALLY INCLUDING THE PROPERTIES ALONG SAN BRUNO AVENUE BETWEEN HALE AND OLMSTEAD STREETS, 8) THE COLE VALLEY NCD GENERALLY INCLUDING THE PROPERTIES ALONG COLE STREET FROM FREDERICK TO GRATTAN STREETS AND SOME PARCELS NORTH OF CARL STREET AND SOUTH OF PARNASSUS, 9) THE LAKESIDE VILLAGE NCD GENERALLY INCLUDING THE PROPERTIES ALONG OCEAN AVENUE BETWEEN JUNIPERO SERRA BOULEVARD TO 19TH AVENUE, 10) THE LOWER HAIGHT STREET NCD GENERALLY INCLUDING THE PROPERTIES ALONG HAIGHT STREET BETWEEN WEBSTER AND STEINER STREETS, 11) THE LOWER POLK STREET NCD GENERALLY INCLUDING NON-CONTIGUOUS PROPERTIES ALONG POLK STREET FROM GEARY BOULEVARD TO GOLDEN GATE AVENUE WITH FRONTAGE ON GEARY BOULEVARD, GOLDEN GATE AVENUE, AND OTHER SIDE STREETS, AND 12) THE INNER TARAVAL NCD GENERALLY INCLUDING THE PROPERTIES ALONG TARAVAL STREET FROM 19TH TO FOREST SIDE AVENUES; AND AMEND THE ZONING MAP TO INCLUDE THE NEW

**NEIGHBORHOOD COMMERCIAL DISTRICTS; ADOPTING FINDINGS, INCLUDING ENVIRONMENTAL FINDINGS, PLANNING CODE SECTION 302 FINDINGS, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.**

WHEREAS, on December 17, 2019 Supervisors Ronen, Fewer, Walton, Haney, Preston and Yee introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 191260, which would amend the Planning Code and Zoning Map to establish 1) the Inner Balboa Street Neighborhood Commercial District (NCD) generally including the properties along Balboa Street between 2nd and 8th Avenues, 2) the Outer Balboa Street NCD generally including the properties along Balboa Street between 32nd and 39th Avenues, 3) the Bayview NCD generally including the properties along 3rd Street from Yosemite to Jerrold Avenues, 4) the Cortland Avenue NCD generally including the properties along Cortland Avenue between Bonview and Folsom Streets, 5) the Geary Boulevard NCD generally including the properties along Geary Boulevard between Masonic and 28th Avenues, 6) the Mission Bernal NCD generally including the properties along Mission Street between Cesar Chavez and Randall Streets, 7) the San Bruno Avenue NCD generally including the properties along San Bruno Avenue between Hale and Olmstead Streets, 8) the Cole Valley NCD generally including the properties along Cole Street from Frederick to Grattan Streets and some parcels north of Carl Street and south of Parnassus, 9) the Lakeside Village NCD generally including the properties along Ocean Avenue between Junipero Serra Boulevard to 19th Avenue, 10) the Lower Haight Street NCD generally including the properties along Haight Street between Webster and Steiner Streets, 11) the Lower Polk Street NCD generally including non-contiguous properties along Polk Street from Geary Boulevard to Golden Gate Avenue with frontage on Geary Boulevard, Golden Gate Avenue, and other side streets, and 12) the Inner Taraval NCD generally including the properties along Taraval Street from 19th to Forest Side Avenues; and amend the Zoning Map to include the new Neighborhood Commercial Districts;

WHEREAS, The Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the establishment of the Inner Balboa Street Neighborhood Commercial District (NCD), the Outer Balboa Street NCD, the Bayview NCD, the Cortland Avenue NCD, the Mission Bernal NCD, the San Bruno Avenue NCD, the Cole Valley NCD, the Lakeside Village NCD, the Lower Haight Street NCD, the Lower Polk Street NCD, and the Inner Taraval NCD; as described in the proposed Ordinance on January 9, 2020; and,

WHEREAS, the proposed Ordinance has been determined to be categorically exempt from environmental review under the California Environmental Quality Act Sections 15060(c)(2) and 15378; and

WHEREAS, the Planning Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the Custodian of Records, at 1650 Mission Street, Suite 400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Planning Commission hereby **approves** the establishment of the Inner Balboa Street Neighborhood Commercial District (NCD), the Outer Balboa Street NCD, the Bayview NCD, the Cortland Avenue NCD, the Mission Bernal NCD, the San Bruno Avenue NCD, the Cole Valley NCD, the Lakeside Village NCD, the Lower Haight Street NCD, the Lower Polk Street NCD, and the Inner Taraval NCD; as part of the proposed ordinance.

### **FINDINGS**

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

The Commission finds the proposed Ordinance is in accordance with the General Plan as it will maintain and enhance a sound and diverse economic base and fiscal structure for the city. The Ordinance will also ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts. The creation of new named neighborhood commercial districts will further the ability of each district to identify their own particular land use needs and craft zoning controls that emulate the neighborhood's vision, thereby creating an environment that will attract commercial activity to the city.

1. In the City's FY 12-13 budget, responsibility for providing strategic direction, planning and oversight of early care and education programs was consolidated in the new agency, OECE
2. The proposed Ordinance will correct the Planning Code so that it is in line with the City's current practices and adopted budget.
3. **General Plan Compliance.** The proposed Ordinance is consistent with the following Objectives and Policies of the General Plan:

### **COMMERCE AND INDUSTRY ELEMENT**

#### **OBJECTIVE 6**

**MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.**

##### **Policy 6.1**

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

##### **Policy 6.6**

Adopt specific zoning districts, which conform to a generalized neighborhood commercial land use and density plan.

*The proposed Ordinance will enhance the essential character of neighborhood commercial districts by encouraging and protecting uses which provide necessary goods and services to the surrounding neighborhoods and which are compatible in scale or type with the district in which they are to be located.*

## **BAYVIEW AREA PLAN**

### **OBJECTIVE 2**

IMPROVE USE OF LAND ON THIRD STREET BY CREATING COMPACT COMMERCIAL AREAS, ESTABLISHING NODES FOR COMPLEMENTARY USES, AND RESTRICTING UNHEALTHY USES.

#### **Policy 2.1**

Improve the physical and social character of Third Street to make it a more livable environment.

#### **Policy 2.4**

Encourage new mixed-use projects in defined nodes along Third Street to strengthen the corridor as the commercial spine of the neighborhood.

*The establishment of the Bayview Neighborhood Commercial District will further the ability of the neighborhood to identify specific over or under-concentrations of uses and tailor zoning controls along Third Street to solve for any unbalance in use types.*

4. **Planning Code Section 101 Findings.** The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

*The proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.*

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

*The proposed Ordinance would not have a negative effect on housing or neighborhood character.*

3. That the City's supply of affordable housing be preserved and enhanced;

*The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing.*

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

*The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.*

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

*The proposed Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.*

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

*The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.*

7. That the landmarks and historic buildings be preserved;

*The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.*

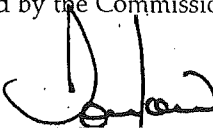
8. That our parks and open space and their access to sunlight and vistas be protected from development;

*The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.*

5. **Planning Code Section 302 Findings.** The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby APPROVES the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on January 9, 2020.

  
Jonas P. Ionin  
Commission Secretary

AYES: Diamond, Fung, Johnson, Koppel, Melgar, Moore

NOES: None

ABSENT: Richards

ADOPTED: January 9, 2020

BOARD of SUPERVISORS



City Hall  
Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 554-5227

December 23, 2019

File No. 191260-2

Lisa Gibson  
Environmental Review Officer  
Planning Department  
1650 Mission Street, Ste. 400  
San Francisco, CA 94103

Dear Ms. Gibson:

On December 17, 2019, Supervisor Ronen introduced the following substitute legislation:

**File No. 191260-2**

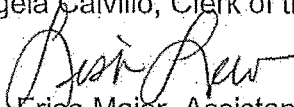
**Ordinance amending the Planning Code to establish 1) the Inner Balboa Street Neighborhood Commercial District (NCD) generally including the properties along Balboa Street between 2nd and 8th Avenues, 2) the Outer Balboa Street NCD generally including the properties along Balboa Street between 32nd and 39th Avenues, 3) the Bayview NCD generally including the properties along 3rd Street from Yosemite to Jerrold Avenues, 4) the Cortland Avenue NCD generally including the properties along Cortland Avenue between Bonview and Folsom Streets, 5) the Geary Boulevard NCD generally including the properties along Geary Boulevard between Masonic and 28th Avenues, 6) the Mission Bernal NCD generally including the properties along Mission Street between Cesar Chavez and Randall Streets, 7) the San Bruno Avenue NCD generally including the properties along San Bruno Avenue between Hale and Olmstead Streets, 8) the Cole Valley NCD generally including the properties along Cole Street from Frederick to Grattan Streets and some parcels north of Carl Street and south of Parnassus, 9) the Lakeside Village NCD generally including the properties along Ocean Avenue between Junipero Serra Boulevard to 19th Avenue, 10) the Lower Haight Street NCD generally including the properties along Haight Street between Webster and Steiner Streets, 11) the Lower Polk Street NCD generally including non-contiguous properties along Polk Street from Geary Boulevard to Golden Gate Avenue with frontage on**



Geary Boulevard, Golden Gate Avenue, and other side streets, and 12) the Inner Taraval NCD generally including the properties along Taraval Street from 19th to Forest Side Avenues; amending the Zoning Map to include the new Neighborhood Commercial Districts; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

*for* By:  Erica Major, Assistant Clerk  
Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning  
Don Lewis, Environmental Planning

BOARD of SUPERVISORS



City Hall  
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Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 554-5227

December 23, 2019

Planning Commission  
Attn: Jonas Ionin  
1650 Mission Street, Ste. 400  
San Francisco, CA 94103

Dear Commissioners:

On December 17, 2019, Supervisor Ronen introduced the following substitute legislation:

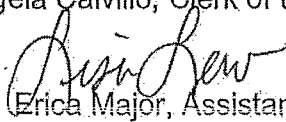
**File No. 191260-2**

**Ordinance amending the Planning Code to establish 1) the Inner Balboa Street Neighborhood Commercial District (NCD) generally including the properties along Balboa Street between 2nd and 8th Avenues, 2) the Outer Balboa Street NCD generally including the properties along Balboa Street between 32nd and 39th Avenues, 3) the Bayview NCD generally including the properties along 3rd Street from Yosemite to Jerrold Avenues, 4) the Cortland Avenue NCD generally including the properties along Cortland Avenue between Bonview and Folsom Streets, 5) the Geary Boulevard NCD generally including the properties along Geary Boulevard between Masonic and 28th Avenues, 6) the Mission Bernal NCD generally including the properties along Mission Street between Cesar Chavez and Randall Streets, 7) the San Bruno Avenue NCD generally including the properties along San Bruno Avenue between Hale and Olmstead Streets, 8) the Cole Valley NCD generally including the properties along Cole Street from Frederick to Grattan Streets and some parcels north of Carl Street and south of Parnassus, 9) the Lakeside Village NCD generally including the properties along Ocean Avenue between Junipero Serra Boulevard to 19th Avenue, 10) the Lower Haight Street NCD generally including the properties along Haight Street between Webster and Steiner Streets, 11) the Lower Polk Street NCD generally including non-contiguous properties along Polk Street from Geary Boulevard to Golden Gate Avenue with frontage on Geary Boulevard, Golden Gate Avenue, and other side streets, and 12) the Inner Taraval NCD generally including the properties along Taraval Street**

from 19th to Forest Side Avenues; amending the Zoning Map to include the new Neighborhood Commercial Districts; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

The proposed ordinance is being transmitted pursuant to Planning Code, Section 302(b), for public hearing and recommendation. The ordinance is pending before the Land Use and Transportation Committee and will be scheduled for hearing upon receipt of your response.

Angela Calvillo, Clerk of the Board

*for* By:  Erica Major, Assistant Clerk  
Land Use and Transportation Committee

- c: John Rahaim, Director of Planning
- Dan Sider, Director of Executive Programs
- Aaron Starr, Manager of Legislative Affairs
- Adam Varat, Acting Director of Citywide Planning
- Corey Teague, Zoning Administrator
- Scott Sanchez, Acting Deputy Zoning Administrator
- Lisa Gibson, Environmental Review Officer
- Devyani Jain, Deputy Environmental Review Officer
- Joy Navarrete, Environmental Planning
- Don Lewis, Environmental Planning

BOARD of SUPERVISORS



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Fax No. 554-5163  
TDD/TTY No. 554-5227

December 17, 2019

Planning Commission  
Attn: Jonas Ionin  
1650 Mission Street, Ste. 400  
San Francisco, CA 94103

Dear Commissioners:

On December 10, 2019, Supervisor Ronen submitted the following proposed legislation:

**File No. 191260**

**Ordinance amending the Planning Code to establish 1) the Inner Balboa Street Neighborhood Commercial District generally including the properties along Balboa Street between 2nd and 8th Avenues, 2) the Outer Balboa Street Neighborhood Commercial District generally including the properties along Balboa Street between 32nd and 39th Avenues, 3) the Bayview Neighborhood Commercial District generally including the properties along 3rd Street from Yosemite to Jerrold Avenues, 4) the Cortland Avenue Neighborhood Commercial District generally including the properties along Cortland Avenue between Bonview and Folsom Streets, 5) the Geary Boulevard Neighborhood Commercial District generally including the properties along Geary Boulevard between Masonic and 28th Avenues, 6) the Mission Bernal Neighborhood Commercial District generally including the properties along Mission Street between Cesar Chavez and Randall Streets, and 7) the San Bruno Avenue Neighborhood Commercial District generally including the properties along San Bruno Avenue between Hale and Olmstead Streets; amending the Zoning Map to include the new Neighborhood Commercial Districts; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.**

The proposed ordinance is being transmitted pursuant to Planning Code, Section 302(b), for public hearing and recommendation. The ordinance is pending before the Land Use and Transportation Committee and will be scheduled for hearing upon receipt of your response.

Angela Calvillo, Clerk of the Board

By: Erica Major, Assistant Clerk  
Land Use and Transportation Committee

c: John Rahaim, Director  
Scott Sanchez, Acting Deputy Zoning Administrator  
Corey Teague, Zoning Administrator  
Lisa Gibson, Environmental Review Officer  
Devyani Jain, Deputy Environmental Review Officer  
Adam Varat, Acting Director of Citywide Planning  
Dan Sider, Director of Executive Programs  
Aaron Starr, Manager of Legislative Affairs  
Joy Navarrete, Environmental Planning  
Don Lewis, Environmental Planning

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TDD/TTY No. 554-5227

December 17, 2019

File No. 191260

Lisa Gibson  
Environmental Review Officer  
Planning Department  
1650 Mission Street, Ste. 400  
San Francisco, CA 94103

Dear Ms. Gibson:

On December 10, 2019, Supervisor Ronen introduced the following proposed legislation:

**File No. 191260**

**Ordinance amending the Planning Code to establish 1) the Inner Balboa Street Neighborhood Commercial District generally including the properties along Balboa Street between 2nd and 8th Avenues, 2) the Outer Balboa Street Neighborhood Commercial District generally including the properties along Balboa Street between 32nd and 39th Avenues, 3) the Bayview Neighborhood Commercial District generally including the properties along 3rd Street from Yosemite to Jerrold Avenues, 4) the Cortland Avenue Neighborhood Commercial District generally including the properties along Cortland Avenue between Bonview and Folsom Streets, 5) the Geary Boulevard Neighborhood Commercial District generally including the properties along Geary Boulevard between Masonic and 28th Avenues, 6) the Mission Bernal Neighborhood Commercial District generally including the properties along Mission Street between Cesar Chavez and Randall Streets, and 7) the San Bruno Avenue Neighborhood Commercial District generally including the properties along San Bruno Avenue between Hale and Olmstead Streets; amending the Zoning Map to include the new Neighborhood Commercial Districts; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.**

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

A handwritten signature in black ink, appearing to read "Erica Major".

By: Erica Major, Assistant Clerk  
Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning  
Don Lewis, Environmental Planning

BOARD of SUPERVISORS



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San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 554-5227

**NOTICE OF PUBLIC HEARING**

**BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO  
LAND USE AND TRANSPORTATION COMMITTEE**

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:


**Date:** Monday, January 13, 2020

**Time:** 1:30 p.m.

**Location:** Legislative Chamber, Room 250, located at City Hall  
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

**Subjects:** File No. 191260. Ordinance amending the Planning Code to establish 1) the Inner Balboa Street Neighborhood Commercial District (NCD) generally including the properties along Balboa Street between 2nd and 8th Avenues, 2) the Outer Balboa Street NCD generally including the properties along Balboa Street between 32nd and 39th Avenues, 3) the Bayview NCD generally including the properties along 3rd Street from Yosemite to Jerrold Avenues, 4) the Cortland Avenue NCD generally including the properties along Cortland Avenue between Bonview and Folsom Streets, 5) the Geary Boulevard NCD generally including the properties along Geary Boulevard between Masonic and 28th Avenues, 6) the Mission Bernal NCD generally including the properties along Mission Street between Cesar Chavez and Randall Streets, 7) the San Bruno Avenue NCD generally including the properties along San Bruno Avenue between Hale and Olmstead Streets, 8) the Cole Valley NCD generally including the properties along Cole Street from Frederick to Grattan Streets and some parcels north of Carl Street and south of Parnassus, 9) the Lakeside Village NCD generally including the properties along Ocean Avenue between Junipero Serra Boulevard to 19th Avenue, 10) the Lower Haight Street NCD generally including the properties along Haight Street between Webster and Steiner Streets, 11) the Lower Polk Street NCD generally including non-contiguous properties along Polk Street from Geary Boulevard to Golden Gate Avenue with frontage on Geary Boulevard, Golden Gate Avenue, and other side streets, and 12) the Inner Taraval NCD generally including the properties along Taraval Street from 19th to Forest Side Avenues; amending the Zoning Map to include the new Neighborhood Commercial Districts; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made part of the official public record in this matter, and shall be brought to the attention of the members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102. Information relating to this matter can be found in the Legislative Research Center at [sfgov.legistar.com/legislation](http://sfgov.legistar.com/legislation). Meeting agenda information relating to this matter will be available for public review on Friday, January 10, 2020.

  
Angela Calvillo, Clerk of the Board

DATED/PUBLISHED/POSTED: January 3, 2020

COB  
Leg Dep  
Leg Clerk  
LU Clerk

Member, Board of Supervisors  
District 3



City and County of San Francisco

**AARON PESKIN**  
佩斯金市參事

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
2020 JAN -9 AM 9:50  
AK

DATE: January 6, 2020  
TO: Angela Calvillo  
Clerk of the Board of Supervisors  
FROM: Supervisor Aaron Peskin, Chair, Land Use and Transportation Committee  
RE: Land Use and Transportation Committee  
COMMITTEE REPORTS

Pursuant to Board Rule 4.20, as Chair of the Land Use and Transportation Committee, I have deemed the following matters are of an urgent nature and request they be considered by the full Board on Tuesday, January 14, 2020, as Committee Reports:

**X 191260 Planning Code, Zoning Map - Establishing 12 Named Neighborhood Commercial Districts**

Ordinance amending the Planning Code to establish 1) the Inner Balboa Street Neighborhood Commercial District (NCD) generally including the properties along Balboa Street between 2nd and 8th Avenues, 2) the Outer Balboa Street NCD generally including the properties along Balboa Street between 32nd and 39th Avenues, 3) the Bayview NCD generally including the properties along 3rd Street from Yosemite to Jerrold Avenues, 4) the Cortland Avenue NCD generally including the properties along Cortland Avenue between Bonview and Folsom Streets, 5) the Geary Boulevard NCD generally including the properties along Geary Boulevard between Masonic and 28th Avenues, 6) the Mission Bernal NCD generally including the properties along Mission Street between Cesar Chavez and Randall Streets, 7) the San Bruno Avenue NCD generally including the properties along San Bruno Avenue between Hale and Olmstead Streets, 8) the Cole Valley NCD generally including the properties along Cole Street from Frederick to Grattan Streets and some parcels north of Carl Street and south of Parnassus, 9) the Lakeside Village NCD generally including the properties along Ocean Avenue between Junipero Serra Boulevard to 19th Avenue, 10) the Lower Haight Street NCD generally including the properties along Haight Street between Webster and Steiner Streets, 11) the Lower Polk Street NCD generally including non-contiguous properties along Polk Street from Geary Boulevard to Golden Gate Avenue with frontage on Geary Boulevard, Golden Gate Avenue, and other side streets, and 12) the Inner Taraval NCD generally including the properties along Taraval Street from 19th to Forest Side Avenues; amending the Zoning Map to include the new Neighborhood Commercial Districts; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.



**COMMITTEE REPORT MEMORANDUM**  
Land Use and Transportation Committee

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**191179      Resolution of Intent to Vacate Streets - A Portion of Vallejo Street Right-of-Way and a Portion of Davis Street Right-of-Way - Teatro ZinZanni Project**

Resolution declaring the intention of the Board of Supervisors to order the vacation of the Vallejo Street right-of-way generally bounded by Assessor's Parcel Block No. 0138, Lot No. 001, and Assessor's Parcel Block No. 0139, Lot No. 002, between Davis Street and The Embarcadero and a portion of the Davis Street right-of-way generally located between Broadway Street and The Embarcadero, as part of the improvements for the Teatro ZinZanni hotel, theater, and public park development project on Seawall Lots 323 and 324; and setting the hearing date for all persons interested in the proposed vacation of said public right-of-way.

These matters will be heard in the Land Use and Transportation Committee at a Regular Meeting on Monday, January 13, 2020, at 1:30 p.m.

Print Form

# Introduction Form

By a Member of the Board of Supervisors or Mayor

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2019 DEC 17 PM 4:56

Time stamp

or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion or Charter Amendment).
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning: "Supervisor [ ] inquiries"
- 5. City Attorney Request.
- 6. Call File No. [ ] from Committee.
- 7. Budget Analyst request (attached written motion).
- 8. Substitute Legislation File No. [191260]
- 9. Reactivate File No. [ ]
- 10. Topic submitted for Mayoral Appearance before the BOS on [ ]

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission
- Youth Commission
- Ethics Commission
- Planning Commission
- Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use the Imperative Form.

Sponsor(s):

Ronen; Fewer, Walton, Mar, Preston, Haney

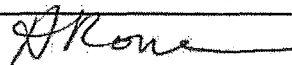
Subject:

[Planning Code, Zoning Map - Establishing Twelve Named Neighborhood Commercial Districts]

The text is listed:

See attached.

Signature of Sponsoring Supervisor:



For Clerk's Use Only

Print Form

### Introduction Form

By a Member of the Board of Supervisors or Mayor

RECEIVED  
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 SAN FRANCISCO  
 2018 DEC 10 PM 3:24  
 Time stamp  
 or meeting date AK

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion or Charter Amendment).
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Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

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Sponsor(s):

Ronen; Fewer, Walton

Subject:

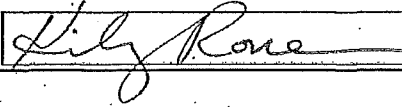
[Planning Code, Zoning Map - Establishing Seven Named Neighborhood Commercial Districts]

The text is listed:

Ordinance amending the Planning Code to establish 1) the Inner Balboa Street Neighborhood Commercial District generally including the properties along Balboa Street between 2nd and 8th Avenues, 2) the Outer Balboa Street Neighborhood Commercial District generally including the properties along Balboa Street between 32nd and 39th Avenues, 3) the Bayview Neighborhood Commercial District generally including the properties along 3rd Street from Yosemite to Jerrold Avenues, 4) the Cortland Avenue Neighborhood Commercial District generally including the properties along Cortland Avenue between Bonview and Folsom Streets, 5) the Geary Boulevard Neighborhood Commercial District generally including the properties along Geary Boulevard between Masonic and 28th Avenues, 6) the Mission Bernal Neighborhood Commercial District generally including the properties along Mission Street between Cesar Chavez and Randall Streets, and 7) the San Bruno Avenue Neighborhood Commercial District generally including the properties along San Bruno Avenue between Hale and Olmstead Streets; amending the Zoning Map to include the new Neighborhood Commercial Districts; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan

and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Signature of Sponsoring Supervisor:



For Clerk's Use Only