

LEGISLATIVE DIGEST

[Planning Code - North Beach Special Use District - Consolidation of Ground-Floor Storefronts]

Ordinance amending the Planning Code to allow the consolidation of ground-floor storefronts in the North Beach Special Use District to accommodate the expansion of an existing Police Department station; 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

Planning Code Section 722 established the North Beach Neighborhood Commercial District (NCD) and Section 780.3 established the North Beach Special Use District (SUD) within the North Beach NCD. Within the North Beach SUD, the consolidation or merger of existing retail or commercial spaces or storefronts is prohibited.

Amendments to Current Law

Section 780.3 is amended to provide a limited exception to the prohibition on the merger or consolidation of storefronts and that exception is referenced in the North Beach NCD Zoning Control Table. The exception would allow the consolidation or merger of existing retail or commercial spaces in order to accommodate the expansion of an existing San Francisco Police Department Station and or auxiliary space associated with such Station. Such use would be principally permitted and would not need a Conditional Use authorization. This exception would expire three years after its effective date unless further extended by ordinance.

Background Information

One of the purposes of the North Beach SUD is to "maintain the mix and variety of neighborhood-serving retail sales and personal services of a type that supplies commodities or offers personal services to residents of North Beach and nearby neighborhoods." The prohibition of consolidation or merger of storefronts for the purpose of creating large uses facilitates that goal. This ordinance's limited exception would allow the existing Central Police Station at the corner of Vallejo Street and Emery Lane to expand in order to provide more law enforcement services to the neighborhood without compromising the commercial character of the area.

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