

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

3 **Ordinance amending the Planning Code to allow the consolidation of ground-floor**  
4 **storefronts in the North Beach Special Use District to accommodate the expansion of**  
5 **an existing Police Department station; affirming the Planning Department's**  
6 **determination under the California Environmental Quality Act; making findings of**  
7 **consistency with the General Plan, and the eight priority policies of Planning Code,**  
8 **Section 101.1; and adopting findings of public necessity, convenience, and welfare**  
9 **under Planning Code, Section 302.**

10 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.  
11 **Additions to Codes** are in *single-underline italics Times New Roman font*.  
12 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.  
13 **Board amendment additions** are in double-underlined Arial font.  
14 **Board amendment deletions** are in ~~strikethrough Arial font~~.  
15 **Asterisks (\* \* \* \*)** indicate the omission of unchanged Code  
16 subsections or parts of tables.

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

18 Section 1. Environmental and Land Use Findings.

19 (a) The Planning Department has determined that the actions contemplated in this  
20 ordinance comply with the California Environmental Quality Act (California Public Resources  
21 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of  
22 Supervisors in File No. 200114 and is incorporated herein by reference. The Board affirms  
23 this determination.

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

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

3 (c) Pursuant to Planning Code Section 302, the Board finds that this Planning Code  
 4 amendment will serve the public necessity, convenience, and welfare for the reasons set forth  
 5 in Planning Commission Resolution No. \_\_\_\_\_, and the Board incorporates such  
 6 reasons herein by reference.

7  
 8 Section 2. The Planning Code is hereby amended by revising Sections 722 and 780.3,  
 9 to read as follows:

10 **SEC. 722. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT.**

11 \* \* \* \*

12 **Table 722. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT**  
 13 **ZONING CONTROL TABLE**

Zoning Category	§ References	Controls
* * * *		
<b>NON-RESIDENTIAL STANDARDS AND USES</b>		
<b>Development Standards</b>		
* * * *	* * * *	* * * *
Use Size	§§ 102, 121.2, 780.3(c)(3)	P up to 1,999 square feet; C 2,000 square feet to 3,999 square feet; NP 4,000 square feet and above. Specialty Grocery use shall not exceed a Use Size of 1,000 square feet within the North Beach Special Use District. <u>(5)</u>
* * * *	* * * *	* * * *

22 \* \* \* \*

23  
 24 (5) NORTH BEACH SPECIAL USE DISTRICT (Section 780.3): Restaurants,

1 Limited Restaurants ~~Limited Restaurants~~, and Bars may be permitted as a Conditional Use on the  
2 First Story through the procedures set forth in Section 303 only if the Zoning Administrator first  
3 determines that the proposed new Restaurant, Limited Restaurant, or Bar would occupy a  
4 space that is currently or was last legally occupied by one of the uses described below;  
5 provided that its last use has not been discontinued or abandoned pursuant to Sections  
6 186.1(d) or 178(d) of this Code and that the proposed new use will not enlarge the space; and  
7 provided further that no Conditional Use shall be required if the use remains the same as the  
8 prior authorized use, with no enlargement or intensification of use:

9 \* \* \* \*

10 (E) Existing retail or commercial spaces or storefronts may be consolidated or merged to  
11 accommodate the expansion of an existing San Francisco Police Department Station or auxiliary space  
12 associated with such Station. Such expansion is Principally Permitted and does not require a  
13 Conditional Use authorization. This subsection (E) shall expire three years after its effective date  
14 unless extended by ordinance, pursuant to Section 780.3(c)(3).

15 **SEC. 780.3. NORTH BEACH SPECIAL USE DISTRICT.**

16 \* \* \* \*

17 (c) **Controls.** The following provisions shall apply within such District:

18 \* \* \* \*

19 (3) **Storefronts.** To preserve and maintain the District’s small-scale, fine  
20 grain storefronts, (A) the consolidation or merger of existing retail or commercial spaces or  
21 storefronts is prohibited, and (B) Specialty Groceries shall not exceed a Non-Residential Use  
22 Size of 1,000 square feet.

23 Exception. Existing retail or commercial spaces or storefronts may be consolidated or merged  
24 to accommodate the expansion of an existing San Francisco Police Department Station or auxiliary  
25 space associated with such Station. Such expansion is Principally Permitted and does not require a

1 Conditional Use authorization under subsection (c)(9) below. This exception to the storefront merger  
2 prohibition shall be in effect for three years from its effective date unless further extended by  
3 ordinance. Unless so extended, the City Attorney shall cause this paragraph stating the foregoing  
4 exception to be removed from this Code, along with the sentence referencing it in subsection (c)(9).

5 \* \* \* \*

6 (9) **Conditional Use Authorizations.** In addition to the findings required  
7 under Section 303 of this Code, for any use or project within the District that is subject to  
8 Conditional Use authorization under this Section 780.3, Section 722, or any other section of  
9 this Code, the Planning Commission shall find that the proposed project supports the  
10 purposes of the North Beach SUD set forth in this Section 780.3. For the duration of the  
11 Exception stated in subsection (c)(3), a Conditional Use authorization is not required for use of  
12 consolidated or merged space to accommodate the expansion of an existing San Francisco Police  
13 Department Station or auxiliary space associated with such Station.

14  
15 Section 3. Effective Date. This ordinance shall become effective 30 days after  
16 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the  
17 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board  
18 of Supervisors overrides the Mayor’s veto of the ordinance.

19  
20 Section 4. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors  
21 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,  
22 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal  
23 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment

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1 additions, and Board amendment deletions in accordance with the "Note" that appears under  
2 the official title of the ordinance.

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

6 By: \_\_\_\_\_  
7 JUDITH A. BOYAJIAN  
8 Deputy City Attorney

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