

1 [Planning Code - Castro Street Neighborhood Commercial District]

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3 **Ordinance amending the Planning Code to conditionally permit Bars in the Castro**  
4 **Street Neighborhood Commercial District; affirming the Planning Department’s**  
5 **determination under the California Environmental Quality Act; making findings of**  
6 **consistency with the General Plan, and the eight priority policies of Planning Code,**  
7 **Section 101.1.; and making findings of public necessity, convenience, and welfare**  
8 **under Planning Code, Section 302.**

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

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

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16 Section 1. Environmental and Land Use Findings.

17 (a) The Planning Department has determined that the actions contemplated in this  
18 ordinance comply with the California Environmental Quality Act (California Public Resources  
19 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of  
20 Supervisors in File No. 211093 and is incorporated herein by reference. The Board affirms  
21 this determination.

22 (b) On December 16, 2021, the Planning Commission, in Resolution No. 21053,  
23 adopted findings that the actions contemplated in this ordinance are consistent, on balance,  
24 with the City’s General Plan and eight priority policies of Planning Code Section 101.1. The  
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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. 211093, and is incorporated herein by reference.

3 (c) Pursuant to Planning Code Section 302, the Board of Supervisors finds that this  
4 ordinance will serve the public necessity, convenience, and welfare for the reasons set forth in  
5 Planning Commission Resolution No. 21053, and incorporates such reasons by this reference  
6 thereto. A copy of said resolution is on file with the Clerk of the Board of Supervisors in File  
7 No. 211093.

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9 Section 2. The Planning Code is hereby amended by revising Section 715, to read as  
10 follows:

11 **SEC. 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

12 (a) **The Castro Street District.** The Castro Street District is situated in Eureka Valley,  
13 close to the geographic center of San Francisco between the Mission District, Twin Peaks,  
14 and Upper Market Street. \* \* \* \*

15 (b) **Intent of Controls.** The Castro Street District controls are designed to maintain  
16 existing small-scale development and promote a balanced mix of uses. Building standards  
17 permit small-scale buildings and uses and protect rear yards above the ground story and at  
18 residential levels. In new buildings, most commercial uses are permitted at the ground and  
19 second stories. Special controls are necessary to preserve the existing equilibrium of  
20 neighborhood-serving convenience and specialty commercial uses. In order to maintain  
21 convenience stores and protect adjacent residential livability, controls authorize some  
22 additional ~~eating and~~ drinking establishments with a conditional use, permit self-service  
23 specialty food establishments, and permit with certain limitations new late-night uses, adult  
24 and other entertainment, and financial service uses. The continuous retail frontage is  
25 maintained by prohibiting most automobile and drive-up uses. Housing development in new

1 buildings is encouraged above the second story. Existing housing units are protected by  
 2 limitations on demolitions and upper-story conversions. Accessory Dwelling Units are  
 3 permitted within the district pursuant to Subsection 207(c)(4) of this Code.

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 5 **Table 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT**  
 6 **ZONING CONTROL TABLE**

Zoning Category	§ References	Controls		
* * * *				
<b>NON-RESIDENTIAL STANDARDS AND USES</b>				
* * * *				
		Controls by Story		
		1st	2nd	3rd+
* * * *				
<b>Sales and Service Use Category</b>				
Retail Sales and Service Uses*	§§ 102, 202.2(a)	P	P	NP
* * * *				
Bar	§§ 102, 202.2(a)	<u>NP</u>	<u>NP</u>	NP
* * * *				

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 23 Section 3. Effective Date. This ordinance shall become effective 30 days after  
 24 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the  
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