



SAN FRANCISCO PLANNING DEPARTMENT

New Planning Code Summary:

5' Height Exception for Ground Floor Commercial Uses in NC-1 Parcels in District 11

- Code Change:** The new Ordinance introduced by Supervisor Avalos would amend Planning Code doing the following:
1. Amend Section 263.20 to provide for a special height exception for ground floor uses in certain the NC-1 designated parcels in District 11;
 2. Amend Section 710.1 to refer to this special height exception;
 3. NOTE: unlike other areas where the bonus is provided for "active" ground floor uses, this bonus is only available for ground floor commercial uses;
 4. This bonus is available for NC-1 parcels within the boundaries of Sargent Street to Orizaba Avenue to Lobos Street to Plymouth Avenue to Farellones Street to San Jose Avenue to Alemany Boulevard to 19th Avenue to Randolph Street to Monticello Street and back to Sargent Street.

Case Number: 2009.0262T
Board File No. 09-09319-2/ Ordinance No. 05-10
Initiated By: Supervisor John Avalos
Effective Date: February 23, 2010

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The Way It Was:

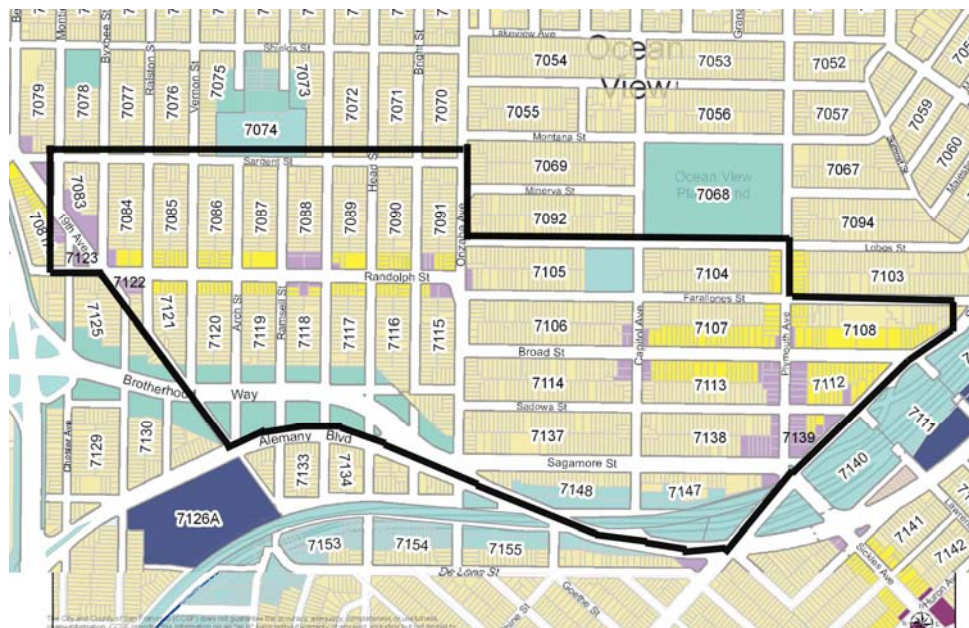
San Francisco's commercial height districts tend to be base 10 numbers such as 40, 50, etc. These base 10 districts may lead to buildings that are similar in height to the neighboring buildings but are lesser in human comfort when compared to buildings of similar scale built prior to the City's height limits. Recent community planning efforts have highlighted some failings of these base 10 height districts. The recently adopted Market & Octavia Plan and Eastern Neighborhoods Plan recognized that the existing height limits in neighborhood commercial districts often encourage inferior architecture. For this reason, both of these plans sought to encourage more active and attractive ground floor space by giving a five-foot height bonus to buildings which meet the definition of "active ground floor" use. This five-foot increase must be used for adding space to the ground floor where the most public uses tend to locate.

At the end of 2008, Supervisor Sandoval sponsored a text amendment that extended this bonus outside of established plan areas to provide for a five feet special height exception for active ground floor uses in the NC-2 and NC-3 designated parcels fronting Mission Street, from Silver Avenue to the Daly City border. This Ordinance [Ord. 321-08, File no. 081100, App. 12/19/2008] became effective in early 2009.

The Way It Is Now:

The adopted Ordinance has amended Planning Code as follows:

1. Amend Section 263.20 to provide for a special height exception for ground floor uses in certain the NC-1 designated parcels in District 11;
2. Amend Section 710.1 to refer to this special height exception;
3. NOTE: unlike other areas where the bonus is provided for “active” ground floor uses whether the uses are residential or commercial, this bonus is only available for ground floor commercial uses;
4. This bonus is available for NC-1 zoned parcels within the boundaries of Sargent Street to Orizaba Avenue to Lobos Street to Plymouth Avenue to Farellones Street to San Jose Avenue to Alemany Boulevard to 19th Avenue to Randolph Street to Monticello Street and back to Sargent Street.



To read the adopted Ordinance in full, visit:

<http://www.sfbos.org/ftp/uploadedfiles/bdsupvrs/ordinances10/o0005-10.pdf>

090319	0005-10	Zoning Ordinance Providing for a Five Feet Special Height Exception for Ground Floor Commercial Uses in NC-1 Designated Parcels
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