



SAN FRANCISCO PLANNING DEPARTMENT

New Planning Code Summary:

Rezoning Much of the Upper Market NCD to the Upper Market NCT, Permitting Food Processing as an Accessory Use on One Parcel, and Amending the Height and Bulk Designation for One Parcel

- Code Changes:** Sections 721.1, 733.1, and 703.2(b), Change to the Height and Bulk Classification of Lot 034 on Block 3563, and Map Amendments to Sheets ZN07 and HT07.
- Case Number:** Board File Nos. 12-0901 and 12-0902
- Initiated by:** Supervisor Wiener
- Effective Date:** June 15, 2013

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

The Way It Was:

The Upper Market Neighborhood Commercial District (Upper Market NCD), described in Planning Code Section 721.1, was just over one block long and extended along Market Street generally from Noe Street to Castro Street; the Upper Market Neighborhood Commercial Transit District (Upper Market NCT), described in Planning Code Section 733.1, extended from Church Street to Noe Street primarily along Market Street, as shown in the map below.



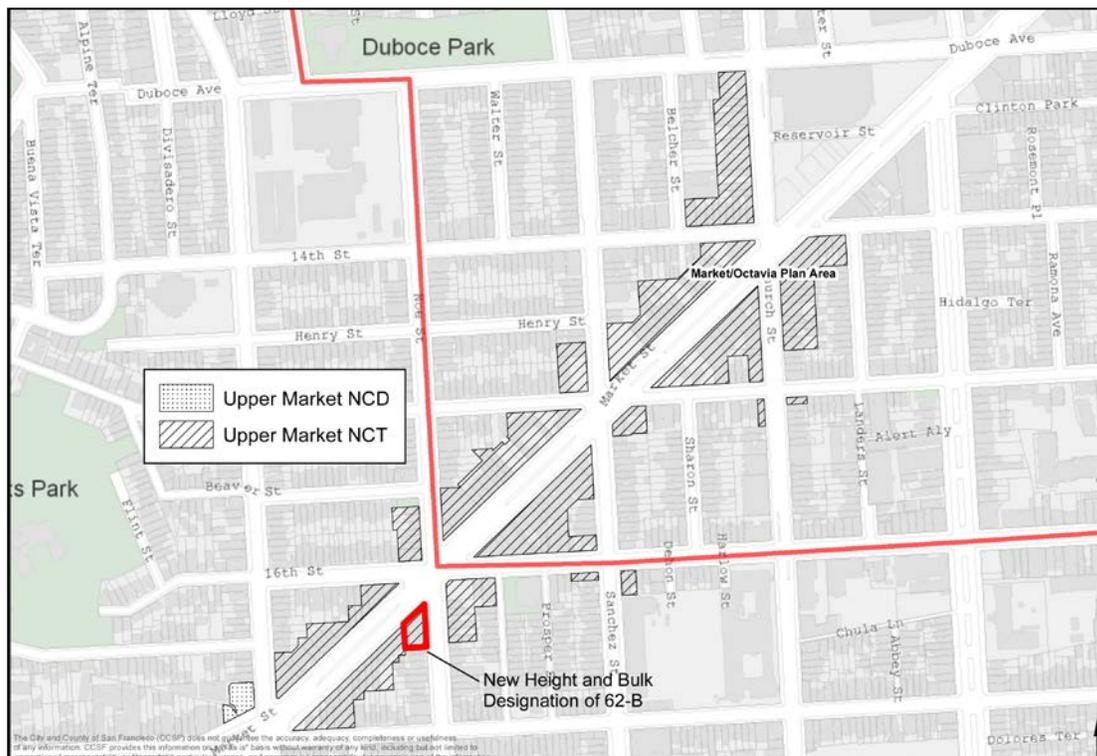
The Height and Bulk Classification for Block 3563, Lot 034 was 50-X.

The manufacturing or processing of food if the retail sale of the food was not conducted on the premise was not considered an accessory use, as detailed in Planning Code Section 703.2(b).

The Way It Is Now:

The Planning Code Amendment made three changes:

1. **Conversion from NCD to NCT:** Much of the Upper Market NCD was converted to the Upper Market NCT district, as shown in the map below. Note that two parcels remain in the Upper Market NCD.
2. **Height Change:** The Height and Bulk Classification of Block Number 3563, Lot 034 was changed from 50-X to 62-B.
3. **Food Processing:** Planning Code Section 703.2(b) was amended to allow a food processing use (as defined in Planning Code Section 790.54(a)(1)) currently located on the west side of Noe Street between 16th Street and Beaver Street on the ground floor to legally operate as an accessory use to a non-residential establishment located within 300 feet of the food processing use. This is only allowed if the food processing use is set back a minimum of 15' from the front property line. This use is subject to the noticing requirements set forth in Planning Code Section 312(d) and (e). This provision shall be repealed after one year, on June 15, 2014.



Link to signed legislation:

120901	0083-13	06/14/2013	Planning Code - Upper Market Zoning
120902	0084-13	06/14/2013	Planning Code, Zoning Map - Upper Market Zoning Map