

New Planning Code Summary:

Excelsior Outer Mission Street Neighborhood Commercial District

Code Changes: Sections 201, 207.4, 249.35, 263.20, 702.1, 745.1

Case Number: Board File No. 130084

Initiated by: Supervisor Avalos

Effective Date: 12/27/13

This Ordinance established the Excelsior Outer Mission Street Neighborhood Commercial District along Mission Street between Alemany Boulevard and the San Francisco-San Mateo County line (see attached map) and repealed the Excelsior Alcohol Restricted Use District

The Way It Was:

- Properties along Mission Street between Alemany Boulevard and the San Francisco-San Mateo County line were zoned NC-2 and NC-3; properties around the intersection of Geneva Avenue and Naples Street were zoned NC-1; and properties between Alemany Boulevard and Mission Street on Geneva Avenue and the property at the corner of Rolph and Naples were zoned RH-1.
- The Excelsior Alcohol Restricted Use District (RUD) included properties that front on Mission Street from Silver Avenue to the San Francisco-San Mateo County line. The RUD prohibited new liquor stores.
- Properties within this commercial corridor had minimum parking controls (Code Section 151).
- There were no special restrictions on MCDs within this area of the City.
- The five foot ground floor height bonus was only permitted for some properties within the commercial corridor.

The Way It Is Now:

- The commercial corridor described above is now zoned as the Excelsior Outer Mission Street Neighborhood Commercial District (NCD).
- The new NCD has maximum instead of minimum parking controls. Parking is capped at one parking space per dwelling unit. Commercial parking is restricted by the standard parking maximums outlined in Planning Code Section 151.1.
- Liquor stores are prohibited in the NCD, but grocery stores are permitted to sell alcohol.
- All properties zoned 40-X and 50-X within the new NCD can take advantage of the five foot height bonus.
- The NCD requires conditional use authorization for new MCDs that would be located within 500 feet of an existing MCD.