



SAN FRANCISCO PLANNING DEPARTMENT

New Planning Code Summary:

Interim Controls for District 11: Institutional Uses, Certain Personal Service Uses, and Conversion of Commercial to Residential Use

Amended Sections:	Various
Case Number:	N/A
Board File/Enactment #:	171122
Initiated by:	Supervisor Safai
Effective Date:	February 2, 2018

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

The Ordinance imposes interim zoning controls for an 18-month period in the Excelsior Outer Mission Neighborhood Commercial District and areas in Supervisorial District 11 that are zoned NC-2, NC-3, NC-S, NCT-2, NCT-3, to require a Conditional Use authorization for the following new or existing unwarranted Uses in areas where such Uses are currently permitted: all Institutional Uses located on the First Story, certain categories of Institutional Uses located on any Story, and a Personal Service Use operating as a salon and/or providing cosmetic services and located on the First Story; to require a Conditional Use authorization for the conversion of any Commercial Use to a Residential Use. These interim controls are in effect for a period of 18 months or until permanent controls are adopted, whichever occurs first.

The Way It Was:

In the Excelsior Outer Mission Neighborhood Commercial District and areas in Supervisorial District 11 that are zoned NC-2, NC-3, NC-S, NCT-2, and NCT-3:

1. Many Institutional Uses were allowed on the ground floor (See chart labeled "The Way It Was").
2. The following Institutional Uses were often allowed on any or some stories: Community Facility, Private Community Facility, Job Training, Medical Cannabis Dispensary, Religious Institution, and Social Service or Philanthropic Facility (See chart labeled "The Way It Was").
3. Personal Service Uses operating as a salon were permitted on the 1st story (See chart labeled "The Way It Was").
4. Conversion of a Commercial Use to a Residential Use was possible with the appropriate compliance with Sec. 145 *except* along Geneva Avenue, between I-280 and Delano Avenue within the NCT-2 District, where Ground Floor Commercial Uses were and are required.

The Way It Is Now:

In the Excelsior Outer Mission Neighborhood Commercial District and the areas within the boundaries of Supervisorial District 11 that are zoned NC-2, NC-3, NC-S, NCT-2, and NCT-3:

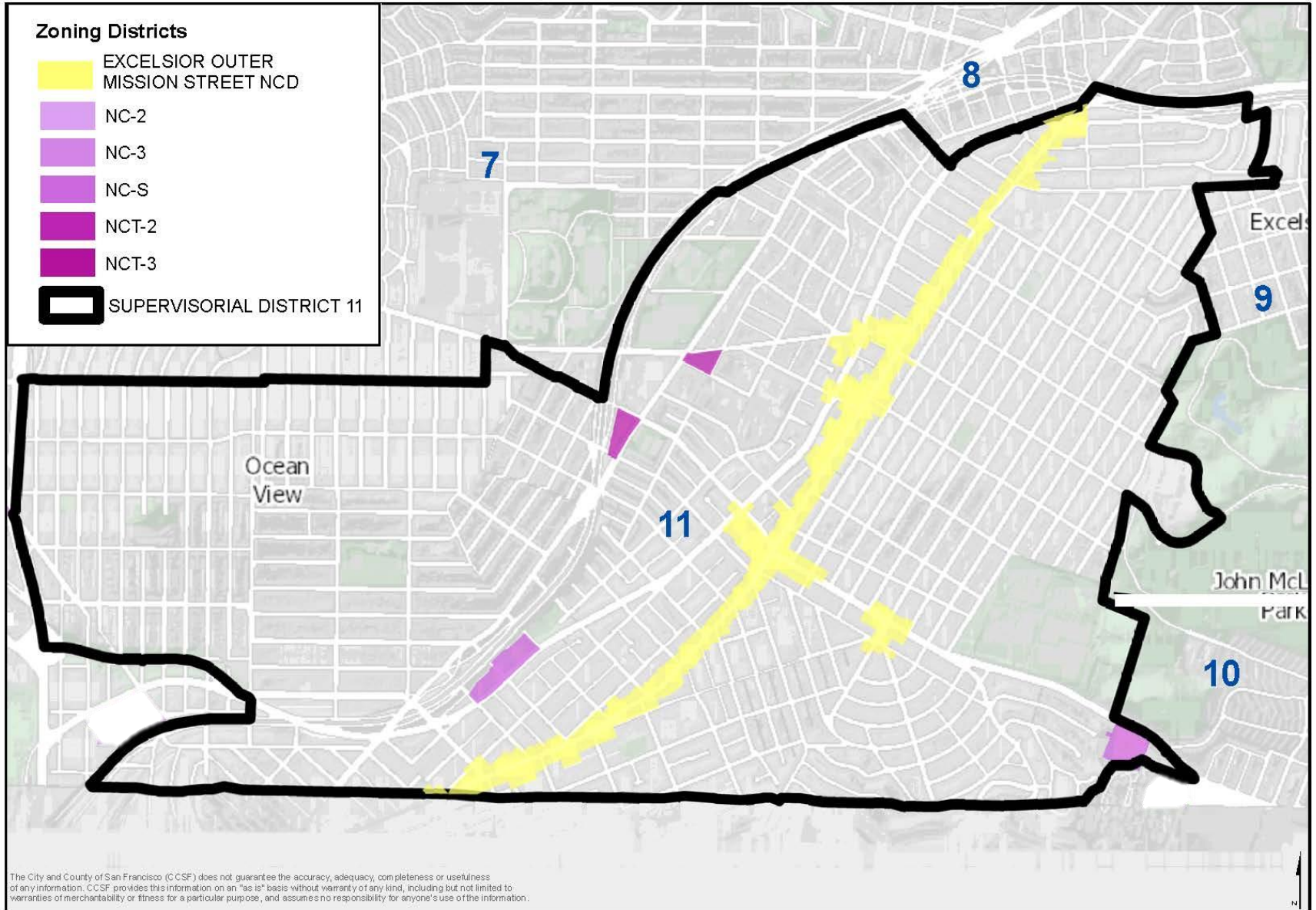
1. All new Institutional Uses and any existing Institutional Use operating without the required approvals and permits must obtain a Conditional Use authorization for a location on the First Story in those areas where they currently are permitted (See chart labeled “The Way It Is”).
2. A new Institutional Use (or existing Institutional Use operating without the required approvals and permits) in the following categories must obtain a Conditional Use authorization for a location on any Story in areas where they were previously permitted: Community Facility, Private Community Facility, Job Training, Medical Cannabis Dispensary, Religious Institution, and Social Service or Philanthropic Facility (See chart labeled “The Way It Is”).
3. All new Personal Service Uses operating as a salon and/or providing cosmetic services, and any such use operating without the required approvals and permits, must obtain a Conditional Use authorization for a location on the First Story in those areas where they were previously permitted (See chart labeled “The Way It Is”).
4. A Conditional Use authorization is required for the conversion of any Commercial Use to a Residential Use.

These interim controls shall remain in effect for a period of 18 months unless extended or until permanent controls are adopted.

Link to Signed Legislation:

<https://sfgov.legistar.com/LegislationDetail.aspx?ID=3192920&GUID=3C3DDA70-3AC9-42FE-8E7E-AECC4D52277D>

Interim Controls for District 11 Map (Board File No. 171122)



The City and County of San Francisco (CCSF) does not guarantee the accuracy, adequacy, completeness or usefulness of any information. CCSF provides this information on an "as is" basis without warranty of any kind, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.



D11 Interim Controls Effective 2/2/2018

THE WAY IT WAS:

NC-2		1st	2nd	3rd +
Institutional Use Category				
Institutional Uses*	§ 102	P	C	C
Child Care Facility	§ 102	P	P	P
Hospital	§ 102	NP	NP	NP
Medical Cannabis Dispensary**	§§ 102, 202.2(e)	DR	DR	NP
Philanthropic Admin. Services	§ 102	NP	NP	NP
Public Facilities	§ 102	C	C	C
Residential Care Facility	§ 102	P	P (C for more than 6)	P (C for more than 6)
Sales and Service Use Category				
Personal Services Use Operating as a Salon/Providing Cosmetic Services	§ 102	P	P	NP

NC-3		1st	2nd	3rd +
Institutional Use Category				
Institutional Uses*	§ 102	P	P	P
Community Facility		P	P	P
Private Community Facility		P	P	P
Hospital	§ 102	C	C	C
Job Training	§ 102	P	P	P
Medical Cannabis Dispensary**	§§ 102, 202.2(e)	DR	DR	NP
Philanthropic Admin. Services	§ 102	NP	NP	NP
Public Facilities	§ 102	C	C	C
Religious Institution	§ 102	P	P	P
Social Service or Philanthropic Facility	§ 102	P	P	P
Sales and Service Use Category				
Personal Services Use Operating as a Salon/Providing Cosmetic Services	§§ 102, 202.3	P	P	P

NC-S		1st	2nd	3rd +
Institutional Use Category				
Institutional Uses*	§ 102	P	P	NP
Child Care Facility	§ 102	P	P	P
Community Facility		P	P	NP
Private Community Facility		P	P	NP
Hospital	§ 102	NP	NP	NP
Job Training	§ 102	P	P	NP
Medical Cannabis Dispensary**	§§ 102, 202.2(e)	C	C	NP
Philanthropic Admin. Services	§ 102	NP	NP	NP
Public Facilities	§ 102	C	C	C
Residential Care Facility	§ 102	P(1)	P(1)	P(1)(3)
Religious Institution	§ 102	P	P	NP
Social Service or Philanthropic Facility	§ 102	P	P	NP
Sales and Service Use Category				
Personal Services Use Operating as a Salon/Providing Cosmetic Services	§ 102	P	P	NP(1)

NCT-2		1st	2nd	3rd +
Institutional Use Category				
Institutional Uses*	§ 102	P	C	C
Child Care Facility	§ 102	P	P	P
Hospital	§ 102	NP	NP	NP
Medical Cannabis Dispensary**	§§ 102, 202.2(e)	DR	DR	NP
Philanthropic Admin. Services	§ 102	NP	NP	NP
Public Facilities	§ 102	C	C	C
Residential Care Facility	§ 102	P	P(3)	P(3)
Sales and Service Use Category				
Personal Services Use Operating as a Salon/Providing Cosmetic Services	§§ 102, 202.2(a)	P	P	NP

NCT-3		1st	2nd	3rd +
Institutional Use Category				
Institutional Uses*	§ 102	P	P	P
Community Facility		P	P	P
Private Community Facility		P	P	P
Hospital	§ 102	C	C	C
Job Training	§ 102	P	P	P
Medical Cannabis Dispensary**	§§ 102, 202.2(e)	DR	DR	NP
Philanthropic Admin. Services	§ 102	NP	NP	NP
Public Facilities	§ 102	C	C	C
Religious Institution	§ 102	P	P	P
Social Service or Philanthropic Facility	§ 102	P	P	P
Sales and Service Use Category				
Personal Services Use Operating as a Salon/Providing Cosmetic Services	§§ 102, 202.2(a)	P	P	P

THE WAY IT IS:

NC-2		1st	2nd	3rd +
Institutional Use Category				
Institutional Uses*	§ 102	C	C	C
Child Care Facility	§ 102	C	P	P
Hospital	§ 102	NP	NP	NP
Medical Cannabis Dispensary**	§§ 102, 202.2(e)	DR	DR	NP
Philanthropic Admin. Services	§ 102	NP	NP	NP
Public Facilities	§ 102	C	C	C
Residential Care Facility	§ 102	C	P (C for more than 6)	P (C for more than 6)
Sales and Service Use Category				
Personal Services Use Operating as a Salon/Providing Cosmetic Services	§ 102	C	P	NP

NC-3		1st	2nd	3rd +
Institutional Use Category				
Institutional Uses*	§ 102	C	P	P
Community Facility		C	C	C
Private Community Facility		C	C	C
Hospital	§ 102	C	C	C
Job Training	§ 102	C	C	C
Medical Cannabis Dispensary**	§§ 102, 202.2(e)	DR	DR	NP
Philanthropic Admin. Services	§ 102	NP	NP	NP
Public Facilities	§ 102	C	C	C
Religious Institution	§ 102	C	C	C
Social Service or Philanthropic Facility	§ 102	C	C	C
Sales and Service Use Category				
Personal Services Use Operating as a Salon/Providing Cosmetic Services	§§ 102, 202.3	C	P	P

NC-S		1st	2nd	3rd +
Institutional Use Category				
Institutional Uses*	§ 102	C	P	NP
Child Care Facility	§ 102	C	P	P
Community Facility		C	C	NP
Private Community Facility		C	C	NP
Hospital	§ 102	NP	NP	NP
Job Training	§ 102	C	C	NP
Medical Cannabis Dispensary**	§§ 102, 202.2(e)	C	C	NP
Philanthropic Admin. Services	§ 102	NP	NP	NP
Public Facilities	§ 102	C	C	C
Residential Care Facility	§ 102	C	P(1)	P(1)(3)
Religious Institution	§ 102	C	C	NP
Social Service or Philanthropic Facility	§ 102	C	C	NP
Sales and Service Use Category				
Personal Services Use Operating as a Salon/Providing Cosmetic Services	§ 102	C	P	NP(1)

NCT-2		1st	2nd	3rd +
Institutional Use Category				
Institutional Uses*	§ 102	C	C	C
Child Care Facility	§ 102	C	P	P
Hospital	§ 102	NP	NP	NP
Medical Cannabis Dispensary**	§§ 102, 202.2(e)	DR	DR	NP
Philanthropic Admin. Services	§ 102	NP	NP	NP
Public Facilities	§ 102	C	C	C
Residential Care Facility	§ 102	C	P(3)	P(3)
Sales and Service Use Category				
Personal Services Use Operating as a Salon/Providing Cosmetic Services	§§ 102, 202.2(a)	C	P	NP

NCT-3		1st	2nd	3rd +
Institutional Use Category				
Institutional Uses*	§ 102	C	P	P
Community Facility		C	C	C
Private Community Facility		C	C	C
Hospital	§ 102	C	C	C
Job Training	§ 102	C	C	C
Medical Cannabis Dispensary**	§§ 102, 202.2(e)	DR	DR	NP
Philanthropic Admin. Services	§ 102	NP	NP	NP
Public Facilities	§ 102	C	C	C
Religious Institution	§ 102	C	C	C
Social Service or Philanthropic Facility	§ 102	C	C	C
Sales and Service Use Category				
Personal Services Use Operating as a Salon/Providing Cosmetic Services	§§ 102, 202.2(a)	C	P	P