



SAN FRANCISCO PLANNING DEPARTMENT

New Planning Code Summary:

Amendments to the Mission Street Neighborhood Commercial Transit District related to the Mission Action Plan 2020

Amended Sections: 121.2, 121.7, and 754
Case Number: 2015-000988PCA-03
Board File/Enactment #: 171173/017-18
Initiated by: Supervisor Ronen
Effective Date: March 11, 2018

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The Ordinance amended Planning Code sections 121.2, 121.7, and 754 to achieve the following: 1) remove Non-Retail Professional Services (previously known as Administrative Services) as a permitted use in the Mission Street Neighborhood Commercial Transit District (NCT); 2) limit the merging of lots in the Mission Street NCT; 3) allow Arts Activities and Catering uses in the Mission Street NCT.

The Way It Was:

1. Section 121.2 of the Planning Code limits uses on Mission Street above 6,000 square feet
2. Section 121.7 of the Planning Code does not limit lot mergers in the Mission Street NCT
3. Section 754 of the Planning Code (Mission Street NCT) controls the following uses as such:
 - a) Non-Retail Professional Services are permitted as a conditional use
 - b) Arts activities and catering are not permitted

The Way It Is Now:

1. Section 121.2 of the Planning Code now limits the merger of commercial spaces when the merger results in spaces greater than 2,500 square feet, but only in buildings located on parcels that were created from lot mergers after adoption of this ordinance.
2. Section 121.7 of the Planning Code restricts lot mergers in the Mission Street NCT to a limit of 100 feet of lot frontage on Mission Street. Lot mergers that result in

street frontages between 50 and 100 feet will be required to provide at least one space fronting Mission Street of no more than 2,500 square feet.

3. The following changes will be made to section 754 of the Planning Code (Mission Street NCT):
 - a) Non-Retail Professional Services will be removed as a permitted use
 - b) Arts activities and catering will be permitted on all floors

Link to Signed Legislation:

<https://sfgov.legistar.com/View.ashx?M=F&ID=5800652&GUID=8899B817-D6FB-4432-B12D-49ABE81FF3CA>