



# SAN FRANCISCO PLANNING DEPARTMENT

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## New Planning Code Change Summary:

### Polk Street NCD – Non-residential Use Size Change

**Code Change:** Amendments relating to Planning Code Sections 121.2 and 723 as related to the Polk Street Neighborhood Commercial District.

**Case Number:** Board File No. 07-0851

**Initiated By:** Supervisor Peskin, June 5, 2007

**Effective Date:** December 8, 2007

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The proposed Ordinance would amend Planning Code Section 121.2 to move the Polk Street Neighborhood Commercial District (“Polk Street NCD”) from a 3,000 square foot use size limit to a 2,000 square foot use size limit, and amend Section 723 to provide that commercial and institutional uses in the Polk Street NCD are permitted up to 1,999 square feet and allowed as a conditional use for 2,000 square feet and above.

#### The Way Was:

Under Section 121.2(a) of the Code, non-residential uses in the Polk Street NCD are permitted up to 3,000 square feet per lot. The use area is measured as the gross floor area for each individual nonresidential use.<sup>1</sup> Further, under Code Section 723, commercial and institutional uses (non-residential) are permitted up to 2,999 square feet and must obtain a Conditional Use Authorization for 3,000 square feet and above.<sup>2</sup>

#### The Way It Is Now:

Non-residential use sizes have decreased in the Polk Street NCD. Section 121.2(a) has been amended so that a non-residential use area is limited to 2,000 square feet per lot. Section 723 has been amended so that a non-residential use that is 1,999 square feet or lower is permitted as of right, and a non-residential use that is 2,000 square feet or larger requires a Conditional Use Authorization.

**NOTE:** The change in use size will be in effect for *one year* from the date of enactment – until December 8, 2008. After that date, the non-residential use size will return to the former limits (3,000 s/f per lot).

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<sup>1</sup> Section 121.2: Use Size Limits (Non-Residential), Neighborhood Commercial Districts.

<sup>2</sup> Section 723: Polk Street Neighborhood Commercial District Zoning Control Table.