



SAN FRANCISCO PLANNING DEPARTMENT

New Planning Code Summary:

Creation of a Japantown Neighborhood Commercial District

New Sections:	748, 261.3
Amended Sections:	134, 145.4, 151.1, 155, 201, 263.20, 607.1, 702.1
Case Number:	2013.0735TZ
Board File/Enactment #:	151126/229-15
Initiated by:	Supervisors Breed
Effective Date:	1/21/2016

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The legislation creates the Japantown Neighborhood Commercial (NC) District, which extends between Geary Boulevard and Post Street from Fillmore Street to Laguna Street, the north side of Post Street from Webster Street to Laguna Street, and Buchanan Street from Post Street to midway between Sutter Street and Bush Street (hereinafter “subject area”).

The Way It Was:

1. Within the subject area, there was a Neighborhood Commercial, Moderate-Scale (NC-3) zoning district that ran between Geary and Post Street from Fillmore Street to Laguna Street, and a Neighborhood Commercial, Small-Scale (NC-2) zoning district that ran along the north side of Post Street from Webster Street to Laguna Street, and along Buchanan Street from Post Street to mid-way between Sutter Street and Bush Street.
2. NC-2 and NC-3 Zoning Districts have minimum parking requirements that are outlined in Planning Code Section 151.
3. Residential density in the NC-2 district is one unit per 800 square feet of lot area, and in the NC-3 district it is one unit per 600 square feet of lot area.
4. A 5' height bonus per Section 263.20 of the Planning Code was not available for properties within the subject area.
5. Within the subject area there was not a requirement for ground floor commercial per Planning Code Section 145.1.
6. Within the subject area there was not a prohibition on vehicular access per Planning Code Section 155(r).
7. Within the subject area there were no extra upper story setback requirements.

8. Allowed uses within the subject area were not tailored to the character and vision of the community, consistent with the goals of the Japantown Cultural Heritage and Economic Sustainability Strategy (JCHESS).

The Way It Is Now:

1. Properties within the subject area are now zoned as Japantown NC District.
2. The Japantown NC District has maximum parking allowances, as outlined under Section 151.1. The new controls permit up to 0.75 parking space for each dwelling unit, require Conditional Use authorization for up to 1 parking space for each dwelling unit, and prohibit more than 1 parking space for each dwelling unit. Commercial uses are governed by the standard maximum parking controls in Section 151.1.
3. The Japantown NC District has a residential density of up to one unit per 400 square feet of lot area.
4. The Japantown NC District allows for a 5-foot height bonus per Section 263.20 of the Planning Code.
5. The Japantown NC District requires ground floor commercial on Buchanan Street between Post Street and Sutter Street and Post Street between Fillmore Street and Laguna Street on the south side, between Webster Street and Laguna Street on the north side.
6. The Japantown NC District bans new curb cuts on Buchanan Street between Post Street and Sutter Street, on the south side of Post Street between Fillmore Street and Laguna Street, and on the north side of Post Street between Webster Street and Laguna Street.
7. The Japantown NC District requires an upper story setback of one foot for every foot above 35 feet in height from the front property line required along Buchanan Street between Post and Sutter.
8. Allowed uses are generally tailored to the character and vision of the community, consistent with the goals of the JCHESS.

Link to Signed Legislation:

<http://www.sfbos.org/ftp/uploadedfiles/bdsupvrs/ordinances15/o0229-15.pdf>