

New Planning Code Summary

The Fillmore Street Neighborhood Commercial District.

Amended Sections: 747, 783, 135A, 151.1, 201, 607, 702.1

Case Number: Board File No. 120814/ Enactment No 228-14

Legislative Sponsor: Supervisor Breed

Effective Date: December 13, 2014

The Way It Was:

1. Properties along Fillmore Street from Bush to McAllister were zoned Neighborhood Commercial, Moderate-Scale (NC-3).
2. NC-3 Zoning Districts have minimum parking requirements that are outlined in Planning Code Section 151.
3. The 5 foot ground floor height bonus was not permitted within this NC-3 Zoning District.
4. In NC-3 Districts, residential conversion is permitted on the ground floor and requires Conditional Use authorization on the second and third floors.
5. Philanthropic Administrative Services were only permitted in the Upper Fillmore Neighborhood Commercial District.

The Way It Is Now:

1. Properties along Fillmore Street from Bush to McAllister are now zoned Fillmore Street NCD.
2. The Fillmore Street NCD has maximum parking controls, as outlined under Section 151.1. The new controls permit up to one car for each two dwelling units, require Conditional Use authorization for up to 0.75 cars for each dwelling unit, and prohibit parking above 0.75 cars for each dwelling unit. Commercial uses are governed by the standard maximum parking controls in Section 151.1
3. Properties within the Fillmore Street NCD that are zoned 40-X or 50-X are eligible for the 5 foot ground floor height bonus.
4. Residential conversion is prohibited on the second and third floors.
5. Philanthropic Administrative Services is permitted in the Fillmore Street NCD on the second floor as of right.

The link to signed legislation:

<https://sfgov.legistar.com/View.ashx?M=F&ID=3377433&GUID=4B079657-CCF7-4FC0-A0E8-A2C2E18C88E9>